



CITY COUNCIL ACTION FORM

Department Community Development	Presented by Bill Almquist - Comm. Dev. Director	Date June 1, 2021
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ITEM

Second Reading and Public Hearing for Ordinance 2021-08: An Ordinance of the City Council for the City of Salida, Colorado Approving a Major Impact Review for a .46 Acre Parcel Located at the Southwest Corner of Highway 291 and West Third Street, Currently Zoned Commercial (C-1) with a Highway 291 Established Commercial Overlay, to Place a Planned Development Overlay on the Property and Approve the Development Plan for a Four-Building Mixed-Use Development (Jane's Place).

BACKGROUND

The applicants have requested a major impact review to approve a Planned Development overlay and development plan for a four-building, 17-unit "community housing" development with a variety of dwelling types, as well as some commercial and community space.

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to "...permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts." The applicants are requesting flexibility in design/deviation from the following standards:

1. **Maximum allowable density.** The site area would generally allow a maximum of 7 residential units (8 with inclusionary housing units provided). The application proposes 17 units of varying sizes and affordable rent levels.
2. **Minimum off-street parking requirements.** The proposed number of units would generally require a minimum of 25 off-street parking spaces for multi-family housing (17 with inclusionary housing units provided), as well as approximately 3-5 spaces for the commercial components of the development (community room, possible coffee shop, etc.). The development is proposing (12) off-street parking spaces, along with two on-street spaces and a transit/vanpool stop in front of the development.
3. **Permanent deed-restriction or fee-in-lieu requirements of Section 16-13: Inclusionary Housing.** The project is focused on providing transitional housing for individuals and families earning between 20% AMI to 200% AMI at rental rates that will be capped at no greater than 30% of their income. While the land will be owned by the Chaffee County



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Community Foundation, the development is proposed to be owned and managed by the Chaffee Housing Authority (CHA). The applicant would like to waive the deed-restriction requirements given the nature of the development and purpose of the CHA.

A table of dimensional standards clarifying requested deviations is attached further below.

City Council and Planning Commission held a Conceptual Review meeting for this site on November 30, 2020. Planning Commission held a public hearing and review of the proposals on April 26, 2021 and recommended approval of the request with conditions. First reading of the Ordinance was held on May 18, 2021.

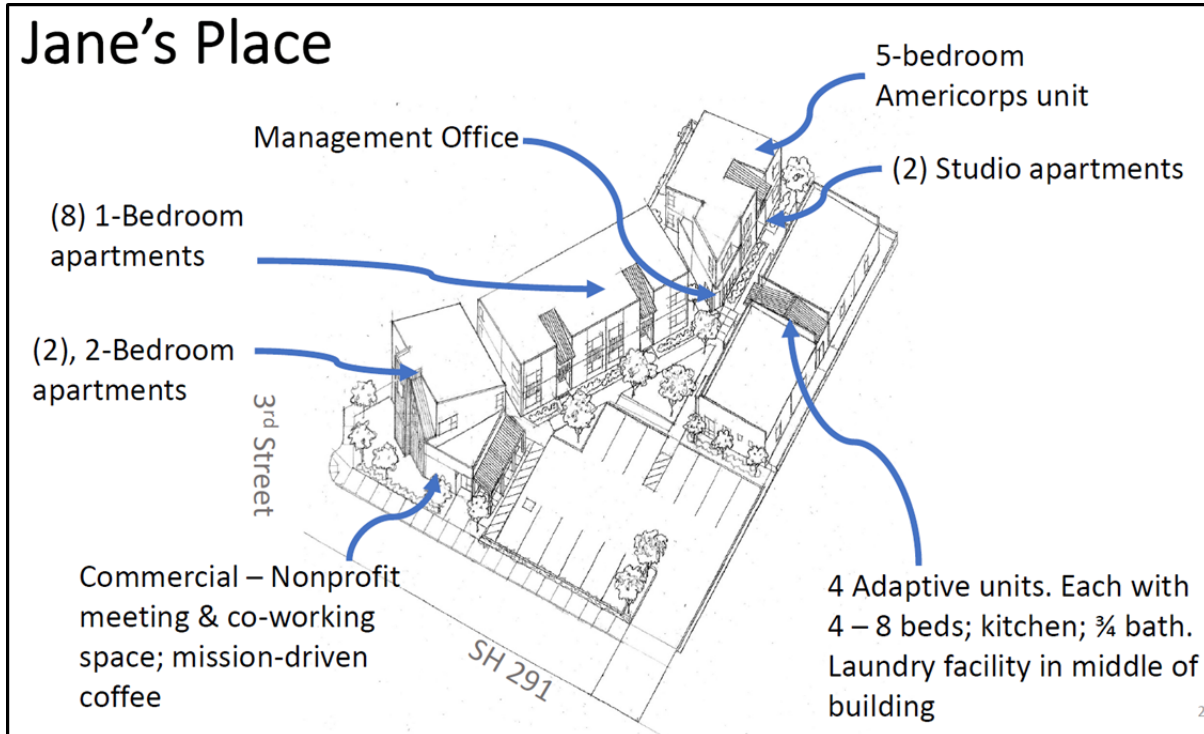
Vicinity Map and Site Plan





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THE CITY OF SALIDA COMPREHENSIVE PLAN

Per Section 16-7-20 of the Salida Municipal Code, a Planned Development constitutes a zoning classification and is established by overlaying the designation upon land within an existing or newly created zone district. Generally zoning should be consistent with the community’s comprehensive plan. The following Policies, Actions and Principles of the Comp Plan are most applicable to the proposal:

Policy LU&G-I.1. – *New development within the city shall make the most appropriate use of the land using design standards that enhance and complement the historic built environment of the city.*

Given the location within a commercial zone, and the surrounding development, the proposed development does not conflict with this policy statement.



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Action LU&G-I. 1.a. – *Amend Salida’s Land Use Code and Zoning Map to advance the objectives of this plan and consider appropriate zoning designations, densities and overlays that utilize setbacks and promote the traditional historic built environment.*

The proposed PD amendment to the zoning map would accomplish the requested density without compromising anything regarding the traditional built environment.

Action LU&G-I. 1.b. – *New development should complement the neighborhoods’ mass and scale.*

The area is surrounded by a mix of one, two, and three-story buildings, as well as vacant lots. The proposed development would complement and in fact enhance the neighborhood from that perspective.

Policy LU&G-I.2: -- *Infill and redevelopment should be encouraged and will advance the objectives of this plan.*

The proposed development would provide considerable residential infill to advance the objectives of this plan.

Action LU&G-I.2a: -- *Encourage projects to use maximum density allowances to make the best use of the available infrastructure.*

The applicants have requested a deviation in order to maximize potential residential density on the site, which would create efficiencies for using existing infrastructure.

Policy H-I.1: -- *Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.*

The development proposes a significant mix of housing types targeting a variety of incomes and lifestyles.



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Policy H-II.1: -- *Promote new development projects that contain a variety of housing, including affordable units.*

The development includes a variety of affordability levels, but are all intended to be rented out at no more than 30% of an individual’s income.

Policy H-II.3: -- *Work cooperatively with other agencies to provide affordable housing and home improvements.*

The applicant is the Chaffee County Community Foundation, working in concert with the Chaffee Housing Authority, an independent government entity devoted to more equitable housing opportunities.

Action H-II.3.a -- *Maintain and strengthen relationships with affordable housing providers in the community and examine ways the city can provide both monetary and non-monetary support for housing agencies in the community.*

Though not “deed-restricted” affordable housing, the development is of a nature that would meet the tenets of this action items. Additional forms of support will be considered upon request.

PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” Staff comments and related recommended conditions of approval are listed below.

1. **Minimum dimensional standards:** *The PD is a negotiated zone district. While there may be no fixed lot size or lot widths, the Planning Commission and City Council require minimum dimensional standards, including setbacks and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and to ensure that the PD is compatible with other developments in the area.*



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The only deviation to a specific dimensional standard being requested through the application is that regarding density, which is discussed in #5 below.

2. Trails: *Reasonable effort must be made to connect to nearby recreation trails, parks and public open space such that green corridors define and connect urbanized areas. Any trails identified for the area in the City's Comprehensive Plan or Parks Master Plan must be included in the PD.*

No trails are planned for the development, nor would be warranted given the location and size of the development. However, given the proposed density of the development and the proximity to Marvin Park and the Arkansas River, Planning Commission recommended the following condition of approval:

- The applicant shall be responsible for installing a thermoplastic or similar pedestrian crossing across Highway 291 and relevant safety signage (similar to that found roughly ¼ mile west of the site) in a specific location to be determined by Public Works Director and CDOT, prior to CO for any of the buildings. The applicant shall also work with the City and CDOT to identify potential funding opportunities for a future signalized crosswalk in such location.

In response to the recommended condition of approval, the applicant requested that the cost of such a crossing not be added to the development budget but “*rather it be paid for through grant funding or other transportation-related funds as jointly identified and pursued by us and City staff.*” Public Works responded that the crossing is not that critical to support this project, and Council requested during first reading that staff provide an alternative condition to consider. Therefore, staff recommends the following amended condition of approval:

- **The applicant shall work with City staff to identify and pursue potential funding for a pedestrian crossing across Highway 291 in the vicinity of the development.**

3. Ownership and Maintenance: *No PD shall be approved unless the City Council is satisfied that the landowner has provided for or established an adequate organization for the*



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ownership and maintenance of common open space and private roads, drives, parking or other common assets to ensure maintenance of such areas.

No HOA is proposed, however, the project is intended to be owned by the CCCF and managed by the newly-created Chaffee Housing Authority.

4. Water and Sewer: *The developer shall provide municipal water and sewer facilities within the PD as required by the City.*

The developer intends to provide improvement plans that will include designs for sewer and water mains to serve the interior of the site; however, at this time, the applicant has not submitted plans that meet the requirements of Sec. 16-3-50 of the SMC. Due to the fact that the proposal does not include any subdivision of lands, nor public improvements on the parcel, staff feels comfortable moving forward with the request, with the following recommended condition of approval:

- The engineered plan submittal shall include the roadway, utility, and drainage details, and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.

5. Residential Density: *Density shall be limited as required by the Planning Commission and City Council upon consideration of the overall development plan, individual characteristics of the subject land and surrounding uses. In a multi-lot PD, the averaging of lot areas shall be permitted to provide flexibility in design and to relate lot size to topography, but each lot shall contain an acceptable building site. The clustering of development with usable common open areas shall be permitted to encourage provision for and access to common open areas, encourage pedestrian access and to save street and utility construction and maintenance costs. Such clustering is also intended to accommodate contemporary building types which are not spaced individually on their own lots but share common side walls, combined service facilities or similar architectural innovations, whether or not providing for separate ownership of land and buildings. In high-density development, housing will be designed to provide adequate privacy between dwelling units.*



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The proposed development is on a single lot. The project proposes a total of 17 residential units of varying types (within four buildings). The maximum allowable density, given the Commercial (C-1) zone district, would be 7 units (or 8 with Inclusionary Housing units provided).

This is a unique development that is largely focused on providing affordable, transitional housing for people in need of housing. The applicant contends that the deviation should be granted due to the smaller average unit size (575 SF), and the intent of the development. The applicant states that “At the time (the land use code) was written, the housing demand environment was much different from today’s severe affordability and demand-supply imbalance, especially in locations close to downtown with the kind of services that are critical to the demographics we are seeking to serve. In addition, there is very little vacant land near downtown available for development so it is important that, whenever possible, any development should make full use of the opportunity to serve the most critical housing needs.”

Given the unique nature of the project, the diverse types of housing that the applicant intends to provide, as well as the proximal location to downtown, staff is in support of the deviation request from the maximum allowable density. However, in order to ensure the long-term intent of the project, Planning Commission recommended that the following shall appear as notes on the development plan:

- The project shall remain managed by the Chaffee Housing Authority (CHA) or similar organization focused on affordable/attainable housing. CHA is encouraged to include a land use restriction on the property to provide housing for individuals earning between 20% - 200% AMI at rates no higher than 30% of the household income.
- No short-term rental licenses shall be allowed in the development.

In response to the above recommended condition of approval, the applicant requested that it be amended so as not to restrict short-term transitional occupation of units, per the goal of the development. Council requested during first reading that staff provide an alternative condition to consider. Therefore, staff recommends the following amended condition of approval:



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- **No short-term vacation rental licenses shall be permitted in the development. This condition does not, however, set a minimum lease length for the intended tenants of the project, given its unique nature.**
- The total number of individuals housed in each building shall not exceed Fire Code requirements.

Otherwise, the buildings are clustered, spaced in conformance with standard setback requirements, adequate privacy is provided, and small common open spaces are proposed in various locations surrounding Buildings 1, 2, and 3.

6. Relationship to the Subdivision Regulations: *The provisions of these regulations concerning Planned Developments are not intended to eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.*

The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City. No subdivision is requested.

7. Improvement Standards: *The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development. Deviations may be incorporated only with the approval of the Planning Commission and City Council as a part of its review of the Overall Development Plan for a PD and shall conform to acceptable engineering, architectural and planning principles and practices. If a deviation from the improvement standards is not specifically addressed and approved under the Overall Development Plan, the improvement shall comply with all improvement standards of this Chapter.*

No public streets or ways are proposed with this development. Other public utility easements, stormwater management, and public infrastructural construction design will be submitted at a later date. As a recommended condition of approval,



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- The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.

8. *The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:*
- a. Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.*
 - b. Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.*
 - c. Inability to provide adequate fire protection using equipment currently in use by the Fire Department.*

The maximum height proposed for any of the buildings is 27 feet for Building 4, which is well under the maximum height allowed in the zone. The buildings are not anticipated to create any issues addressed in a. - c.

9. Gross Floor Area: *The gross building floor area of uses other than residential may be limited as required by the City Council upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses.*

The gross building floor area of the commercial spaces is approximately 1326 SF or approximately 12% of gross building floor area for the development. Considering that the majority of the development is intended for residential use and the relative amount of the commercial space is limited and fronting the street, staff does not feel that such a limitation is necessary.

10. Permitted Uses: *A PD may include any permitted principal or accessory uses by right and conditional review uses allowed in any other zone, except that any use that has been*



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declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted. Uses within the PD will be permitted upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses. The PD shall be designed, insofar as practicable when considering the overall size of the PD, to provide commercial, recreational and educational amenities to its residents to alleviate the necessity of increased traffic and traffic congestion.

The proposed residential and commercial office/community space and retail uses are uses by right within the existing zone district. The size of the development site is not large enough to justify the requirement of any amenities other than those already provided.

11. Transportation Design: *The PD shall provide interconnected transportation networks designed to disperse and reduce the length of automobile trips, connect to adjacent roadways and enhance the greater transportation pattern of the City and surrounding area. The street design and circulation system must be adequate to support the anticipated traffic. The proposed land uses may not generate traffic volumes which exceed the capacity of existing transportation systems, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts. The internal street circulation system shall be designed for the type of traffic generated, safety and separation from living areas, convenience and access. Private internal streets may be permitted, provided that adequate access for police and fire protection is maintained, access for maintaining public infrastructure within the right-of-way is explicit and provisions for using and maintaining such streets are imposed upon the private users and approved by the Planning Commission and City Council. Bicycle lanes, paths and sidewalks shall be provided for all residential uses, retail establishments and public buildings and amenities. Nonmotorized transportation ways shall be adequate in terms of safety, separation, convenience and access to points of destination and attractiveness.*

The development provides direct access between the parking area and Highway 291. Public Works has no concerns regarding transportation design. Police and Fire Department staff also approved the design for emergency access. The development also provides safe and adequate pedestrian access from the development to nearby amenities.



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12. Development Standards: *The PD may deviate from the Development Standards described in this Chapter only if the reasons for such deviations are well-documented and are necessary for realizing the purposes described in the objectives of development. Any variation from the development standards of this Chapter must be specifically addressed and approved in the Overall Development Plan. If an area of development (parking, landscaping, illumination, fences, signs, etc.) is not specifically addressed and approved under the Overall Development Plan, the area of development shall meet or exceed the standards of this Chapter applying to that area of development.*

The only deviation requested specifically from the Design Standards of Article VIII of the Land Use and Development Code regards parking for the residential and commercial portions of the development. The development proposes 12 off-street parking spaces. The proposed number of units would generally require a minimum of 25 off-street parking spaces for multi-family housing (17 with inclusionary housing units provided), as well as approximately 5 spaces for the commercial component of the development. The development also proposes to construct two additional identified on-street parking spaces and proposes a transit stop in that location. Although staff is generally in support of the deviation in parking spaces, given the parking analysis information provided and the nature of the development, there are some concerns about the availability of parking spaces especially for the commercial components of the use and the potential impact on the surrounding area. Therefore, Planning Commission recommended the following condition of approval:

- The applicant shall work with City staff to identify other off-site parking options and access in the immediate vicinity that may accommodate patrons and employees (or provide an offset for residents' vehicles) of the commercial aspects of the development and thereby reduce potential impacts on the surrounding area in a safe and effective method. Such parking would need to be paved and have connection to the property via a sidewalk. Ample bike parking/racks shall also be included in the development.

In response to the above recommended condition of approval, the applicant noted that the requirement to pay for construction of additional off-site parking and related public



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improvements would be cost-prohibitive and could likely keep the project from happening or, at the very least, cause a significant increase in the rents. The applicant pointed to the parking study completed by Wells and Associates as to the reduced need for parking on-site, given the uses, and the inclusion of “unbundled parking” as part of the development proposal. Council requested during first reading that staff provide an alternative condition to consider. Therefore, staff recommends the following amended condition of approval:

- The applicant shall implement the “unbundled parking” program (charging for parking separately) in the development and shall provide ample bike parking/racks. The applicant shall also lend support to City staff in identifying and pursuing potential funding sources for the improvement of adjacent streets for both parking and pedestrian needs.

13. Energy Efficient Design: *The PD provides for design that is energy-efficient and reduces the amount of energy consumption and demand of typical development.*

The construction of new buildings will have to meet the energy reducing standards of the building codes. The smaller, compact design of the buildings/units should also contribute to energy efficiency. The applicant also notes that, though the project does not currently anticipate incorporating any solar PV system, if funding becomes available, they would like to install such a system and several rooftop options would exist as feasible locations for installation.

14. Variety in Housing Types: *Where residential uses are proposed, the PD shall provide for a variety in housing types and densities, other facilities and common open space.*

This small development proposes a significant variety in housing types: from “adaptive housing” to studio apartments to a five-bedroom apartment, to one- and two-bedroom apartments. The development also proposes other facilities and some common open space.

15. Fiscal Impacts: *The fiscal impacts of the PD have been satisfactorily addressed and the City or special district will be able to provide adequate levels of service for police and fire*



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protection, street maintenance, snow removal and other public services, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts.

The driveway and parking area, utilities, and open space areas are to be maintained by the owner of the development. The City will provide the police and fire protection and serve the project with water and sewer through public mains. Water and sewer tap fees will help offset long-term costs of expanding those systems. The Fair Contributions for Public School Sites fees will be waived by the School District.

16.Higher levels of amenities than would be achieved by using established zone districts, including open spaces, parks, recreational areas, trails and school sites, will be provided to serve the projected population.

The project does provide a few small private open space area for residents of the development. Planning Commission recommended the following condition of approval:

- The applicant shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one of the open space areas on the site.

17.There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.

Providing affordable, transitional housing is the primary objective that would warrant a departure from the standard regulation requirements discussed. Under the Inclusionary Housing Section 16-13-20 of the Salida Municipal Code, any application brought under the planned development sections of the code is required to include at least 12.5% of the total number of residential dwelling units as affordable dwelling units. If followed strictly, this would equate to two (2) units required to be built and restricted as affordable at 80% AMI or less. Given the unique nature of this development, with an intent is to provide a significantly higher number of affordable units down to as low as 20% AMI in a variety of transitional and seasonal forms, staff feels the goal of the Inclusionary Housing standards is already satisfied. Planning Commission recommended the following additional conditions of approval, for clarity:



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- The development shall be exempt from fees-in-lieu for both Inclusionary Housing and the Fair Contributions for Public School Sites.
- System Development Fees shall be reduced or waived to the extent feasible, for instance by charging the amounts specified for Legally-Restricted Affordable Housing.

18. The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period.

The proposed project locates the buildings well to the interior of the site, away from most existing development. The project is surrounded by commercial use to the west, industrial use (gravel operations and equipment storage) to the south, and a single-family home to the southeast (of which the development has the support of the owner). The applicant has provided a traffic impact report which shows moderate usage coming in and out of the site, but nothing too dissimilar to other commercial and residential uses in the vicinity.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS

Section 16-7-40(d) states that “In addition to the above evaluation standards in Subsection (a) of this Section that apply to all PD applications, the following standards or requirements shall govern the application of a minor planned development and shall be utilized by the Planning Commission and the City Council in evaluating any minor PD plan:

(1) Staging of Development: *There shall be no staging of development in a minor PD.*

The applicant does not indicate any phasing of the development of infrastructure for this project.

(2) Types of Uses: *A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.*

The applicant is proposing some commercial retail and office use, totaling approximately ... % of the entire floor area of the development. Given the primarily residential use, orientation



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of the lot, and close proximity to other commercial uses/zoning, staff considers this percentage to be satisfactory.

(3) Public Places. *Public gathering places should be provided to reinforce community identity and support civic engagement.*

There are a few small private open spaces provided within the development. Marvin Park is also located just a few hundred yards away and staff has recommended installation of a crosswalk across Highway 291 for ease of access to the park and river trail system for residents of the development.

(4) Economic Opportunity: *The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City.*

This PD does provide a housing type (and service) that will benefit the City and would not be possible to offer to nearly as many individuals and families under the existing zone districts or dimensional standards of the City, specifically regarding density and parking.

(5) Open Space: *A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution.*

No public open space is dedicated through this development. The applicant will be required to pay open space fees-in-lieu prior to CO for each unit, unless waived by the City.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Requests to referral agencies and City departments were sent on April 14, 2021. Comments received are as follows:

- Salida Fire Department: Kathy Rohrich, Fire Plan Review responded “There are no concerns at this time from the Fire Department.”



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- Salida Police Department: Russ Johnson, Police Chief responded “I have reviewed the plans that have been submitted and have no concerns at this time.”
- Chaffee County Planning Department: No response at the time of this writing.
- Salida School District: David Blackburn, Superintendent responded “We waive all fees for this project.”
- Salida Utilities: Renee Thonoff, Senior Accountant stated “Regarding Jane’s Place, this property currently has one sewer tap. Development would require the purchase of water/sewer taps and meters.”
- Atmos Energy: No response by time of this writing.
- Salida Public Works Department: Public Works Director, David Lady, submitted the following comments: “The site plan included appears to provide necessary improvements for serving the proposed development. Engineered design drawings/plans have not been submitted as required per 16-3-50 of the city code. However, this PD does not include any subdividing or public improvement proposed on the parcel. The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted for review and approval prior to processing of the developments improvements agreement.
- Xcel Energy: Sterling Waugh: “I have been working with the builder and the easements you state on the site plan will work for what is needed. We are good to go on my side.”
- CDOT: Jo Heinlein: “In general, CDOT has agreed to issue an access permit for this project with direct access to State Highway 291.”

RECOMMENDED FINDINGS:

This application is consistent with the purposes and objectives of Planned Developments stated in Section 16-7-10 and because it meets the criteria of Section 16-7-40, with the conditions herein.

PLANNING COMMISSION RECOMMENDATION:

Based upon the criteria for a Planned Development, consistency with the Salida Comprehensive Plan, and the findings outlined above, Planning Commission recommended approval of the Planned Development request. Incorporating Council direction, Staff proposes the following amended conditions:



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1. The applicant shall work with City staff to identify and pursue potential funding for a pedestrian crossing across Highway 291 in the vicinity of the development.
2. The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.
3. The project shall remain managed by the Chaffee Housing Authority (CHA) or similar organization focused on affordable/attainable housing. CHA is encouraged to include a land use restriction on the property to provide housing for individuals earning between 20%-200% AMI at rates no higher than 30% of the household income.
4. No short-term vacation rental licenses shall be permitted in the development. This condition does not, however, set a minimum lease length for the intended tenants of the project, given its unique nature.
5. The total number of individuals housed in each building shall not exceed Fire Code requirements.
6. The applicant shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one of the open space areas on the site.
7. The applicant shall implement the “unbundled parking” program (charging for parking separately) in the development and shall provide ample bike parking/racks. The applicant shall also lend support to City staff in identifying and pursuing potential funding sources for the improvement of adjacent streets for both parking and pedestrian needs.
8. The development shall be exempt from fees-in-lieu for both Inclusionary Housing and the Fair Contributions for Public School Sites.
9. System Development Fees shall be reduced or waived to the extent feasible, for instance by charging the amounts specified for Legally-Restricted Affordable Housing.



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SUGGESTED MOTION

“I move that the City Council approve Ordinance 2021-08, with conditions, upon second reading.”

Attachments:

Proposed Table of Dimensional Standards for PD

Ordinance 2021-08

Applicant Response to Planning Commission Recommended Conditions of Approval

Application Materials

Development Plan

Parking Reduction Assessment

Civil Information and Drawings

Proof of Notice

Letters of Support for Jane’s Place PD

Code Analysis of Proposed Planned Development - Jane's Place

	C-1 Zoning		Planned Development	Differences		Highway 291 Overlay Commercial	Planned Development	Differences	
	Allowed	Required	Proposed	Over	Under	Required	Proposed	Over	Under
Minimum Lot Size	-	5,625	19,820	14,195	-	-	19820	-	-
Density: Minimum square foot per unit	-	2,800	1,101	-	1,699	-	-	-	-
Minimum lot frontage	-	37.5	126.19	88.69	-	-	-	-	-
Maximum lot coverage	60%	-	40%	-	20%	-	-	-	-
Maximum lot coverage, including parking	90%	-	64%	-	26%	-	-	-	-
Minimum landscape areas (excluding pathways)	-	10%	23%	13%	-	-	-	-	-
Minimum side setback	-	5	Varies, 5 minum	-	Varies	5	Varies, 5 minum	-	Varies
Minimum rear setback	-	5	5	-	-	5	5	-	-
Minimum front setback	-	10	10	-	-	10	10	-	-
Maximum building height	35'	-	27'	-	8	Not to exceed 2 stories	27'	-	-
Parking	-	18	12	-	6	24 Res + 3 Comm = 27	12	-	15
Parking Notes:		With Inclusionary Ordinance	Active and Public transportation; parking studies support reduced parking for lower income developments			Shared access encouraged; 24 spaces for residential plus 1 space for each 4005F Commercial (3 spaces) = 27 parking spots	Active and Public transportation; parking studies support reduced parking for lower income developments		
Highway Access	-	-	-	-	-	Per CDOT access	-	-	-
Pedestrian Access	-	-	-	-	-	5' sidewalk	-	-	-
	-	-	-	-	-	4' parkway	-	-	-
Exterior Materials	-	-	-	-	-	2 or more materials	-	-	-
Multifamily Housing	-	-	-	-	-	Conditional Use	-	-	-

ORDINANCE NO. 08
(Series 2021)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A MAJOR IMPACT REVIEW FOR A .46 ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 291 AND WEST THIRD STREET, CURRENTLY ZONED COMMERCIAL (C-1), TO PLACE A PLANNED DEVELOPMENT OVERLAY ON THE PROPERTY AND APPROVE THE DEVELOPMENT PLAN FOR A FOUR-BUILDING MIXED-USE DEVELOPMENT (KNOWN AS “JANE’S PLACE”)

WHEREAS, the City of Salida Planning Commission conducted a duly noticed public hearing on the Planned Development application for the subject property on April 26, 2021, and forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development overlay pursuant to the attached development plan included as Exhibit A, and the attached Conditions of Approval, included as Exhibit B; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for Planned Development districts; and

WHEREAS, the City Council held a public hearing on the proposal on June 1st, 2021; and;

WHEREAS, the proposals for the subject property are consistent with the policies and goals of the City’s land use regulations and Comprehensive Plan, and will advance the public interest and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO as follows:

Section One

That the entirety of the property legally known as a Tract in the NW ¼ SW ¼ of Section 32 T50N R9E of the N.M.P.M., Chaffee County, Colorado to wit, the .46 acres, be and is hereby approved as a Planned Development Overlay with the development plan, attached as Exhibit A, and the Conditions of Approval, which are attached to this ordinance as Exhibit B.

Section Two

Upon approval by the City Council of the Final Development Plan for the Jane’s Place Planned Development, it shall be considered a site-specific development plan and granted a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three

Upon approval by the City Council, the applicant shall have one hundred eighty (180) days to submit a final Mylar of Exhibit A, and incorporating the conditions of approval attached as Exhibit B for the Mayor’s signature and recordation.

Section Four

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

Section Five

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

Section Six

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

INTRODUCED ON FIRST READING, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on May 18th, 2021 and set for second reading and public hearing on the 1st day of June, 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 1st day of June, 2021.

CITY OF SALIDA

By: _____
P.T. Wood, Mayor

ATTEST: _____ (SEAL)
City Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the _____, 2021 and **BY TITLE ONLY**, after Final Adoption on the _____, 2021.

By: _____
City Clerk



Jane's Place Planned Development Application



May 12th, 2021

Dear City of Salida City Council members, Mayor, and staff,

We are honored to have a conversation with you at the 1st reading of the Planned Development application for the Jane's Place development proposed for the Southwest corner of Highway 291 and 3rd Street. As you know, this project represents not only a community-driven response to the need for transitional and workforce housing, but it also is proving to be an innovative model that is garnering state-wide attention and has exciting replication possibilities.

In addition to attending the meeting in person, our team offers this letter to you primarily to ensure we are able to articulate the impacts – both positive and potentially adverse – of the proposed conditions for the Planned Development as recommended by the Planning Commission. We humbly ask for your consideration of these factors and are excited to continue to partner with the City in our collective pursuit of solutions to our community's urgent housing challenges.

Planning Commission recommended conditions:

- 1) The applicant shall be responsible for installing a thermoplastic pedestrian crossing across Highway 291 and relevant safety signage (similar to that found roughly ¼ mile west of the site) in a specific location to be determined by Public Works Director and CDOT, prior to CO for any of the buildings. The applicant shall also work with the City and CDOT to identify potential funding opportunities for a future signalized crosswalk in such location.

Jane's Place impact: Additional costs of a crossing, if added to Jane's Place budget, will directly increase the cost of Jane's Place rents. We appreciate the goal that City Staff and Officials have to promote active transportation and we are happy to work with the Public Works Director and CDOT to ensure this pedestrian crossing gets established.

Our request of Council: We ask that the cost of this crossing is not added to Jane's Place development budget, but rather it be paid for through grant funding or other transportation-related funds as jointly identified and pursued by us and City staff.

- 2) The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.

Jane's Place impact: No adverse impact – we look forward to working with our engineers and City Staff to provide an adequate engineering plan.

Our request of Council: Adopt condition as worded.

- 3) The project shall remain managed by the Chaffee Housing Authority or similar organization focused on affordable/attainable housing. CHA is encouraged to include a land use restriction on the property to provide housing for individuals earning between 20%-200% AMI at rates no higher than 30% of the household income.

Jane's Place impact: No adverse impact – in line with current plans and intentions. We support this recommendation, as the project is envisioned to serve the people of Chaffee County in perpetuity.

Our request of Council: Adopt condition as worded.

Simple idea. Lasting impact.

PO Box 492 Buena Vista, CO 81211 | www.chaffeecommunity.org/janesplace

- 4) No short-term rental licenses shall be allowed in the development.

Jane's Place impact: No adverse impact – in line with current plans and intentions. We support this recommendation and will not use any rental units as short-term vacation rentals. That said, several of our community partners have identified the need for very short-term transitional housing, for their employees and/or clients. Additionally, we envision the adaptive units as being appropriate locations to provide very short-term lodging to individuals who need temporary housing while they work to secure a more stable housing environment. Jane's Place will work to fill these community needs but will in no way market or rent any of the rental units as short-term vacation rentals.

Our request of Council: Adopt revised condition: “No short-term rental licenses shall be allowed in the development without appropriate Planned Development (or PD amendment) approvals. This condition does not set or seek to set a minimum lease length for the intended tenants of the project.”

- 5) The total number of individuals housed in each building shall not exceed Fire Code requirements.

Jane's Place impact: No adverse impact – in line with current plans and intentions. We support this recommendation and will work with the Fire Code enforcement official to understand this occupancy limitation.

Our request of Council: Adopt condition as worded.

- 6) The applicant shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one of the open space areas on the site.

Jane's Place impact: No adverse impact – in line with current plans and intentions. The spirit of the Jane's Place project embraces community engagement through play, and therefore we wholeheartedly support this recommendation. Furthermore, we will seek to increase engagement of the community as we build out this environment, to foster a sense of community ownership and pride of place.

Our request of Council: Adopt condition as worded.

- 7) The applicant shall work with City staff to identify other off-site parking options and access in the immediate vicinity that may accommodate patrons and employees (or provide an offset for residents' vehicles) of the commercial aspects of the development and thereby reduce potential impacts on the surrounding area in a safe and effective method. Such parking would need to be paved and have connection to the property via a sidewalk. Ample bike parking/racks shall also be included in the development.

Jane's Place impact: Ample bike parking is already a part of the project plan, therefore represents no adverse impact. However, the off-site parking could have a highly adverse impact – it *would most likely* directly increase project rents beyond the 30% affordability threshold. This condition could prevent Jane's Place from coming to fruition. As you know, the project already faces a high-cost construction environment, and our pro-forma is very sensitive to any increase in cost. The recommendation for the project to create additional off-site parking beyond the project frontage in unspecified amounts or ways adds uncertain costs and would most likely cause rents to increase.

We provided a professional analysis of the proposed parking plan by Wells and Associates, which not only looks at the parking but also the many other mitigating factors that would strike “a good balance

between land use and parking needs.” Please keep in mind that the City of Salida has never had a housing project like Jane’s Place proposed before. The dynamic demographic profile and wide variety of unit types create a unique set of conditions that were certainly not contemplated when parking standards were originally established. Therefore, the analysis provided by a professional transportation firm should take priority over community fears and arbitrary standards.

We understand that once Jane’s Place is in operation, there may need to be some adjustments in how the parking is managed as noted in the parking analysis. An example of this is the section in the parking analysis titled “Unbundled Parking”. Furthermore, we are certainly open to working with the City to apply for grants that may improve adjacent streets for both parking and pedestrian needs.

Our request of Council: Adopt condition as revised: “the applicant and Chaffee Housing Authority will be supportive of any efforts by the city to improve adjacent infrastructure, including participating in applications for grants, if necessary, to achieve to such improvements”.

- 8) The development shall be exempt from fees-in-lieu for both Inclusionary Housing and the Fair Contributions for Public School Sites.

Jane’s Place impact: Positive impact – in line with current plans and intentions. We appreciate the addition of this recommendation by the Salida Planning Commission and see a community-drive and community-owned project like Jane’s Place as the perfect place to dedicate any affordable housing funds the City may have access to.

Our request of Council: Adopt condition as worded.

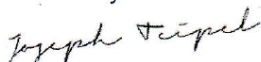
- 9) System Development Fees shall be reduced or waived to the extent feasible, for instance by charging the amounts specified for Legally-Restricted Affordable Housing.

Jane’s Place impact: Positive impact – in line with current plans and intentions. We appreciate the addition of this recommendation by the Salida Planning Commission. Any reduction in local regulatory or fee-based barriers will help keep the cost of development down and therefore make the project more fiscally secure.

Our request of Council: Adopt condition as worded.

Thank you all for your leadership in our community. Your time, consideration, and support of Jane’s Place will serve to make Jane’s Place a stronger development which serves the Salida and Chaffee community for many decades to come.

Sincerely,



Joseph Teipel
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Chaffee County Community Foundation
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Chaffee Housing Authority
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GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Planned Development</u> |
| <input type="checkbox"/> Appeal Application | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Chaffee County Community Foundation

Mailing Address: PO Box 492, Buena Vista, Colorado 81211

Telephone Number: (719) 204-5071 FAX: _____

Email Address: joseph@chaffeecommunity.org

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Jane's Place

Street Address: Grand Avenue (SW corner of 3rd Street and Highway 291)

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent _____ Date 3/29/21

Signature of property owner _____ Date 3/29/21



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
5. Public Notice
6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

B. Application Contents (City Code Section 16-3-50)

1. A General Development Agreement completed.
2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
3. A brief written description of the proposed development signed by the applicant;
4. Special Fee and Cost Reimbursement Agreement completed.
5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.

7. Developments involving construction shall provide the following information:

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;

b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;

c. Parking spaces;

d. Utility distribution systems, utility lines, and utility easements;

e. Drainage improvements and drainage easements;

f. Roads, alleys, curbs, curb cuts and other access improvements;

g. Any other improvements;

h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and

i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;

b. Plans and profiles for sanitary and storm sewers; and

c. Profiles for municipal water lines; and

d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a) (3).

8. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

9. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

10. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of

gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainage ways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

11. An access permit from the Colorado Department of Transportation; and

12. A plan for locations and specifications of street lights, signs and traffic control devices.

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.

See attachment

2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

See attachment

- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

See attachment

3. **Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

See attachment

4. **Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

See attachment

5. **Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

See attachment

6. **Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

See attachment

ATTACHMENT – JANE’S PLACE PLANNED DEVELOPMENT

2. Review Standards

1. Consistency with Comprehensive Plan. The use shall be consistent with the City’s Comprehensive Plan.

The proposed development is consistent with the applicable parts of the City of Salida’s 2013 Comprehensive Plan. Specifically, Jane’s Place aligns with the vision by creating a “multi-generational community with an eclectic range of housing.’

Moreover, this project aligns with “Policy LU&G-I. 2 – Infill and redevelopment should be encouraged and will advance the objectives of this plan,” and it’s associated Actions:

- Action LU&G-I.2.a - Encourage projects to use maximum density allowances to make the best use of the available infra-structure.”
- Action LU&G-I.2.b – Encourage and incentivize the provision of affordable units where they were removed to make room for new development.
- Action LU&G-I.2.c –Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.

Community informational meetings were held March 4th and 18th, and invitations were sent to property owners within 350 feet of the proposed development site, which aligns with “Policy LU&G-I.4 – Respect rights of private landowners through open and inclusive public processes.”

Jane’s Place includes an outdoor courtyard and a commercial space that includes outdoor seating, which aligns with “Policy LU&G-III.1 – Ensure adequate public spaces as part of new development.” Specifically aligning with “Action LU&G-III.1.a – Public spaces should be inventoried and a requirement for providing additional space should be a condition of approval for new development,” and “Action LU&G-III.1.b – Encourage the creation of an eclectic range of infill recreation opportunities in existing neighborhoods for all residents of the community to enjoy.”

The proposed development will be on a currently vacant lot, and will improve the natural character of the neighborhood, aligning with “Policy LU&G-IV.1 – Development should not detract from the natural character in and around the city,” and specifically, “Action LU&G-IV.1.a – New development and infill/redevelopment should complement the natural environment and should not compromise identified natural and/or protected resources.”

Additionally, Jane’s Place will fit nicely into the Highway 291 Overlay Corridor and aligns with “Policy ES-I. 1 – Development and/or expansion of existing development should not encroach on important visual resources.”

The drainage plan for Jane’s Place is aligned with “Policy ES-III. 1 – Continue to actively protect and preserve groundwater and surface water resources, and it’s associated “Action ES-III. 1.a. – Require drainage/grading plans for new or expanded development to reduce non-point and point source pollution. Also encourage use of natural run-off filtration such as bio-swales, pervious pavement, etc. for on-site retention.”

Many of the design elements of this proposed development align with many items in the “Environmental Sustainability” section of the Comprehensive Plan.

With specific regard to the Housing section of the comprehensive plan, Jane’s Place supports “Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of in-comes and lifestyles,” as well as “Policy H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.”

Moreover, it provides the City opportunity to embrace “Policy H-II.3 – Work cooperatively with other agencies to provide affordable housing and home improvements,” and specifically addresses the following action items:

- “Action H-II.3.d – When affordable housing units are provided, ensure the city has a mechanism or partner organization to keep track of and enforce the deed restrictions or land ownership arrangements to ensure the housing remains attainable in the long-term for low and moderate income residents,” and
- “Action H-II.3.e – Facilitate discussions with major employers (e.g. R-32-J, Heart of the Rockies Regional Medical Center, Heart of the Rockies Chamber of Commerce, etc.) in the southern part of the County to understand the needs of their employees and possibly forge new partnerships to help meet employee housing needs,” as the Director of Housing and the Director of Chaffee County Community Foundation hosted several discussions with major employers, whose input directly impacted the design of the project.

The overall design of the project supports “Principle H-III. Energy Efficient, Safe & Sustainable Housing: Dwelling units should be built and maintained for safety and efficiency,” as well as “Principle T-I. Alternative Modes of Transportation: Promote the continued development of a safe and efficient transportation system that offers alternative modes of transportation options in addition to the automobile,” as Jane’s Place is designed to promote the use of the Chaffee Shuttle and alternate transportation options like walking and cycling.

2. Conformance to Code. The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. Zoning District Standards. The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

Jane’s Place was designed to conform with the C-1 Commercial District as well as the Highway 291 Corridor Overlay District.

- b. Site Development Standards. The parking, landscaping, sign and improvements standards.

Jane’s Place was designed to align with the parking, landscaping, sign, and improvement standards contained within City code.

3. Use Appropriate and Compatible. The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

Jane's Place is compatible with the surrounding neighborhood, which has an eclectic mix of commercial and long and short term housing. The development will be complimentary to existing uses.

4. Nuisance. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

Jane's Place is a predominantly residential development, where the operating characteristics will be compatible to the existing residential elements in the neighborhood. The commercial aspect of the development is not anticipated to produce any nuisance in terms of noise, odor, vibrations, glare, or other similar conditions.

5. Facilities. There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

There will be adequate facilities to serve the proposed use. The development includes a dedicated stop for the Chaffee Shuttle as well as a reconfigured intersection at 3rd and Highway 291. The design of the intersection has been influenced by Salida's Public Works Director.

6. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

The water drainage plan for Jane's Place ensures that the development will not cause significant deterioration to water resources. The project will have limited impacts to the environment.



Jane’s Place Planned Development Application



March 29, 2021

Dear City of Salida Planning & Zoning Commissioners and City Staff,

We are honored to submit this planned development application for your consideration. Since our joint session on November 30th, we have continued to refine the development called Jane’s Place through nonprofit and partner conversations, workforce housing discussions with local employers, engaging consultants, and two public informational meetings held on March 4th and March 18th. Jane’s Place continues to be an innovative and unique concept worthy of your consideration and support.

We look forward to meeting with you on April 26th and include here the following documents all contained within a single PDF. Please note the page numbers as shown below are shown in red on each page and sometimes overlap page numbers or formatting of files included herein.

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Property Survey46

Thank you all for your leadership in our community. Your time, consideration, and support of Jane’s Place will serve to make Jane’s Place a stronger development which serves the Salida and Chaffee community for many decades to come.

Sincerely,

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Robert Grether
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Simple idea. Lasting impact.

PD APPLICATION FOR JANE'S PLACE COMMUNITY HOUSING

EXECUTIVE SUMMARY

Jane's Place is an innovative housing and nonprofit development space proposed on a currently vacant lot at the corner of Highway 291 and 3rd Street in Salida, Colorado. The project is named after, and honors the vision of, the late Jane Whitmer, who was integral in founding Family & Youth Initiatives within Chaffee County's Department of Human Services, among many other projects. Chaffee County Community Foundation is acting as a catalyst and convener and will own the property, and the Chaffee Housing Authority is envisioned to own and manage all aspects of the housing.

The project design includes the following four buildings:

- 1) **Adaptive Housing:** This four-plex is comprised of oversized studio units. Two units are on either side of a laundry facility, and can be connected by firewall doors, allowing the space to "adapt" and grow or shrink to meet the needs of the community at any given time. Each sleeping area in the building can hold up to four bunk beds, establishing a maximum occupancy of 32 individuals. These units are designed to meet the needs of emergency and temporary housing as well as seasonal housing for Chaffee County's public lands, food and beverage, and recreation workforce.
- 2) **Administrative/Americorps Housing:** This three-plex is designed based on community input, and includes two studio apartments, a five-bedroom apartment, and a centrally located administrative and management office. The studio apartments are in response to our employers need to have transitional or temporary housing for the recruitment of new professionals into our community, as well as respite housing for community members fleeing domestic violence. The five-bedroom unit was designed in response to our non-profit partners feedback on a need to house Americorps VISTA volunteers, who expressed a desire for group living as well as their own bedroom door. Lack of affordable housing has been one of the biggest barriers to bringing additional Americorps volunteers to serve with Chaffee County nonprofits.
- 3) **The Eight Plex:** This traditional eight-plex contains all one-bedroom apartments and is designed to fill the need for transitional housing for the Chaffee County workforce, or temporary housing for visiting professionals.
- 4) **The Commercial Building:** Two apartments are on the top floor of the commercial building, each containing two bedrooms. These apartments were designed in response to feedback from community partners at Chaffee County Department of Human Services, and their need to house families with children. The ground floor of this building will contain meeting space, a non-profit development/co-working space, which may include a mission-driven coffee bar employing youth and adults with disabilities operated by an existing Chaffee non-profit.

DEVELOPMENT PLAN:

The Development Plan information required by the City of Salida is included in two attached plan documents – the Site Plan and the Engineering Plan. The Site Plan shows the building outlines, setbacks, building square footages, unit types, parking lot, pathways, offsite improvements, and proposed paving and building floor elevations as well as the existing contour lines. The Engineering Plan, created by The Crabtree Group, provides additional required information for this application. In addition, separate

drawings of each building's floor plan and elevation are included, providing the types and sizes of the apartment units and the ground floor plan of the commercial space in Building #4.

CODE ANALYSIS

The site area under C-1 zoning would allow 7 residential units by right, and this project proposes 17 units. Several considerations justify the proposed number of units, based on density considerations. First is that the average unit size is 575 square feet which is much smaller than a market driven project would typically build. The requirement for 2800 square feet per unit seems unreasonable for units that are only an average of 575 square feet and the ordinance was likely not written with this kind of project in mind. At the time it was written, the housing demand environment was much different from today's severe affordability and demand-supply imbalance, especially in locations close to downtown with the kind of services that are critical to the demographics we are seeking to serve. In addition, there is very little vacant land near downtown available for development so it is important that, whenever possible, any development should make full use of the opportunity to serve the most critical housing needs.

The proposed use of the commercial space is permitted under the C-1 zoning as indicated in Table 16-D.

It is important to note that the building coverage is only 40.4%, including the 1362 square foot commercial space, whereas the allowable coverage for C-1 zoning is 60%.

The project does meet or exceed the setbacks required for C-1 zoning and is well under the height limitations.

In addition, the minimum landscape area required by C-1 zoning is 10% whereas the project provides 23% of the site area in landscaping or more than double the requirement. If the landscape area was 10% of the lot size it would require 1982 square feet and would then require 6.6 trees. The actual landscape area is 4559 square feet which would require 15 trees. The project will provide 20 trees or 5 more than required.

A table demonstrating a thorough analysis of Jane's Place as compared to the code is included with this application.

SH 291 CORRIDOR OVERLAY (the Overlay):

Given the location, this project falls under the requirements for Established Commercial within the Highway 291 Corridor, and is surrounded on all sides by properties zoned C-1. Following is an analysis of this Planned Development (PD) Project's compliance with the Overlay.

Even though this is a PD application, this project meets the setback requirements of C-1 zoning as required by the Overlay.

The project embraces the Overlay recommendation for shared parking, and therefore does not meet the parking standard of Section 16-8-80. The proposed parking reduction for this PD is analyzed in an attached memorandum prepared by a transportation consultant, Wells and Associates, and concludes that "this project strikes a good balance between land use and parking needs." The proposed parking for this PD is further supported by a recent study of affordable housing projects in Colorado, which found that 50% of the required parking for the studied projects go unused.

An Access Permit from CDOT for the parking lot has been applied for and may be available at the time of the Planning Commission Hearing. Preliminary discussions with the CDOT engineer indicate that the proposed location for access is likely the only possible access point. Based on the Overlay preference, an attempt was made to create a shared driveway with the adjacent property owner to the West but there was no a response.

The Project meets the requirement of the Architectural Standards that require two materials for the exterior finishes as demonstrated in the attached drawings of the building elevations.

The uses of the commercial building will comply with Table 16-D.

The one and two-story buildings in the PD are compatible in scale with the neighboring structures.

The proposed Project includes an 8-foot-wide sidewalk on the SH 291 frontage, suggested by the Public Works Director, along with a modification of the intersection which will increase public safety and reduce the speed of traffic coming eastbound on SH 291 traffic and making a right turn on to W. 3rd Street. Also proposed is a 4-foot-wide planting strip along the parking lot frontage, split half on the highway Right of Way (ROW) and half on the property to allow for a planting screen as show on the Landscape Plan.

The requirement for a Conditional Use Permit for Multi-Family units in the Overlay is addressed by the PD application process.

INCLUSIONARY ZONING REQUIREMENT

The City of Salida; Inclusionary Housing Ordinance requires that 12.5% of all units constructed be held permanently affordable at 80% AMI. This Project aims to meet a variety of community needs, based on input from community partners, and tenants will pay no more than 30% of their income for rent. The Project is anticipated to serve tenants earning from 20% AMI to 200% AMI.

The following is a summary of the Project's primary tenant base:

- People without housing: Our community partner, Chaffee Hospitality Inc., provides overnight shelter for people experiencing homelessness from November through April. We are estimating maximum of 16 people per night, based on their historic shelter numbers. The guests themselves would stay at no charge, but Chaffee Hospitality will be paying on a lease for the units involved. This tenant profile is likely earning 30% AMI or less.
- People working entry-level seasonal jobs: This includes Americorps volunteers (year-round), Colorado Fire Camp participants (summer), Southwest Conservation Corps (summer), river raft guides (summer), Monarch Mountain employees (winter), and service industry workers (both summer and winter). These tenants will pay no more than 30% of their income (and perhaps less for the Americorps Volunteers, depending on their sponsor organization's commitment), and their AMI range is estimated to be between 30% - 70 % AMI.
- Temporarily displaced households: This includes persons leaving domestic violent situations, persons experiencing a natural disaster (fire, flood, loss of electricity), and persons transitioning from one housing situation to another. This tenant group is expected to pay up to 30% of their income, and the remainder of rent costs (if any) may be picked up by a partnering agency or

employer working with the household. This tenant population's AMI can range from 20% to 200%.

- Temporary or newly recruited employees: This includes newly recruited professionals to the community who need a place to rent before making a long-term housing commitment as well as visiting employees, such as medical professionals who work for a number of months in our location, then return to their long-term home. This is a need we heard from the US Forest Service, the Buena Vista Correctional Facility (DOC), the Heart of the Rockies Regional Medical Center, as well as local governments. Again, this population would pay no more than 30% of their income on rent, and we estimate their AMI range to be 80% -200% AMI.
- Households with support: This includes households working with the Chaffee County Department of Human Services, Full Circle Restorative Justice, the Alliance against Domestic Violence, or any other partner organization who provides supportive services to the household. Again, the tenants will pay no more than 30% of their income for rent, and this population's AMI range is estimated to be 50% - 150% AMI.

Because of this community-based approach and the maximum rent a tenant will pay being capped at 30% of their income, which is by definition affordable, this Project should be exempt from the City of Salida's Inclusionary Housing Ordinance. An additional reason to exempt this property is that it will be owned and managed by the Chaffee Housing Authority, a public entity partially controlled by the City of Salida itself.

SOIL AND GEOLOGIC CHARACTERISTICS

Per discussion with the Public Works Director, the Project proposes to wait until the construction document Phase to obtain the necessary soil studies for the use of the structural engineer. It is possible that this location is within the 3rd Street sand area which would then be reflected in the foundation designs.

TRAFFIC ANALYSIS

The CDOT Access Permit required an estimate of traffic volume expected to use the access. Attached is an analysis identified as Table 1, Adaptive Housing Project, done by Wells and Associates that concluded there would be an average of 71 trips in and out of the PD per day.

STORM DRAINAGE ANALYSIS

This analysis and plan is provided as an attachment by The Crabtree Group.

WATER AND SANITARY SEWER

Attached are the AAWA M31 calculations by The Crabtree Group.

Water and sewer services will be provided as shown in the Crabtree Plan from the existing City of Salida utilities in the SH 291 R.O.W.

COST OF PUBLIC IMPROVEMENTS

The curb and gutter, sidewalk, ADA ramp and driveway apron on the SH 291 and W. 3rd Street R.O.W. are estimated to cost \$91,000 based on recent unit costs provided by the City Public Works Director.

SOLAR DESIGN

At this time, the project does not anticipate incorporating any solar photovoltaic system; however, should the opportunity arise during the course of the development to obtain funding or in-kind donations to support the installation of a solar system, the Project design contains several roof-top options that would be feasible locations for such a system.

FLOOD PLAIN AND WETLANDS

The project is not in a 100-year flood plain and does not have any wetlands.

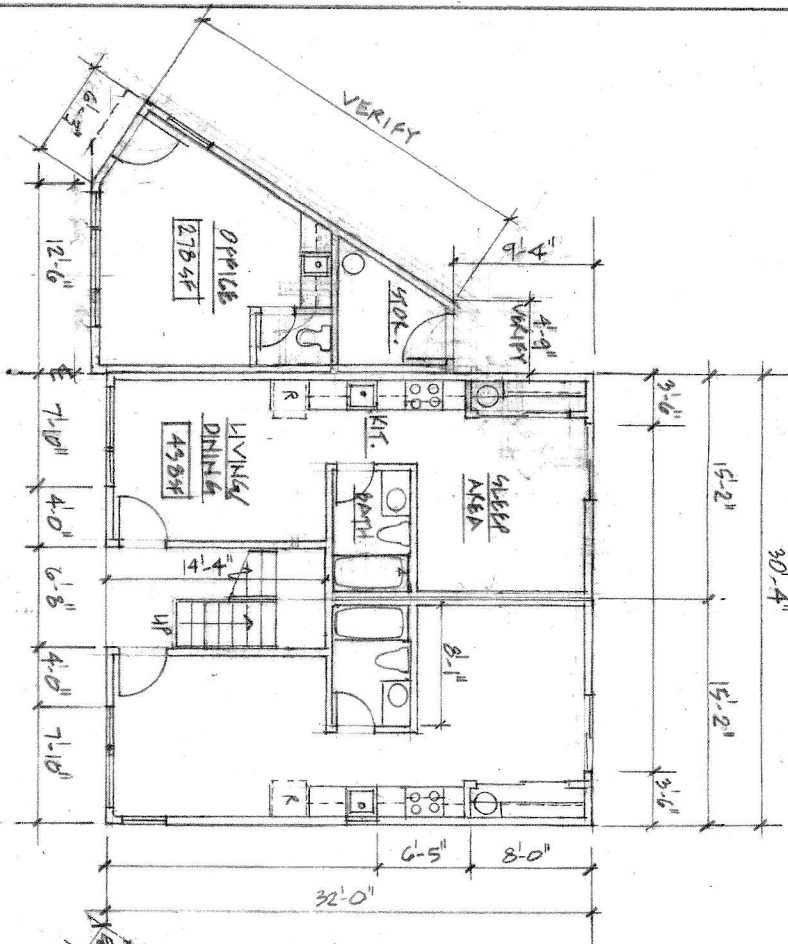
LANDSCAPE PLAN

Attached is a Landscape Plan by landscape architect Evan Brady of Mountain Aspect.

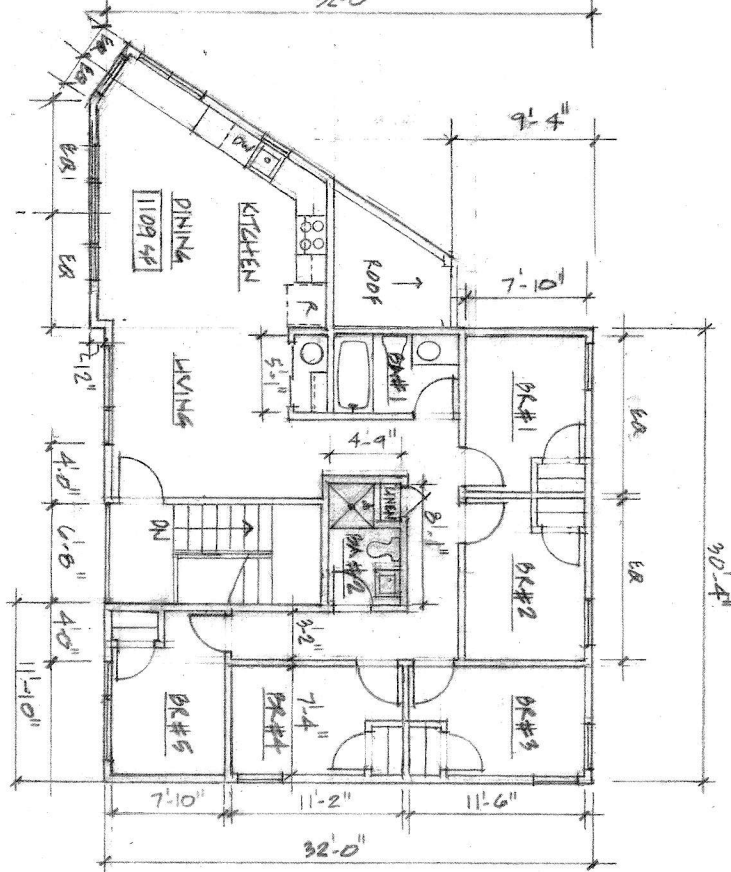
STREETLIGHTS, SIGNS AND TRAFFIC CONTROLS

The stop sign and street sign are on the opposite corner and the streetlight is on the existing power pole which Xcel will be required to move as the existing guy wires encroach on the Building envelope. The request to move the pole has been submitted to Xcel and the project will provide a 10-foot-wide utility easement on both street frontages per a request from Xcel. The project has provided locations for two transformers that meet Xcel clearance requirements.

GROUND FLOOR PLAN BUILDING # 2



SECOND FLOOR PLAN



JANE'S PLACE COMMUNITY HOUSING
SW CORNER OF SH291 AND W. 3RD ST.

ROBERT GREYER, ARCHITECT

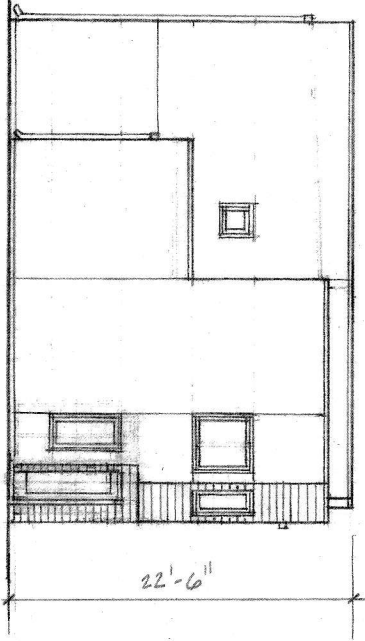
BKGREYER@OUTLOOK.COM

719-530-1788

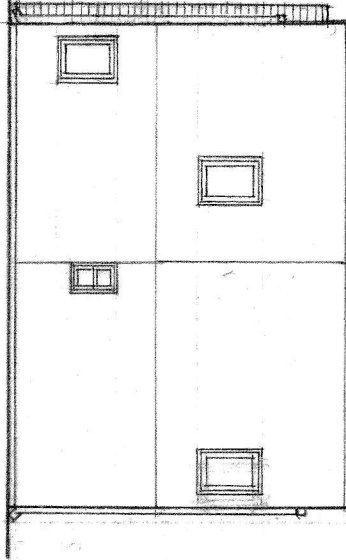
TITLE:
FLOOR PLANS
BUILDING 2

DATE: 12-24-20
REV. 12-26-20
REV. 1-18-21

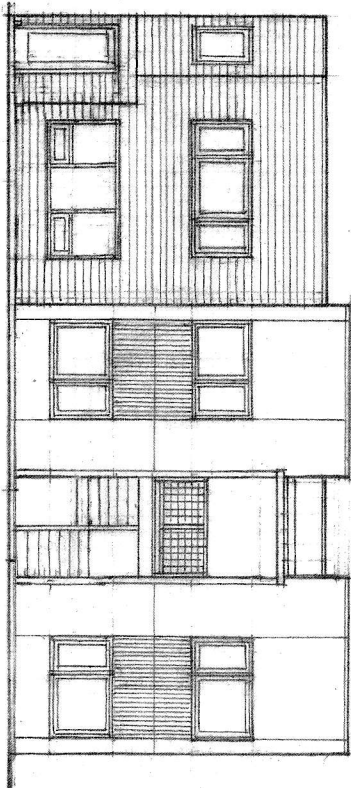
NORTH ELEVATION BUILDING #2



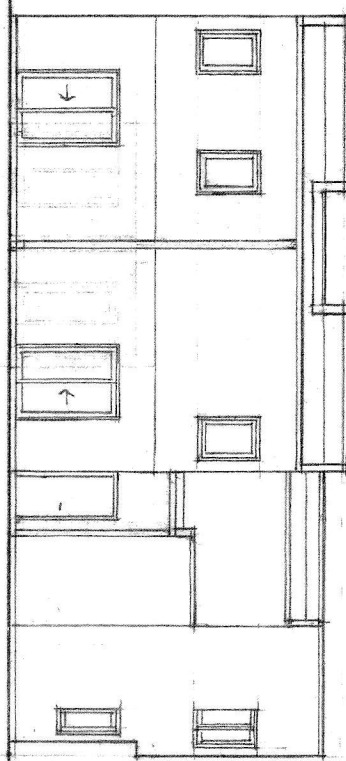
SOUTH ELEVATION



WEST ELEVATION BUILDING #2



EAST ELEVATION



JANE'S PLACE COMMUNITY HOUSING
SW CORNER OF SH291 AND W. 3RD ST.

ROBERT GREYER, ARCHITECT

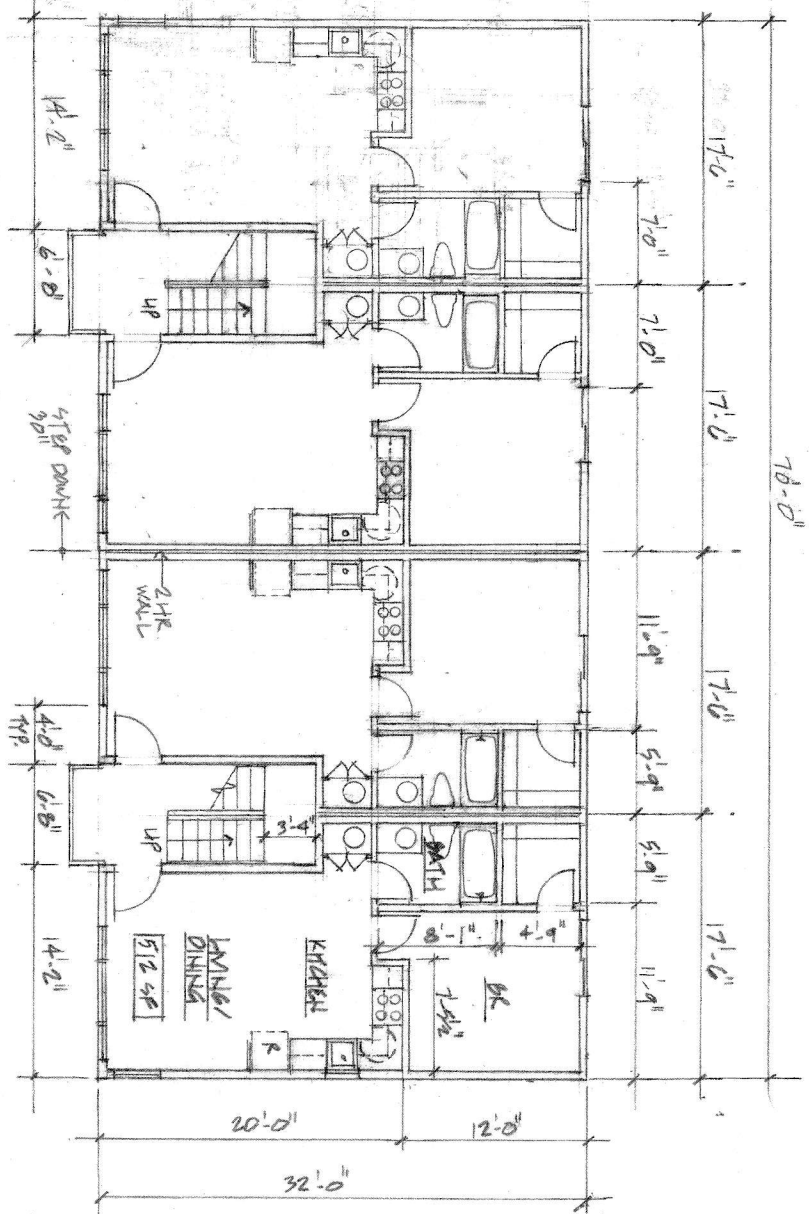
BKGREYER@OUTLOOK.COM

719-530-1788

TITLE:
ELEVATIONS
BUILDING #2

DATE: 12-24-20
REV: 12-22-20
REV: 1-15-21

BUILDING #3 FLOOR PLAN - TWO FLOORS
 1/8" = 1'-0"



JANE'S PLACE COMMUNITY HOUSING
 SW CORNER OF SH291 AND W. 3RD ST.

ROBERT GREYER, ARCHITECT

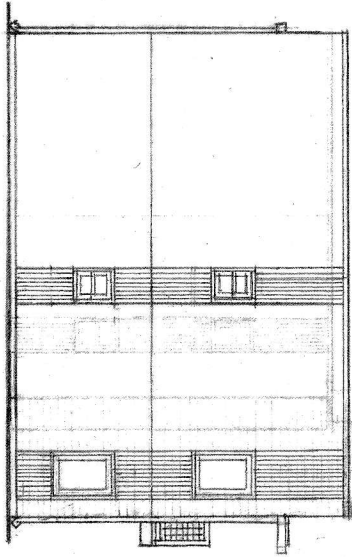
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719-530-1788

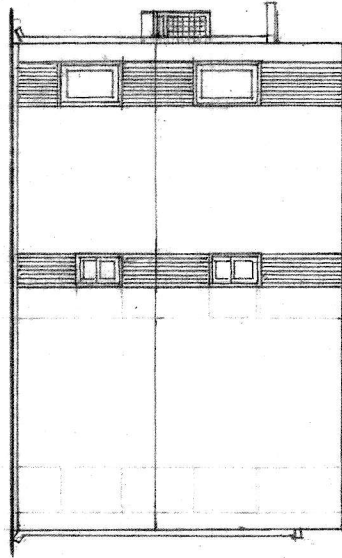
TITLE:
 BUILDING #3
 FLOOR PLAN

DATE: 12-24-2018
 REV. 12-26-20
 REV. 2-26-21

NORTH ELEVATION BUILDING #3

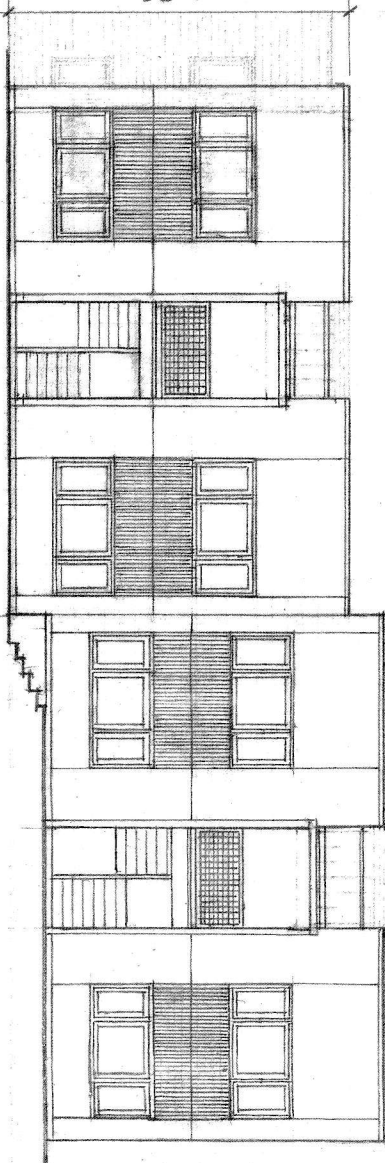


SOUTH ELEVATION

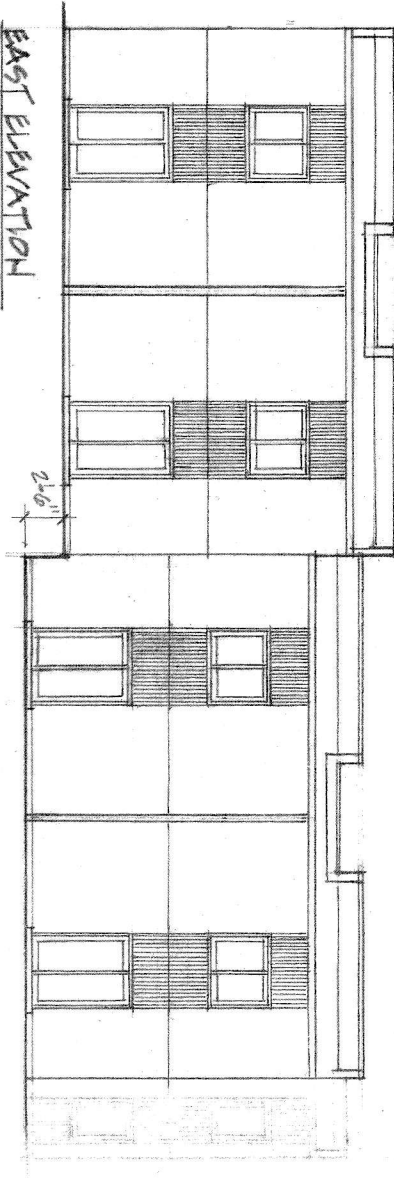


22'-6"

WEST ELEVATION



EAST ELEVATION



2'-0"

JANE'S PLACE COMMUNITY HOUSING
SW CORNER OF SH291 AND W. 3RD ST.

ROBERT GREYER, ARCHITECT

BKGREYER@OUTLOOK.COM

719-530-1788

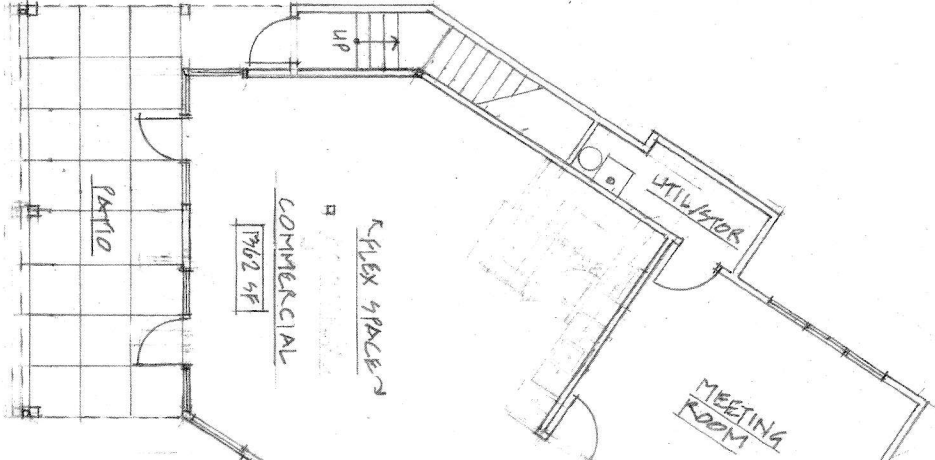
TITLE:
BUILDING #3
ELEVATIONS

REV. 2-26-21

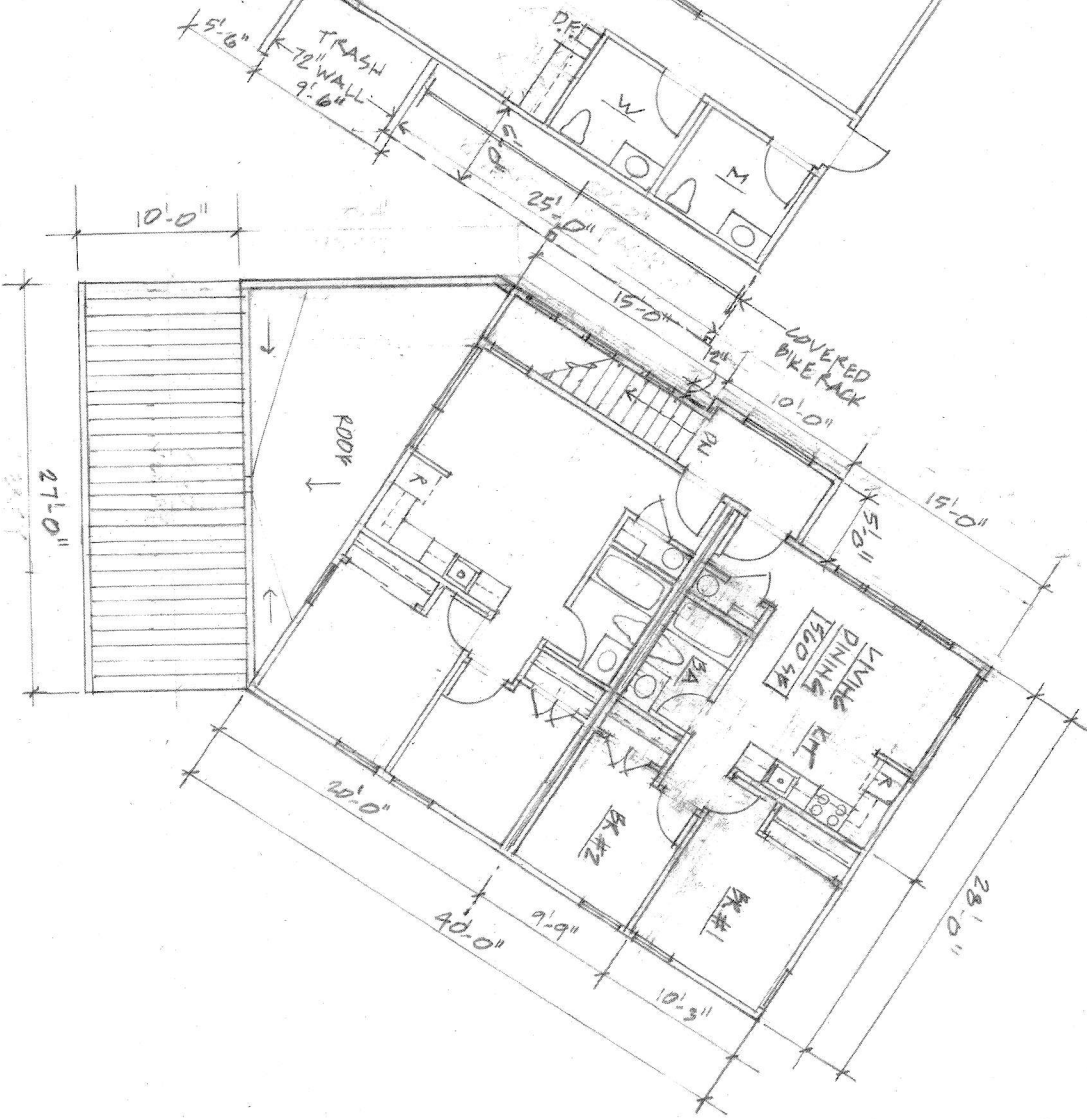
REV. 12-26-20

DATE: 12-24-20

BUILDING #5 COMMERCIAL FLOOR PLAN
1/0" = 1'-0"



BUILDING #5 SECOND FLOOR 2 BK APT. PLANS
1/0" = 1'-0"



JANE'S PLACE COMMUNITY HOUSING
SW CORNER OF SH291 AND W. 3RD ST.

ROBERT GREYER, ARCHITECT

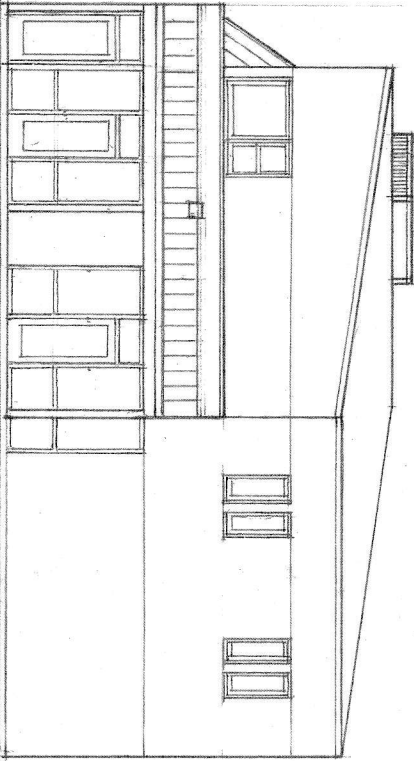
BKGREYER@OUTLOOK.COM

719-530-1788

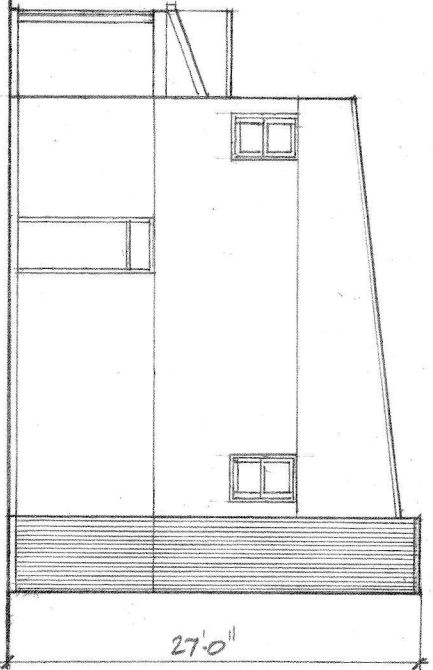
TITLE:
BUILDING #5
FLOOR
PLANS

DATE: 2-20-21

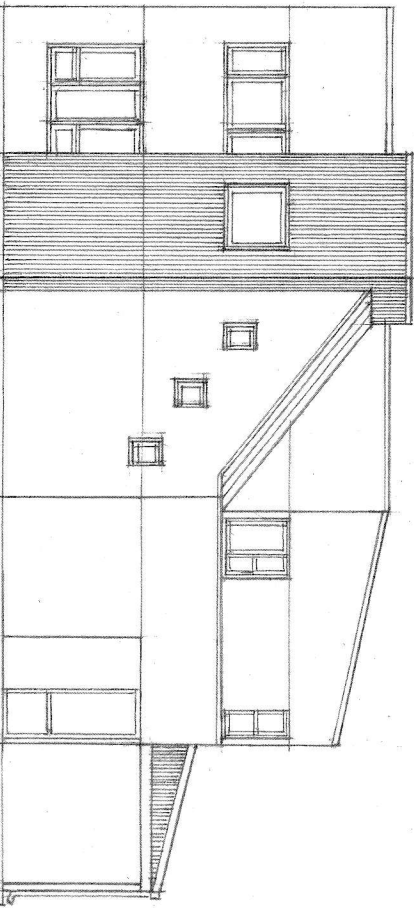
WEST ELEVATION



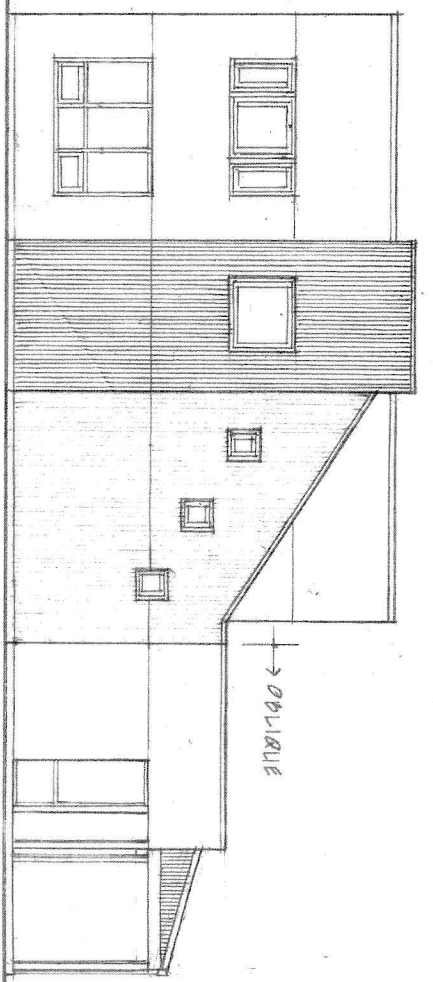
SOUTHEAST ELEVATION



NORTH ELEVATION BUILDING #4



NORTHEAST ELEVATION



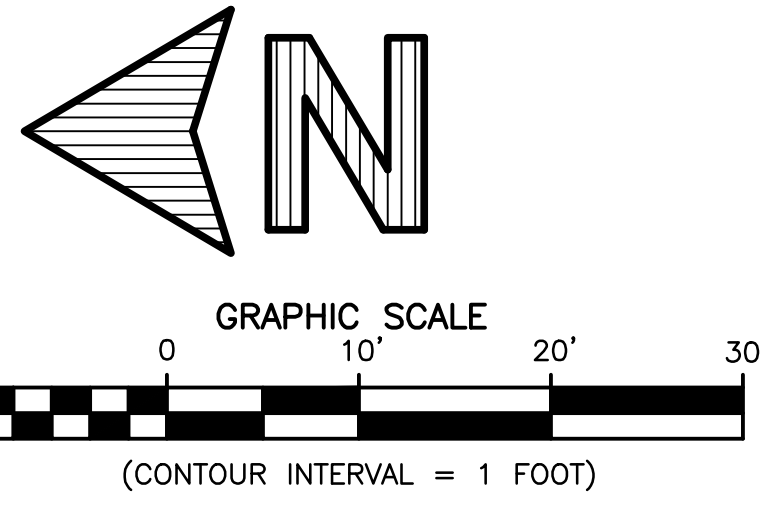
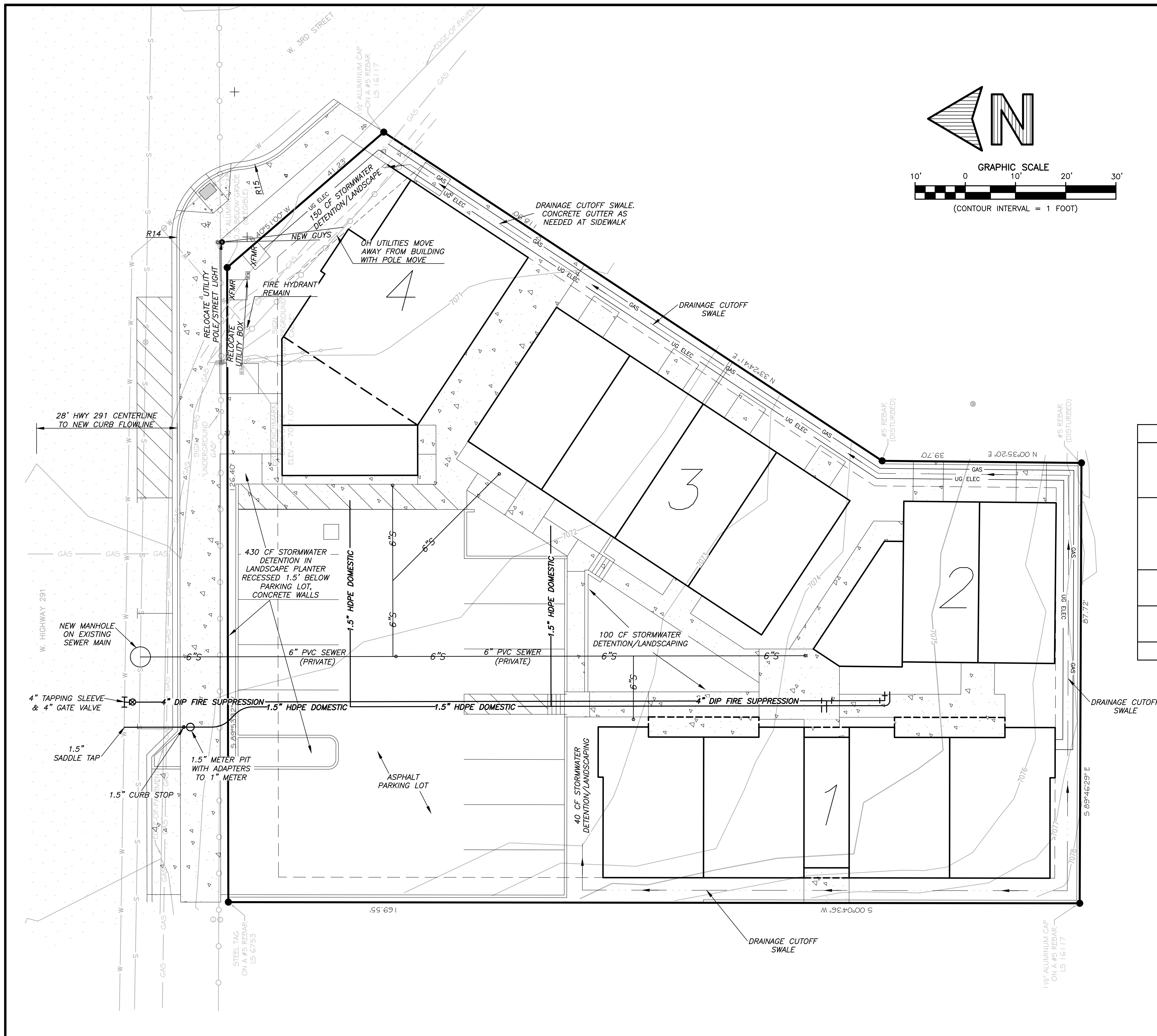
JANE'S PLACE COMMUNITY HOUSING
SW CORNER OF SH291 AND W. 3RD ST.

ROBERT GREYER, ARCHITECT
BKGREYER@OUTLOOK.COM
719-530-1788

TITLE:
BUILDING #4
ELEVATIONS

DATE: 2-24-09

13



LEGEND

- W — W — EXISTING WATER MAIN
- S — S — EXISTING SANITARY SEWER MAIN
- --- EXISTING UNDERGROUND COMMUNICATION
- GAS — GAS — EXISTING GAS MAIN
- — ○ — EXISTING OVERHEAD POWER
- — ● — EXISTING/NEW UTILITY POLE WITH STREET LIGHT
- ▨ — ▨ — EXISTING ASPHALT (NOT SHOWN ON SITE FOR CLARITY)
- 70XX — EXISTING CONTOUR
- — — — PROPERTY LINE
- — — — DRAINAGE SWALE
- ▭ — CONCRETE
- 6" S — 6" SEWER SERVICE
- XFMR — NEW PAD MOUNT TRANSFORMER (BY XCEL)
- UG ELEC — NEW UNDERGROUND ELECTRIC LINES (BY XCEL)
- GAS — NEW GAS SERVICE LINE (BY ATMOS)

	Total Floor Area (SF)	# of Dwelling Units	# of Other Units	Use
Building 1	2,566	4	0	(4) adaptive units with 4 to 8 beds per unit with kitchen and bath
Building 2	2,359	3	1	(1) 5-bedroom unit, (2) Studio Apartments, and (1) Management Office
Building 3	4,288	8	0	(8) one-bedroom apartments
Building 4	2,632	2	1	(2) 2-bedroom units, (1) commercial space
Total	11,845	17	2	

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

PREPARED FOR:
CHAFFEE COUNTY COMMUNITY FOUNDATION
PO BOX 492
BUENA VISTA, CO
PHONE: 719-204-5071
PREPARED UNDER THE DIRECTION OF: _____ DATE _____
WILLIAM HUSSEY CRABTREE GROUP, INC.
L.C.E. NO. 56989 EXP. DATE 10/31/21

PREPARED BY:
 CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™
328 D STREET SALIDA, CO 81201 PH: 719-539-1875
918 CUYAMA ROAD QJAI, CA 93023 PH: 719-221-1799

SEAL

DATE	BY	MARK	ENGINEER

CITY OF SALIDA

DESIGNED BY	WBH	APPROVED BY:	
DRAWN BY	WBH	AGENCY HEAD	DATE
CHECKED BY			
SCALE	1"=10'	BENCHMARK:	DOCK SPIKE WHERE SHOWN ON PLAN, ELEV.=7071.07
DATE	MAY. 2021	REVISION AGENCY	

JANE'S PLACE
SALIDA, CO
PLANNED DEV. & MIR
CIVIL ENGINEERING PLAN
UTILITIES AND DRAINAGE

SHEET NO. **2**
OF **2** SHTS.
PROJECT NO. **21005**

FOR REVIEW 5/25/21

WELLS + ASSOCIATES

MEMORANDUM



11220 Assett Loop
Suite 202,
Manassas, VA 20109
703-365-9262
WellsandAssociates.com

TO: Robert Grether

FROM: Kevin R. Fellin, P.E.
Lester E. Adkins, P.E.

SUBJECT: Parking Reduction Assessment

RE: Adaptive Housing Project
City of Salida, Colorado

DATE: December 17, 2020

The purpose of this memorandum is to submit a formal parking reduction request to the City of Salida, Colorado in support of the proposed Adaptive Housing Project. The subject site is located in the southwest corner of the 3rd Street/State Highway (SH) 291 intersection and is currently undeveloped. The proposed Adaptive Housing project seeks to construct four (4) new buildings that would provide a total of 17 affordable/workforce dwelling units and approximately 1,375 square feet (SF) of commercial space. The commercial space would operate as a non-profit resource center for low-income individuals.

The demand for on-site parking for a particular project depends on a wide variety of factors and this parking assessment evaluates those factors that may impact this project based on the on-site parking supply that is being proposed. The proposal would provide 12 off-street spaces without a shared access driveway off of SH 291, but could increase the supply to a total of 13 spaces if a shared driveway is obtained (see Exhibit A). In addition, one designated motorcycle parking space would be provided.

The baseline minimum number of required parking spaces is based on the assumption that the residential units are considered inclusionary, which, under the zoning ordinance would require one (1) space per unit or 17 spaces. When classifying the commercial space as a community building, this use would require 3.44 spaces or three (3) spaces after rounding for a total of 20 spaces required for the entire project. As summarized in Table 1, the shortfall would either be seven (7) or eight (8) spaces below the City's minimum parking requirement depending on the driveway location.

WELLS + ASSOCIATES

MEMORANDUM

Table 1
Parking Tabulation Summary

Use	Amount	Minimum Parking Requirements (1)	Minimum Required Spaces
Residential (2)	17 units	1 spaces per unit	17 spaces
Commercial (3)	1,375 SF	1 spaces per 400 SF	<u>3 spaces</u>
Total Required Spaces			20 spaces
Total Provided Spaces (without shared driveway)			12 Spaces <i>(8 fewer spaces than Code or 40.0% parking reduction)</i>
Total Provided Spaces (with shared driveway)			13 Spaces <i>(7 fewer spaces than Code or 35.0% parking reduction)</i>

Note(s):

- (1) Minimum parking requirements based on the Table 16-J of the Zoning Ordinance.
- (2) Standards for inclusionary housing developments (Section 16-13-50) permit one (1) space per unit.
- (3) The commercial space is assumed parked according to the "Community Building" land use standard.

A reduction in the required parking supports making the apartments more affordable by reducing the cost impact per unit. A policy issue arising out of the requirement for one (1) parking space per unit adds approximately 12% to the cost of the unit according to a study by the Victoria Transport Policy Institute. This percentage is likely even higher when the units are small and certainly increases the rents that the project must charge to be viable. Based on the same study, when land cost is based on \$500,000 per acre which applies to this project, the land cost alone per parking space is approximately \$4,200. Added to that would be construction costs and long-term maintenance costs.

The following is a summary key factors that would further support reducing the required parking by mitigating the on-site parking demand to a proposed parking supply that would be adequate for this project.

VEHICLE OWNERSHIP BASED ON INCOME

According to the Victoria Transport Policy Institute study referenced above, it indicates that vehicle ownership rates drop with income. Given the fact that on an average basis the incomes of the targeted residents for this project would be lower than what is typical for a conventional market rate apartment project, it would be anticipated some residents would not own a vehicle.

WELLS + ASSOCIATES

MEMORANDUM

This is especially true when the surrounding community provides opportunities (e.g. walking, biking, shuttle service) to make ancillary trips without the need of a vehicle.

In Chaffee County, government statistics indicate approximately 22% of households or 46% of non-family households make less than \$30,000 and are at less than 50% of the Area Median Income (AMI). This segment of the population represents a category of people who need either emergency shelter, transition housing or supportive housing. This project would provide seven (7) of its 17 units (or 41%) that would be designed to serve this target population. One can safely assume that vehicle ownership rates associated with those seven (7) units will be lower than average. One or more of these units will be occupied by tenants such as the Southwest Conservation Corps, Americorps Volunteers, and other seasonal workers that have lower parking needs than typical tenants.

UNBUNDLED PARKING

The project is planning to unbundle the residential parking from the cost to lease the residential unit where residents will be offered parking at a separate/additional cost. Those residents who do not have a vehicle are in effect paying a portion of the parking cost for those who do have a vehicle when the parking is free. To unbundle the parking cost, the project proposes to charge tenants with a vehicle on a sliding scale based on income, thus reducing the incentive to have a vehicle. Figures from 2002 in the previously noted study indicate that lower income tenants spend approximately \$3,000 annually on a vehicle that is undoubtedly much higher today. The fee for parking would be coupled with a limit of 11 maximum issued permits that would allow residents to park on-site. This would be enforced by a dashboard permit as available on a first come first serve basis.

BICYCLE PARKING AND PEDESTRIAN ACCESS

The project would provide 10 covered bicycle parking spaces as a supporting alternative to vehicle ownership. The tenant demographic and local bicycle amenities/culture anticipates a substantial proportion of younger workers who would bike to work as well as to other necessary services. The downtown, with two (2) grocery stores, post office, recreational parks, entertainment, library, and many clothing stores, is about a half a mile to the east and the hospital is about one third of a mile to the west. Those distances are within a reasonable 10 to 15- minute walks and less via a bicycle trip. Again, the on-site bicycle parking would further support bicycle versus vehicle ownership. Salida is a relatively compact city with numerous bicycle trails and a strong bicycle culture that supports a higher than average use.

WELLS + ASSOCIATES

MEMORANDUM

SHUTTLE SERVICES

The Chaffee Shuttle is a free shuttle service available by appointment or, possibly, with a regular scheduled stop that provides transportation to shopping, work, medical services, and social activities throughout the County. In addition, there is a shuttle service that for a fee provides service to other cities in the state. The Shuttle is a viable alternative for many people who do not have a vehicle, do not have a driver's license, or choose not to drive to function in a normal fashion. This project is proposing to improve its SH 291 frontage with a sidewalk and a dedicated shuttle stop space to support non-auto trips. Alternatives to vehicle ownership would reduce the need for on-site parking and represents a significant savings in cost of living for future residents.

SHARED PARKING

Shared parking is especially useful in cases such as the subject property where a single parking space may be used by either a residential or commercial user. Because each land use within the development may experience a peak parking demand at different times of day or different months of the year relative to each other, the actual peak parking demand of the subject development may be less than if the peak parking demand of each land use was considered separately. For example, the commercial use would experience peak parking demands during the midday hours while the residential use experiences peak demands during late evening and overnight. It is anticipated that residents of the subject site would have varying work schedules and shifts that also include the working shifts during the weekends. Assuming a baseline condition that reduces the residential parking requirement by six (6) spaces ($17 - 6 = 11$ residential spaces) based on the attributes described previously, it would be safe to assume that at least half of the residential spaces would be available during the day, leaving seven (7) to eight (8) spaces available for the commercial use. This would exceed the three (3) space commercial parking requirement that would be needed during the important daytime hours.

As shown with the shared parking analysis presented in Table 2, the inherent characteristics of the site and shared parking would suggest an overall 12 to 13 space parking supply would serve typical conditions.

MEMORANDUM

Table 2
Shared Parking Analysis (1) (2) (3) (4)

Hour	Residential		Commercial (Required = 3 spaces)				Total
	Hourly Demand		Visitor Hourly Demand		Employee Hourly Demand		
	(%)	(Spaces)	(%)	(Spaces)	(%)	(Spaces)	
	Required = 17 spaces (Adjustment = 6 fewer spaces) Adjusted Req = 11 spaces		Visitor Req. = 2 spaces		Employ Req = 1 spaces		
6 AM	95%	11	0%	0	0%	0	11
7 AM	80%	9	0%	0	0%	0	9
8 AM	67%	8	15%	1	25%	1	10
9 AM	55%	7	35%	1	45%	1	10
10 AM	50%	6	60%	2	75%	1	9
11 AM	45%	5	75%	2	95%	1	9
12 PM	40%	5	100%	2	100%	1	9
1 PM	40%	5	100%	2	100%	1	9
2 PM	40%	5	95%	2	100%	1	9
3 PM	40%	5	85%	2	100%	1	9
4 PM	45%	5	85%	2	100%	1	9
5 PM	50%	6	85%	2	100%	1	10
6 PM	60%	7	90%	2	100%	1	11
7 PM	70%	8	80%	2	100%	1	12
8 PM	80%	9	65%	2	90%	1	12
9 PM	85%	10	45%	1	60%	1	12
10 PM	95%	11	0%	0	0%	0	11
11 PM	97%	11	0%	0	0%	0	11
12 AM	100%	11	0%	0	0%	0	11

Note(s):

- (1) Hourly distributions obtained from the Urban Land Institute (ULI) "Shared Parking" 3rd Edition.
- (2) A residential adjustment of 6 fewer spaces than Code parking was applied as a baseline condition to account for anticipated reduced auto ownership, availability of a shuttle, unbundled parking, and access to pedestrian/bicycle facilities.
- (3) ULI's hourly percent distribution for a typical retail use was utilized for the commercial use and broken down by visitors (customers) and employees.
- (4) The published ULI hourly percent distributions for the commercial use were adjusted to 0% before 8 AM and after 9 PM when anticipating the commercial uses future operating hours.

ON-STREET PARKING

This project proposes to provide a new sidewalk along its SH 291 frontage that would allow for two (2) additional parallel on-street parking spaces. As mentioned above, if a shared driveway or a modified right angle corner street intersection is achieved, the parallel parking could be increased to three (3) spaces. This segment of highway frontage currently has little to no demand for on—street parking. For all intents and purposes, this project would likely provide the only parking demand for those spaces. The property across the street has far more parking available that it ever uses and is more convenient than the proposed on-street parking spaces. Although not counted to meet the site's parking requirements, in effect the on-street parking would serve

WELLS + ASSOCIATES

MEMORANDUM

as additional project parking that further supports the requested parking reduction (see Exhibits A and B). Third Street, which is primarily residential in the block to the east, has little to no on-street parking demand as seen in the below photo taken on a Sunday afternoon when people are most likely to be home. Though unlikely needed, it would be available for any small overflow parking needs that may occur.



Note: Third Street on Sunday evening, December 6, 2020.

CONCLUSIONS

Given the nature of the project and the wide variety of alternatives listed above that would either reduce or mitigate the number of on-site parking spaces required by the Zoning Ordinance, it is reasonable to conclude that the project as proposed can function adequately with proper management. There would be on-site management that would address any issue that may arise and enforce solutions. This project strikes a good balance between land use and parking needs. It is this balance that further supports affordable housing and is more environmentally sound by taking advantage of underutilized on-street parking spaces that otherwise are underutilized. We feel confident that this project would function at a high level and be a positive prototype for other future developments.

Table 1
Adaptive Housing Project: Salida, Colorado
Trip Generation Analysis (1) (2) (3)

ITE Land Use	Land Use Code	Amount	Units	Weekday			Weekday			Weekday Average Daily Trips
				AM Peak Hour	PM Peak Hour	Total	In	Out	Total	
Multifamily Housing (Low-Rise) 1-2 Stories	220	17	DU	2	7	9	8	5	13	88
		<i>Trip Reduction</i>	35%	(1)	(2)	(3)	(3)	(2)	(5)	(31)
			Net New Trips	1	5	6	5	3	8	57
Small Office Building/Community Space	712	1,375	SF	2	1	3	1	3	4	22
		<i>Trip Reduction</i>	35%	(1)	0	(1)	0	(1)	(1)	(8)
			Net New Trips	1	1	2	1	2	3	14
Total				2	6	8	6	5	11	71

Note(s):

- (1) Trip generation based on the Institute of Transportation Engineers' Trip Generation, 10th Edition.
- (2) GFA = Square Feet of Gross Floor Area, DU = Dwelling Unit
- (3) A 35% trip reduction is assumed to account for the affordable housing character of the development and bike friendly nature of the community where residents may not own a vehicle. The site is supported by a parking reduction that reflects the intended non-auto users.

State Highway 291

W 3rd Street

Bldg. 4

Bldg. 3

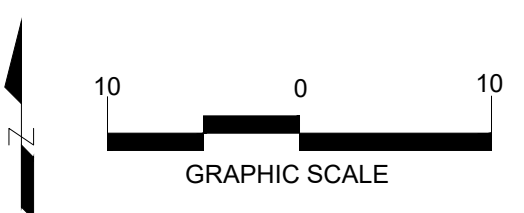
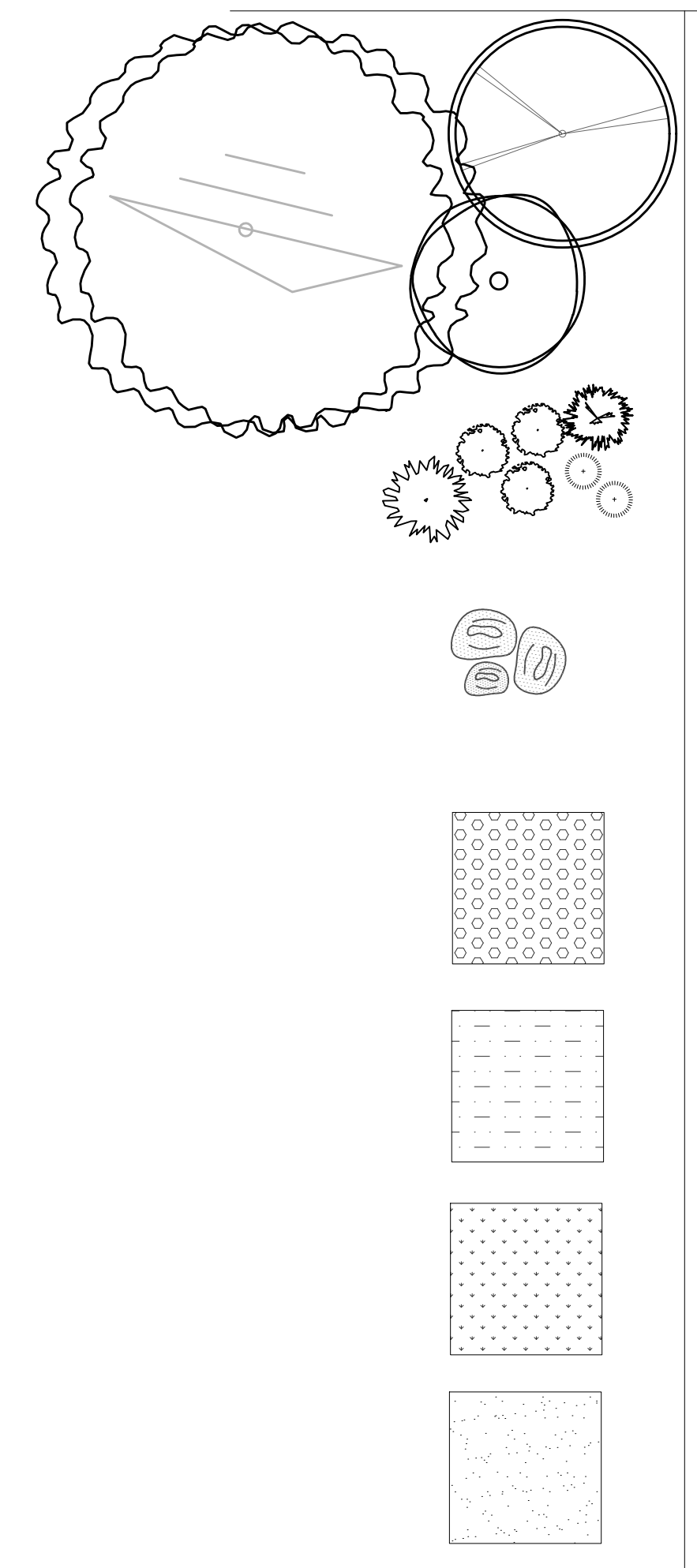
Bldg. 1

Bldg. 2

Jane's Place Conceptual Plant Schedule						
Key	Botanical Name	Common Name	Size	Root	Spacing	Cultivars
Deciduous Trees						
AN	Acer negundo 'Sensation'	Sensation Box Elder	2"	B&B	As Shown	'Sensation'
CA	Crataegus ambigua	Russian Hawthorn	2"	B&B	As Shown	
GT	Gleditsia triacanthos	Common Honeylocust	2"	B&B	As Shown	'Shademaster', 'Skyline'
MR	Malus x 'Radiant'	Radiant Crabapple	2"	Cont.	As Shown	'Radiant'
PN	Prunus cerasifera 'Newport'	Newport Plum	2"	Cont.	As Shown	'Newport'
ST	Sorbus x thuringiaca	Oakleaf Mountain Ash	2"	B&B	As Shown	
TC	Tilia cordata	Littleleaf Linden	2"	B&B	As Shown	'Greenspire'
Evergreen Shrubs						
Jp	Juniperus x pfitzeriana 'Monsan'	Sea of Gold Juniper	3 gal.	Cont.	As Shown	
Ma	Mahonia aquifolium	Oregon Grape	5 gal.	Cont.	As Shown	
Deciduous Shrubs						
Bt	Berberis thunbergii	Japanese Barberry	5 gal.	Cont.	As Shown	'Rose Glow'
Cb	Caryopteris x clandonensis	Blue Mist Spirea	5 gal.	Cont.	As Shown	'Dark Knight'
Ch	Chamaebatiaria millefolium	Fernbush	5 gal.	Cont.	As Shown	
Ca	Cotoneaster apiculatus	Cranberry Cotoneaster	3 gal.	Cont.	As Shown	'Tom Thumb'
Fp	Fallugia paradoxa	Apache Plume	5 gal.	Cont.	As Shown	
Pl	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	5 gal.	Cont.	As Shown	'Cheyenne'
Pg	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 gal.	Cont.	As Shown	'Goldfinger'
Sa	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal.	Cont.	As Shown	'Anthony Waterer'
Ornamental Grasses						
ca	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Cont.	As Shown	'Karl Foerster'
bg	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	1 gal.	Cont.	As Shown	'Blonde Ambition'
Seed Mixes						
1	Pinon Juniper Meadow Mix					
As supplied by Western Native Seeds, Coaldale, CO, 719-942-3935						

City of Salida - Landscape Design Guidelines	
Landscape Area Calculations - C1 Zoning	
Total Project Area	19812 SF
Minimum Required Landscaped Area (10%)	1981 SF
Total Landscaped Area / Open Space Provided: 23%	4455 SF
Trees Required Per Landscaped Area	Provided:
1 Tree Required per 300 SF (1981/300=7 Trees)	20 Trees
Parking Lots	
Minimum Required Landscaping (6 plants per 15 spaces, 1 tree)	Provided:
12 Spaces: 1 tree, 5 shrubs	5
Trees (included in above total)	5
Shrubs	18

Legend



Sheet Title: Concept Plan
Scale: 1" = 10'-0"
Date: 3/25/2021
Drawn By: EWB
File: 21.01 L Working.dwg
Job Number: 21.02

● Preliminary Drawing - Not For Construction.
○ Bid Set
○ For Construction
○ As Built

Revisions	By:
Date:	

Overall Landscape Concept Plan

Jane's Place

H 291 / W 3rd Street Salida, CO 81201

Mountain Aspect
Landscape Architecture, LLC
1291 W 3rd Street Suite 3
Salida, CO 81201
719-842-2162
www.mountainaspect.com

SHEET
L100

Water Demand Estimate and Meter Sizing Using Fixture Values

(Based on AWWA M22 Manual, Second Edition)

Date 3/25/2021
By Bill Hussey

Project **Jane's Place**

Residential, Non-Residential, M.F. Residential Multi-Family

Pressure Zone at Project 80

Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value
Toilet (tank)	4	21	84
Toilet (flush valve)	35	0	0
Urinal (wall or stall)	16	0	0
Urinal (flush valve)	35	0	0
Shower (single head)	2.5	5	12.5
Sink (lavatory)	1.5	21	31.5
Kitchen Sink	2.2	17	37.4
Utility Sink	4	1	4
Dishwasher	2	17	34
Bathtub	8	14	112
Clothes Washer	6	3	18
Hose connections (with 50 ft of hose)			
1/2 in.	5	0	0
5/8 in.	9	0	0
3/4 in.	12	2	24
Miscellaneous			
Bedpan washers	10	0	0
Drinking fountains	2	0	0
Dental units	2	0	0
Combined Fixture Value			357.4
Demand (gpm) - See Curves			39
Pressure Adjustment Factor			1
Total Adjusted demand (gpm)			39
Minimum Meter Size			1"
Service Line Velocity (fps)			5.8
Minimum Service Size (HDPE)			1.5"

Approved by: _____

calculated
user inputted

Sewer Service Sizing per UPC

bldg 1	bldg 2	bldg 3	bldg 4	upc dfu	upc dfu total
4		5	8	4	84
					0
					0
					0
	4	1		2	10
	4	5	8	4	21
	4	3	8	2	34
	1			2	2
	4	3	8	2	34
		4	8	2	28
3				3	9
					0
					0
			1	1	0
					0

222
6" sewer service at 1% ok up to 700 dfu

MARCH 25, 2021



DRAINAGE REPORT
JANE'S PLACE

BILL HUSSEY, PE
Crabtree Group Inc.
Salida, Colorado
Project #21005



719.539.1675
719.221.1799

325 D Street, P.O. Box 924, Salida, CO 81201
422 Main Street Ventura, CA 93001

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2	Existing Conditions.....	1
3	Soils.....	1
4	Precipitation	1
5	Runoff Analysis	1
6	Conclusion	2

1 INTRODUCTION

Jane's Place is a proposed development in the City of Salida, at the southwest corner of Highway 291 and 3rd Street. Improvements to the site will include asphalt parking lot, concrete sidewalk, and four buildings.

2 EXISTING CONDITIONS

The subject site contains deteriorating asphalt and sparse vegetation. Existing stormwater flow on site consists of sheet flow from southwest to northeast. There is no evidence of significant off-site generated stormwater runoff entering the site. Existing stormwater outfall to the site is to Highway 291, which slopes downhill to the east.

3 SOILS

Information for the on-site soils was obtained from the USDA Web Soil Survey (U.S. Department of Agriculture, n.d.). The soils consist of Dominson gravelly sandy loam, which is assigned to Hydrologic Soils Group A. Web Soil Survey data is included in Appendix A.

4 PRECIPITATION

Precipitation amounts for the Design Storms was obtained from the NOAA precipitation frequency estimates for the subject area. The Design Storms utilized in the analysis are summarized in 1 below.

TABLE 1

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.89
25	2.26
50	2.55
100	2.85

5 RUNOFF ANALYSIS

The runoff Analysis was performed utilizing the methods described in the Natural Resources Conservation Service (NRCS) Technical Release #55 (TR-55), with a Type II storm distribution. Predevelopment peak site runoff for the 25-year, 24 hour is 0.32 cfs. Postdevelopment peak site runoff for the 25-year, 24 hour storm is 0.76 cfs.

Therefore, per TR-55 Figure 6-1, a minimum of 720 cubic feet of stormwater detention is needed to mitigate the additional runoff caused by development of the site. Surface detention will be provided per the civil engineering plans.

TR-55 calculations are included in Appendix C

6 CONCLUSION

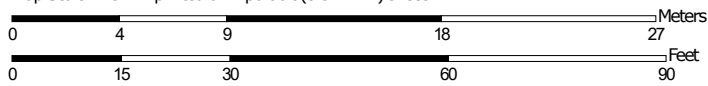
The development of the site is expected to increase the on-site generated stormwater flows after completion of construction. To mitigate this impact, a minimum of 720 cubic feet of on-site stormwater detention is incorporated in the site plan. Incorporation of the stormwater storage into the site design will mitigate the impact of the development to the stormwater flows in the area.

APPENDIX A: SOILS REPORT

Soil Map—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Map Scale: 1:317 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
Survey Area Data: Version 13, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	0.4	100.0%
Totals for Area of Interest		0.4	100.0%

APPENDIX B: NOAA PRECIPITATION ESTIMATES



NOAA Atlas 14, Volume 8, Version 2
Location name: Salida, Colorado, USA*
Latitude: 38.5395°, Longitude: -105.9994°
Elevation: 7085.8 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aeriels](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.174 (0.137-0.227)	0.207 (0.163-0.270)	0.277 (0.217-0.362)	0.350 (0.272-0.460)	0.472 (0.365-0.674)	0.584 (0.435-0.837)	0.711 (0.510-1.04)	0.855 (0.586-1.29)	1.07 (0.703-1.66)	1.25 (0.791-1.94)
10-min	0.255 (0.200-0.332)	0.304 (0.238-0.395)	0.406 (0.317-0.530)	0.513 (0.398-0.673)	0.692 (0.534-0.987)	0.855 (0.637-1.23)	1.04 (0.746-1.53)	1.25 (0.859-1.89)	1.57 (1.03-2.43)	1.83 (1.16-2.84)
15-min	0.311 (0.244-0.405)	0.370 (0.291-0.482)	0.495 (0.387-0.647)	0.625 (0.486-0.821)	0.844 (0.652-1.20)	1.04 (0.777-1.49)	1.27 (0.910-1.87)	1.53 (1.05-2.31)	1.91 (1.25-2.96)	2.23 (1.41-3.46)
30-min	0.394 (0.309-0.512)	0.494 (0.388-0.643)	0.685 (0.535-0.894)	0.867 (0.673-1.14)	1.15 (0.881-1.62)	1.40 (1.04-1.99)	1.68 (1.20-2.44)	1.98 (1.35-2.97)	2.42 (1.58-3.73)	2.78 (1.76-4.31)
60-min	0.458 (0.359-0.595)	0.600 (0.471-0.781)	0.851 (0.665-1.11)	1.08 (0.836-1.41)	1.41 (1.07-1.96)	1.69 (1.24-2.37)	1.98 (1.41-2.87)	2.30 (1.56-3.43)	2.75 (1.79-4.22)	3.11 (1.97-4.82)
2-hr	0.522 (0.415-0.669)	0.706 (0.561-0.906)	1.02 (0.805-1.31)	1.29 (1.01-1.66)	1.67 (1.27-2.26)	1.98 (1.47-2.72)	2.29 (1.64-3.24)	2.62 (1.80-3.83)	3.08 (2.03-4.63)	3.43 (2.20-5.24)
3-hr	0.572 (0.458-0.728)	0.765 (0.612-0.974)	1.09 (0.867-1.39)	1.36 (1.08-1.75)	1.75 (1.34-2.35)	2.06 (1.54-2.81)	2.38 (1.72-3.33)	2.71 (1.87-3.91)	3.16 (2.09-4.70)	3.50 (2.26-5.30)
6-hr	0.713 (0.579-0.895)	0.903 (0.732-1.14)	1.22 (0.987-1.54)	1.49 (1.20-1.89)	1.88 (1.46-2.48)	2.19 (1.65-2.93)	2.50 (1.83-3.45)	2.83 (1.98-4.01)	3.27 (2.19-4.79)	3.61 (2.36-5.38)
12-hr	0.928 (0.763-1.15)	1.11 (0.907-1.37)	1.40 (1.15-1.75)	1.66 (1.35-2.08)	2.03 (1.60-2.64)	2.32 (1.78-3.07)	2.63 (1.95-3.57)	2.95 (2.09-4.12)	3.38 (2.30-4.88)	3.72 (2.46-5.45)
24-hr	1.16 (0.966-1.42)	1.34 (1.11-1.63)	1.64 (1.36-2.01)	1.89 (1.56-2.33)	2.26 (1.80-2.89)	2.55 (1.98-3.31)	2.85 (2.14-3.80)	3.16 (2.27-4.35)	3.59 (2.47-5.09)	3.92 (2.63-5.65)
2-day	1.35 (1.14-1.63)	1.57 (1.32-1.89)	1.92 (1.61-2.31)	2.21 (1.84-2.68)	2.61 (2.10-3.27)	2.92 (2.29-3.72)	3.23 (2.45-4.22)	3.54 (2.57-4.78)	3.96 (2.76-5.50)	4.27 (2.90-6.05)
3-day	1.46 (1.24-1.74)	1.70 (1.44-2.03)	2.09 (1.77-2.50)	2.41 (2.02-2.89)	2.84 (2.30-3.53)	3.18 (2.51-4.01)	3.51 (2.68-4.55)	3.84 (2.81-5.13)	4.28 (3.01-5.90)	4.61 (3.16-6.47)
4-day	1.55 (1.33-1.84)	1.80 (1.54-2.14)	2.21 (1.88-2.63)	2.54 (2.15-3.04)	3.00 (2.44-3.70)	3.35 (2.67-4.20)	3.70 (2.84-4.77)	4.06 (2.98-5.38)	4.52 (3.19-6.18)	4.87 (3.35-6.78)
7-day	1.77 (1.53-2.07)	2.03 (1.75-2.38)	2.46 (2.12-2.89)	2.82 (2.41-3.33)	3.31 (2.73-4.03)	3.68 (2.97-4.56)	4.06 (3.16-5.16)	4.44 (3.31-5.82)	4.95 (3.54-6.68)	5.34 (3.71-7.33)
10-day	1.97 (1.71-2.29)	2.25 (1.95-2.62)	2.70 (2.34-3.15)	3.08 (2.65-3.61)	3.60 (2.99-4.35)	4.00 (3.25-4.92)	4.41 (3.45-5.55)	4.81 (3.61-6.25)	5.35 (3.85-7.16)	5.76 (4.04-7.85)
20-day	2.55 (2.25-2.92)	2.92 (2.57-3.34)	3.51 (3.08-4.03)	3.99 (3.48-4.60)	4.64 (3.90-5.50)	5.13 (4.21-6.18)	5.61 (4.44-6.93)	6.08 (4.61-7.74)	6.70 (4.88-8.79)	7.16 (5.08-9.57)
30-day	3.03 (2.69-3.43)	3.47 (3.09-3.94)	4.18 (3.70-4.75)	4.74 (4.17-5.42)	5.49 (4.64-6.43)	6.04 (4.99-7.19)	6.57 (5.24-8.03)	7.09 (5.41-8.91)	7.74 (5.67-10.0)	8.20 (5.87-10.9)
45-day	3.62 (3.25-4.07)	4.15 (3.72-4.67)	4.98 (4.44-5.61)	5.63 (4.99-6.38)	6.47 (5.51-7.49)	7.08 (5.90-8.34)	7.65 (6.15-9.24)	8.20 (6.30-10.2)	8.86 (6.54-11.3)	9.31 (6.72-12.2)
60-day	4.11 (3.71-4.59)	4.70 (4.24-5.26)	5.62 (5.05-6.30)	6.33 (5.65-7.13)	7.24 (6.19-8.30)	7.88 (6.59-9.19)	8.47 (6.84-10.1)	9.01 (6.97-11.1)	9.66 (7.17-12.2)	10.1 (7.32-13.1)

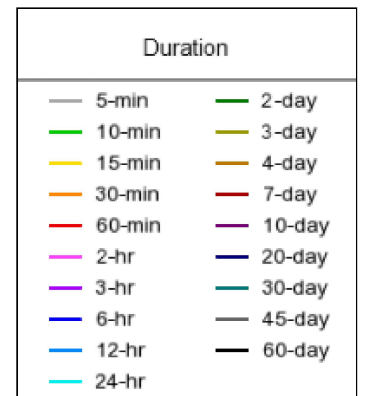
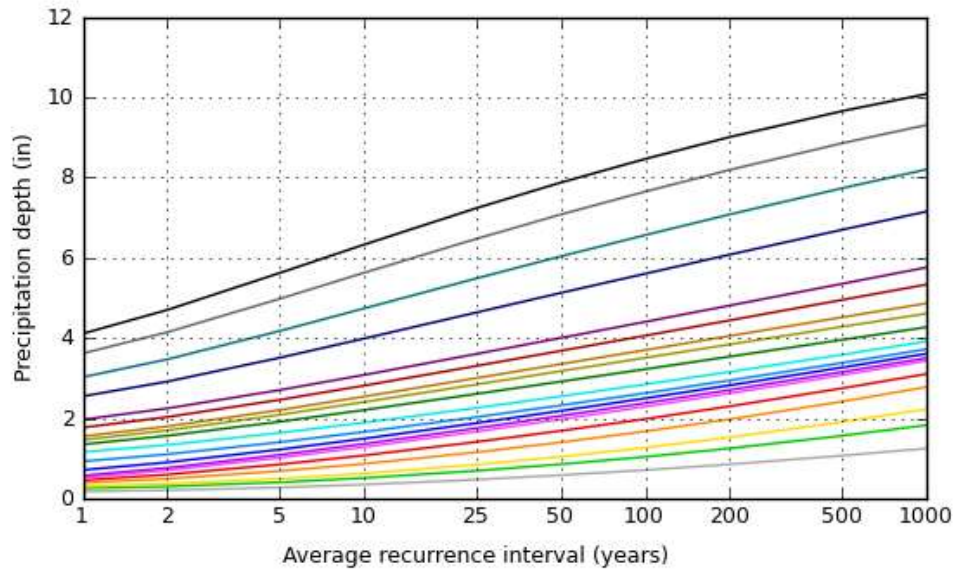
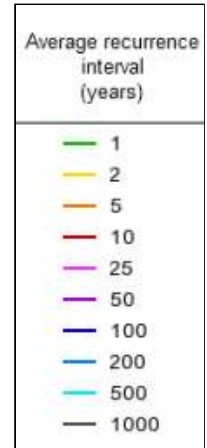
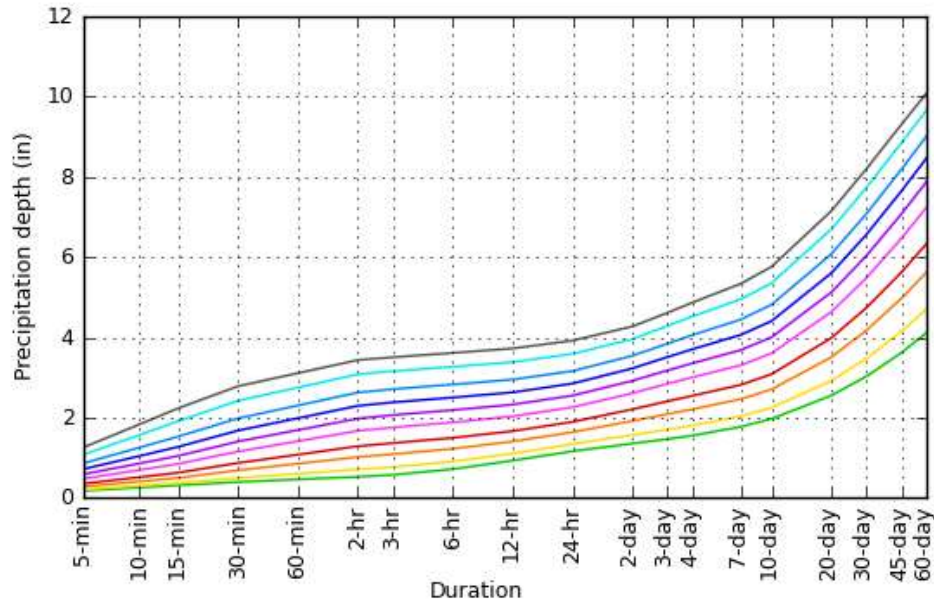
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves

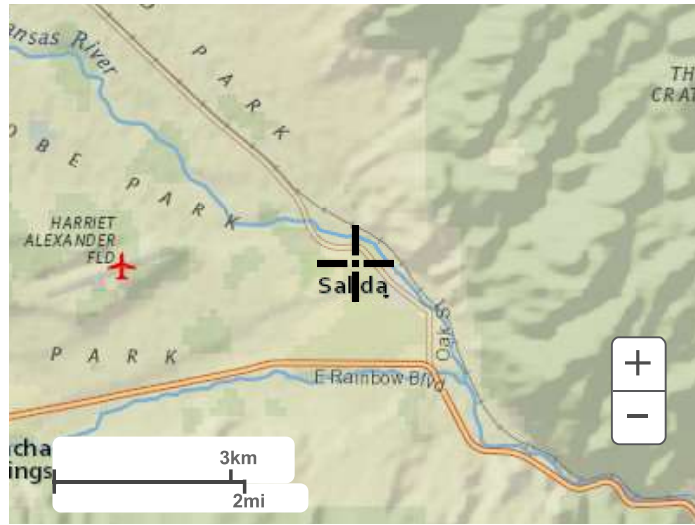
Latitude: 38.5395°, Longitude: -105.9994°



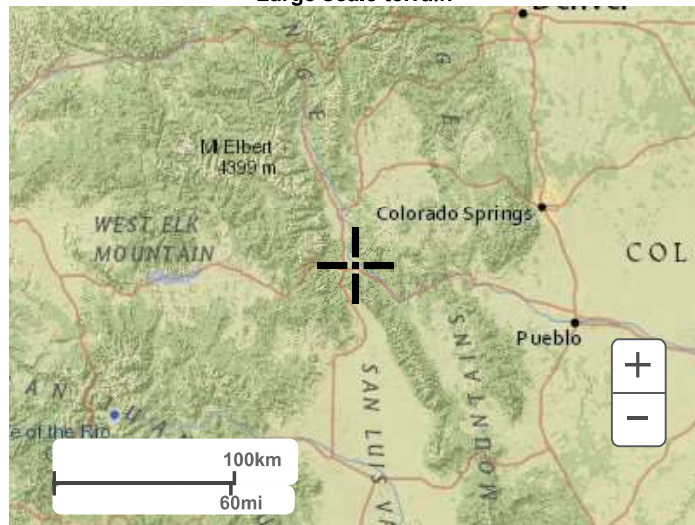
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Maps & aerials

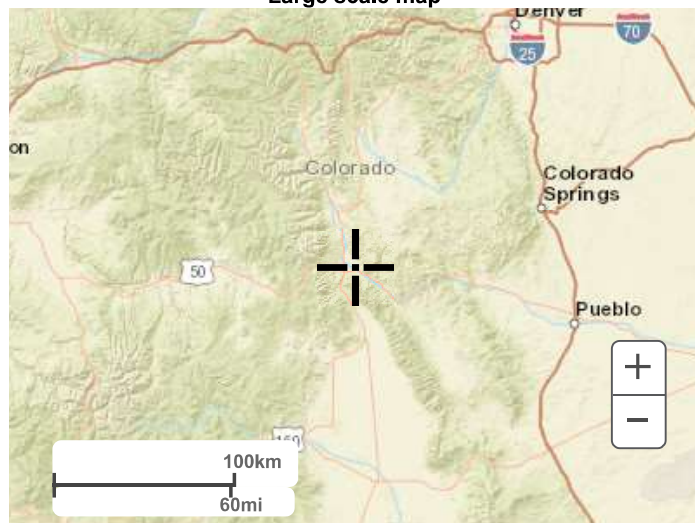
Small scale terrain



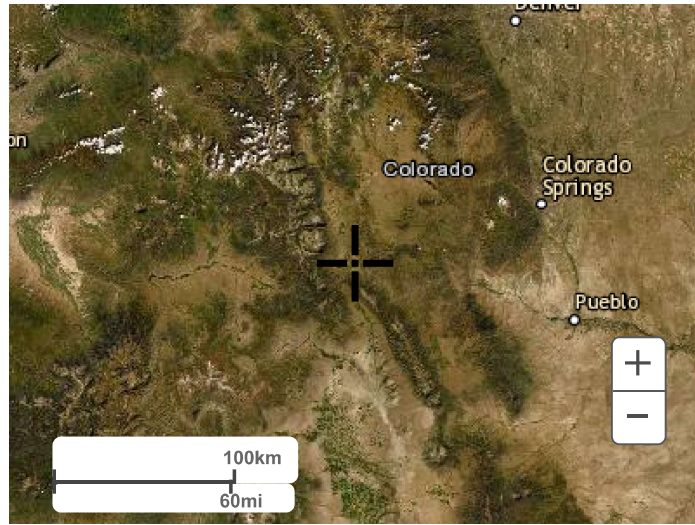
Large scale terrain



Large scale map



Large scale aerial



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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

APPENDIX C: HYDROLOGIC ANALYSIS

POST-DEVELOPMENT RUNOFF CALCULATIONS

Post-Developed Curve Number

Land Use Description	HSG	Curve No.	Area (acres)	Area (%)
Natural Desert Landscaping	A	63	0.09	20%
Impervious	A	98	0.36	80%
Totals			0.45	100%

Weighted Curve Number 91

Time to Concentration

Sheet Flow

Surface Cover	Length (ft)	Slope (^{ft} / _{ft})	Manning's n	T _t (hrs)
Range (natural)	100	0.020	0.130	0.225

Shallow Flow

Surface Cover	Length (ft)	Slope (^{ft} / _{ft})	Velocity Coefficient	T _t (hrs)

Channel Flow

Length (ft.)	Slope (^{ft} / _{ft})	n-Value	Flow Area (ft ²)	Wetted Perimeter (ft)	Tt (hrs)

Total Travel Time (hrs) 0.225

Peak Discharge

Storm	2-yr	10-yr	25-yr	50-yr	100-yr
24-hr Precipitation (P)	1.34	1.89	2.26	2.55	2.85
Initial Abstraction (I _a)	0.198	0.198	0.198	0.198	0.198
I _a /P	0.148	0.105	0.088	0.078	0.069
Unit Peak Discharge (q _u)	729	760	773	780	786
Runoff (Q)	0.61	1.07	1.39	1.66	1.93
Peak Discharge (q_p)	0.314	0.571	0.757	0.908	1.068

MINIMUM DETENTION CALCULATIONS

1. Data:

Drainage area $A_m = 0.0007$ mi.²
 Rainfall distribution II

1st Stage	2nd Stage
-----------	-----------

2. Frequency yr

25	100
----	-----

3. Peak Inflow

discharge q_i cfs

0.757	1.068
-------	-------

(from Post-Developed worksheet)

4. Peak outflow

discharge q_p cfs

0.316	0.526
-------	-------

(from Pre-Developed worksheet)

5. Compute q_p/q_i

0.42	0.49
------	------

6. V_s/V_r

0.31	0.28
------	------

$(V_s/V_r = C_0 + C_1(q_p/q_i) + C_2(q_p/q_i)^2 + C_3(q_p/q_i)^3)$

7. Runoff, Q

1.39	1.93
------	------

(from Post-Developed worksheet)

8. Runoff Vol. V_r cu-ft

2,281	3,162
-------	-------

$(V_r = QA_m 53.33)$

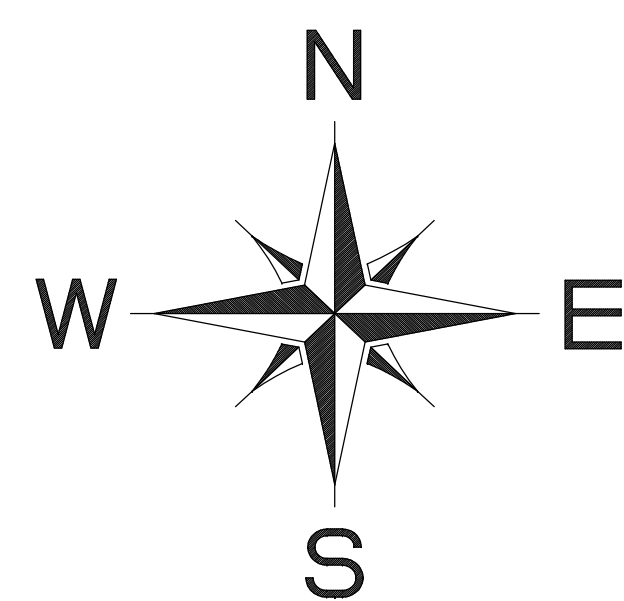
9. Storage vol, V_s cu-ft

712	884
-----	-----

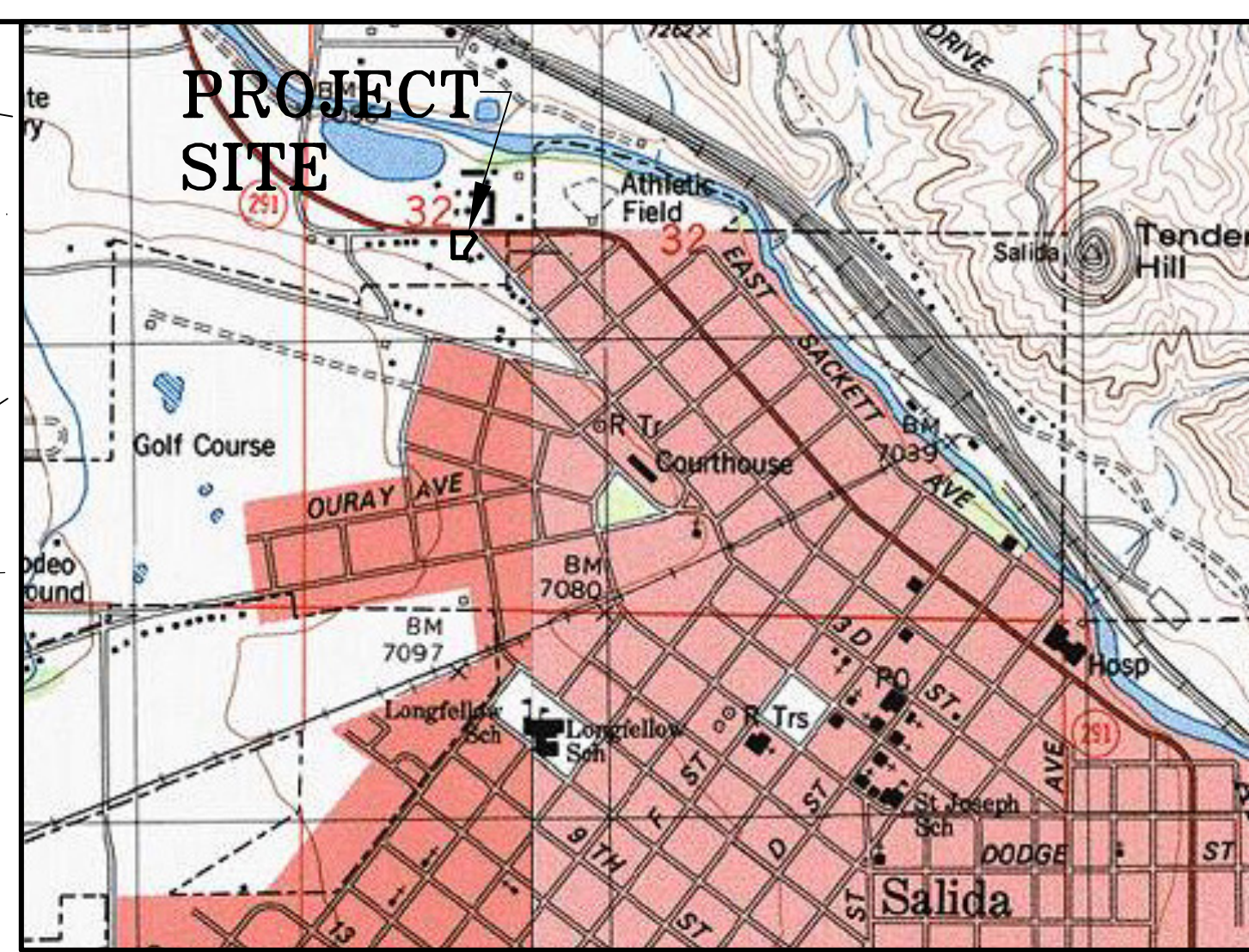
10. Maximum storage E_{max}

--	--

(from plot)



SCALE
1" = 10'



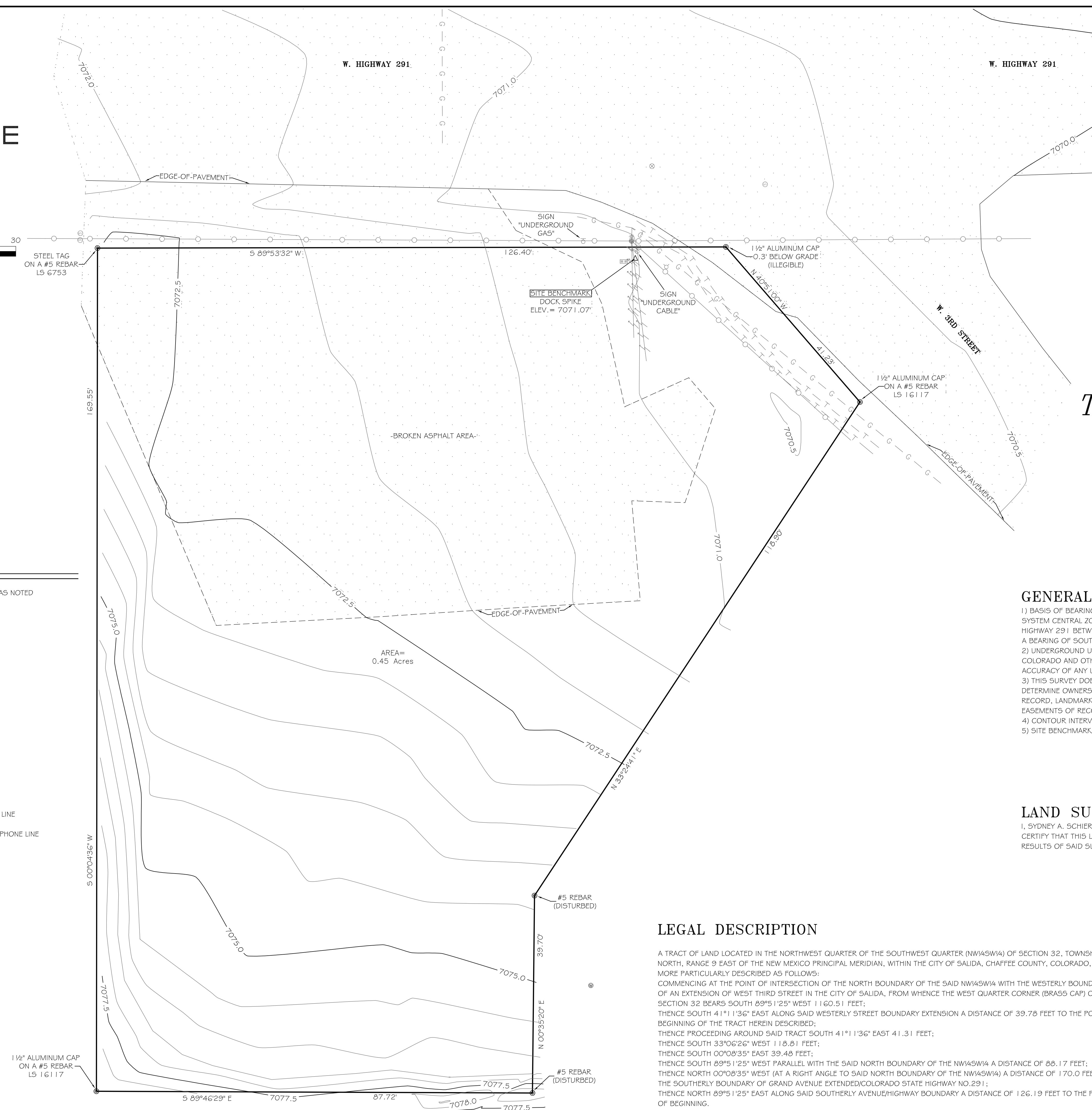
VICINITY MAP
NOT TO SCALE

TOPOGRAPHIC SURVEY

HIGHWAY 291
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ WATER VALVE
- ⊙ WATER METER
- POWER POLE
- ⊕ SIGN
- ⊕ FIRE HYDRANT
- * LIGHT POLE
- ⊕ SEWER MAN HOLE
- ⊕ UTILITY BOX
- WELL
- OVERHEAD UTILITY
- G — UNDERGROUND GAS LINE
- T - T - UNDERGROUND TELEPHONE LINE
- /// GUY WIRE



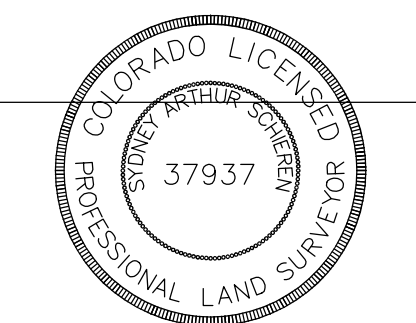
GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTHERN RIGHT-OF-WAY OF W. HIGHWAY 291 BETWEEN A STEEL TAG STAMPED "LS 6753" AND A 1 1/2" ALUMINUM CAP (ILLEGIBLE) HAVING A BEARING OF SOUTH 89°53'32" WEST.
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK SURVEYING AND MAPPING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, LANDMARK SURVEYING AND MAPPING RELIED UPON DOCUMENTS PROVIDED BY THE CLIENT. EASEMENTS OF RECORD WERE NOT SHOWN PER CLIENTS REQUEST.
- 4) CONTOUR INTERVAL = 0.5'
- 5) SITE BENCHMARK IS A DOCK SPIKE SET WITH AN ELEVATION OF 7071.07'

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF THE SAID NW1/4SW1/4 WITH THE WESTERLY BOUNDARY OF AN EXTENSION OF WEST THIRD STREET IN THE CITY OF SALIDA, FROM WHENCE THE WEST QUARTER CORNER (BRASS CAP) OF SAID SECTION 32 BEARS SOUTH 89°51'25" WEST 1160.51 FEET;

THENCE SOUTH 41°11'36" EAST ALONG SAID WESTERLY STREET BOUNDARY EXTENSION A DISTANCE OF 39.78 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE PROCEEDING AROUND SAID TRACT SOUTH 41°11'36" EAST 41.31 FEET;

THENCE SOUTH 33°06'26" WEST 118.81 FEET;

THENCE SOUTH 00°08'35" EAST 39.48 FEET;

THENCE SOUTH 89°51'25" WEST PARALLEL WITH THE SAID NORTH BOUNDARY OF THE NW1/4SW1/4 A DISTANCE OF 88.17 FEET;

THENCE NORTH 00°08'35" WEST (AT A RIGHT ANGLE TO SAID NORTH BOUNDARY OF THE NW1/4SW1/4) A DISTANCE OF 170.0 FEET TO THE SOUTHERLY BOUNDARY OF GRAND AVENUE EXTENDED/COLORADO STATE HIGHWAY NO.291;

THENCE NORTH 89°51'25" EAST ALONG SAID SOUTHERLY AVENUE/HIGHWAY BOUNDARY A DISTANCE OF 126.19 FEET TO THE POINT OF BEGINNING.

REVISED:
JOB # 20192
DATE: DECEMBER 3, 2020
SHEET 1 OF 1

TOPOGRAPHIC SURVEY

HIGHWAY 291
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

LANDMARK
SURVEYING & MAPPING

P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

through the GoToWebinar application via the following direct link: <https://register.gotowebinar.com/r/1909092342220683277>. Additionally, depending on which "Tier" of its COVID-19 Action Plan the City of Salida is in on April 26th, 2021, based upon Public Health Department guidance, the hearing may also take place in person in the City Council Chambers, 448 East 1st Street, Salida, Colorado. The hearing concerns an application for a Planned Development known as "Jane's Place" located on a .46 ac parcel at the southwest corner of Highway 291 and W. 3rd Street. The lot is currently zoned Commercial (C-1) and legally known as a Tract in the NW ¼ SW ¼ of Section 32 T50N R9E of the N.M.P.M., Chaffee County, Colorado. The application has been submitted by the Chaffee County Community Foundation.

The general purpose of the hearing is to review and consider the applicant's proposal for a four-building, 17-unit "community housing" development with a variety of dwelling types, a coffee shop, community meeting room, and administrative offices, plus other amenities. Any recommendation by the Planning Commission for the Planned Development shall be forwarded to the City Council for review and a public hearing, currently scheduled for June 1st, 2021, at or about the hour of 6:00 p.m., to be conducted remotely through the GoToWebinar application via the following direct link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Additionally, depending on which "Tier" of its COVID-19 Action Plan the City of Salida is in on June 1st, 2021, based upon Public Health Department guidance, the hearing may also take place in person in the City Council Chambers, 448 East 1st Street, Salida, Colorado.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department, (719) 530-2634. Public comment can be submitted via mail to the City of Salida at the address above (attn: Community Development Department) or via email at publiccomment@cityofsalida.com until 12:00PM the days of the hearings.

*Please note that it is inappropriate to personally contact individual Planning Commissioners or City Councilors outside of the public hearings while an application is pending. Such contact is considered ex-parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meetings via the above GoToWebinar link so your comments can be made part of the record. To review the City's social distancing policy and other regulations, please visit: <https://cityofsalida.com/administration/page/covid-19-information>
Published in The Mountain Mail April 9, 2021

or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex-parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail April 9, 2021

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE
THE PLANNING COMMISSION AND
CITY COUNCIL FOR THE CITY OF
SALIDA CONCERNING A MAJOR IMPACT
REVIEW APPLICATION FOR A PLANNED
DEVELOPMENT**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE** that on April 26th, 2021, at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission remotely



3/8/2021

City of Salida Planning & Zoning Commission and Salida City Council members,

Please accept this letter in support of the Chaffee County Community Foundation and Chaffee County Housing Office workforce housing planned development in Salida.

The cost of housing in Chaffee County has increased so rapidly that many of our future students, neighbors and friends, essential workers in our businesses, and seasonal workers supporting our industries, are unable to afford to live here. The proposed planned development at the corner of 3rd Street and Colorado Highway 291 will provide much needed housing for current and future Chaffee County residents, offer our businesses secure housing as a tool for recruiting new talent, and provide seasonal housing opportunities for employees of the education, rafting, skiing, and public land management industries.

As Colorado Mountain College expands in Salida and Poncha Springs, the college expects to bring on additional employees and attract students to the area and a focus on housing for these individuals will be necessary. The college hopes to build on the success of efforts like this one and fully supports the project.

The college is pleased to see this type of community-based development occurring in Salida and it fully supports the work of the Chaffee County Community Foundation and the Chaffee County Housing office to increase the vibrancy of the community and local economy.

Sincerely,

Rachel Pokrandt
Vice President and Campus Dean, Leadville and Chaffee County Campuses



GO GREEN! RIDE THE SHUTTLE!

A Division of Neighbor to Neighbor Volunteers

City of Salida Planning & Zoning Commission and
Salida City Council Members

Dear Planners and Council Members:

Neighbor to Neighbor dba The Chaffee Shuttle understands the need for low-cost housing in Salida. Not only is flexible and affordable housing sorely needed to sustain our amazing community, I am very pleased the development and design team for Jane's Place has thoughtfully acted on my advocacy to include a proposed shuttle stop and ample covered bike parking in their site plan. This demonstrates their commitment to truly listening to input, as well as investing in multi-modal transportation for the community and project residents.

As Executive Director of Chaffee Shuttle, I am constantly on the search for opportunities to design and install multi-modal transportation infrastructure. As we work to build permanent routes to serve the Salida and Chaffee community, having a shuttle stop at Jane's Place will be an important milestone. In addition, it is crucial to achieving the Council's vision of a vibrant, walkable, and sustainable City of Salida.

Not only is Jane's Place commitment to multi-modal transportation admirable, the development itself represents a crucial link in our housing and nonprofit community. Investing in Americorps volunteer housing will build nonprofit capacity throughout the county. In addition, having additional nonprofit drop-in working space and meeting space will be of great benefit to Chaffee Shuttle and the numerous other organizations working in and for this community.

The community has made a commitment to helping facilitate affordable housing, and this development presents exactly the type of project we need to encourage.

Regards,

Sincerely,

Hank Martin MA LPC
Executive Director
Neighbor to Neighbor/The Chaffee Shuttle
hank@chaffeeshuttle.com

Alpine Achievers Initiative

Megan Strauss – Executive Director

PO Box 399 Saguache, CO 81149

(719) 221-9480

May 3, 2021

Dear Council Members:

I am writing to voice my strong support for the housing and nonprofit development Jane's Place. The flexible and affordable housing is sorely needed to sustain our amazing community. In addition, I am very pleased the development and design team thoughtfully acted on my advocacy to include dedicated AmeriCorps member housing in their building plans. This demonstrates their commitment to truly listening to input, as well as investing in the capacity of our local nonprofits through ensuring access to housing for these much-needed service-oriented community members.

As Executive Director of Alpine Achievers, part of my mission is to help identify, recruit, and place AmeriCorps members with local nonprofits. AmeriCorps members commit to a year of service and live in extremely meager stipends (about \$1,200 a month that needs to cover all living expenses, including housing). While Chaffee nonprofits have been able to attract between 5 and 8 volunteers annually, more could be recruited if housing were available within their price range. Having a 5-bedroom unit reserved for these members at Jane's Place will be a boon to our recruitment efforts and I hope it will result in additional support in Chaffee which means additional staff capacity for our organizations!

Not only is Jane's Place commitment to AmeriCorps members admirable, the development itself represents a crucial link in our housing and nonprofit community. Investing in drop-in and shared working/meeting space for local organizations will build nonprofit capacity throughout the county.

Thus, I want to encourage you to approve and expedite this development. The need is great. The community has expressed a commitment to helping facilitate affordable housing, and this development presents exactly the type of project we need to encourage.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read 'Megan Strauss', with a stylized, flowing script.

Megan Strauss
Executive Director
Alpine Achievers Initiative

GREAT FUTURES START HERE.



Boys & Girls Clubs
Of Chaffee County
Salida Branch
P.O. Box 1430
Salida, CO 81201
Tel 719-539-9500

Boys & Girls Clubs of
Buena Vista Branch
P.O. Box 5148
Buena Vista, CO 81211

Dear Council Members:

I write today to express enthusiastic support for the housing and nonprofit development Jane's Place. There is no greater need in Chaffee County than flexible and affordable housing. I greatly appreciate the design and development team's interest in considering the needs of AmeriCorps members in their building plans. This demonstrates their commitment to listening to input, as well as investing in the capacity of our local nonprofits.

As Executive Director of the Boys & Girls Club of Chaffee County, we rely heavily on the AmeriCorps volunteer program to provide high quality staff at a cost that fits within our budget. We strive every year to reach more youth, more often, especially those that need us most. Our AmeriCorps members bring skills, commitment and engagement, changing the trajectory of hundreds of kids' lives every year. But they cannot help others if they cannot help themselves; and, like many young professionals, affordable housing is consistently their greatest hurdle. In just the past 8 years we have lost out on no fewer than 9 AmeriCorps members because they were unable to locate affordable housing.

Jane's Place represents a crucial link in our housing and nonprofit community. Investing in drop-in and shared working/meeting space for local organizations will build nonprofit capacity throughout the county. AmeriCorps housing will benefit not only the Boys & Girls Club but will in turn increase Chaffee's competitiveness in overall AmeriCorps recruitment. Working families can once again thrive in our community when housing burdens are alleviated.

As the most vital (and largest) youth development organization in Chaffee County, we appreciate the Jane's Place endeavor. Successful housing projects need everyone's support. I appreciate the challenge and admire the work of those who are working tirelessly on our county's most pressing need.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Beaulieu". The signature is stylized and cursive.

Brian Beaulieu

Executive Director

Boys & Girls Club of Chaffee County

719-539-9500

director@bgcchaffee.org

April 22nd, 2021

City of Salida Planning & Zoning Commission and
Salida City Council Members

Dear Planners and Council Members:

I am writing as an adjacent property owner to the proposed new, adaptive housing project: Jane's Place. I strongly support this development concept for multiple reasons. Principal among them is the fact that this proposal addresses the dire need for affordable housing in this ever-growing community.

I'm excited about this innovative project to help meet one of the most pressing needs in our community, and delighted that it is being proposed to honor Jane Witmer. As a family physician, I share a commitment to the health and wellbeing of this city, and the fact is, individuals and families cannot be healthy without a safe place to call home. Likewise communities cannot be healthy, resilient, and vibrant places without multiple options and styles of attainable housing.

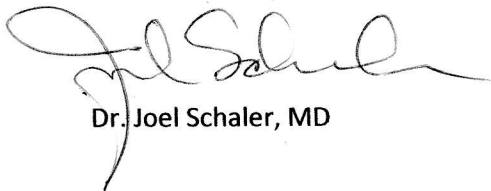
I just viewed the video describing the proposed plan for multiple, small units of affordable housing, including a dedicated residence for AmeriCorps volunteers. The project clearly addresses those in our community who have the greatest need: young adults, local service workers, temporary workers in our recreational and tourist positions, and others in real need, such as survivors of domestic violence and individuals and families in crisis.

Further, I like the thoughtful layout and proposed positive influence this development would likely have on the immediate area, where affordable housing makes a lot of sense. Developing small, affordable units close to downtown would allow foot and bicycle transportation to work places and shops. As an adjacent property owner, I know this development will lend itself to a transformation of the 3rd & 291 intersection to the benefit of all.

Thus, I want to encourage you to approve and expedite this development. The need is great. The community has made a commitment to helping facilitate affordable housing, and this development presents exactly the type of project we need to encourage.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Joel Schaler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dr. Joel Schaler, MD



THE ALLIANCE

*Empowering individuals beyond
domestic and sexual violence*

May 12, 2021

Dear Council Members:

I am writing to voice my strong support for the housing and nonprofit development Jane's Place. Not only is flexible and affordable housing sorely needed to sustain our amazing community, I am very pleased the development and design team is proactively engaging me and my team to consider not only how The Alliance could partner on providing services to Jane's Place tenants, but also how the units could be designed and used for our clients and others in crisis. This demonstrates their commitment to listening to input, and designing a project that truly serves diverse local needs.

We all know the old adage "Why doesn't she just leave?" doesn't address the enormous challenges that survivors face when trying to move beyond abuse. Imagine being someone who is experiencing domestic abuse - you want to leave, but where will you go? Suddenly, you've gone from two incomes to one and are trying to find a safe, sustainable place for you, your children, and your pets to live - all in Chaffee County's extraordinarily competitive and expensive housing market. Without housing, confronting the myriad of physical, emotional, and mental health struggles that come along with experiencing domestic and sexual violence is nearly impossible. After running into one barrier after another, going back and enduring abuse doesn't just seem like an acceptable option for survivors, it seems like the only option.

Jane's Place represents a crucial link in our housing and nonprofit community. Investing in drop-in and shared working/meeting space for local organizations will build nonprofit capacity throughout the county. Americorps housing will increase Chaffee's competitiveness in overall Americorps recruitment. Transitional housing units will ensure those in crisis, new recruits to our workforce, and seasonal workers will have a safe and affordable place to land.

Thus, I want to encourage you to approve and expedite this development. The need is great. The community has expressed a commitment to helping facilitate affordable housing, and this development presents exactly the type of project we need to encourage.

Thank you!

Sincerely,

Shelley Schreiner

Executive Director

The Alliance Against Domestic Abuse

719-539-7347

director@alliancechaffee.org



Bill Almquist <bill.almquist@cityofsalida.com>

Jane's Place - affordable housing

Barbara Tidd <slvbarb498@gmail.com>

Thu, May 27, 2021 at 5:54 PM

To: dan.shore@salidaelected.com, jane.templeton@salidaelected.com, Justin.critelli@salidaelected.com, mike.pollock@salidaelected.com, harald.kasper@salidaelected.com, alisa.pappenfort@salidaelected.com, pt.wood@salidaelected.com

Cc: bill.almquist@cityofsalida.com

Dear Salida City Council,

Thank you for the work that you do to ensure an equitable, safe and beautiful place for the Salida community to thrive.

I strongly support the development of Jane's Place and ask that this letter of support go on public record for the June 1, 2021, public hearing.

As a resident of Chaffee County, the housing crisis in Salida is dire and impacts the lives of so many. I know the City of Salida and the County have developed plans and policies to thoughtfully guide smart growth that achieves our values as a diverse, family friendly, inclusive, and affordable community, yet at this time 80% of local workers cannot find affordable housing to rent or buy. People need places to live now, and Jane's Place is one small step toward providing affordable housing. Much more affordable housing is needed immediately. In fact, it was needed years ago.

I am excited that this project will bring 17 housing units to the Salida community, designed to serve immediate local needs. Seasonal employees, new recruits to our workforce, families and individuals in crisis, and Americorps volunteers will be directly served through Jane's Place. The project supports a diverse community and is being developed with equity and inclusion up front, not as an after-thought. Jane's Place aligns with the values of the City of Salida and its citizens.

I value the community driven process adopted by our City and County officials to achieve the broader goals of our community so we can live, work, and play in a place where everyone has a fair shot at a good life which is emulated in Jane's Place.

Again, I strongly urge you to vote to move Jane's Place forward to become a reality.

Regards,

Barbara Tidd

--

719.221.8434

May my soul bloom in love for all existence. - Rudolf Steiner

Be the change you wish to see in the world. - Ghandi

Not everything that is faced can be changed, but nothing can be changed until it is faced. - James Baldwin



Bill Almquist <bill.almquist@cityofsalida.com>

Jane's Place

Chenoa King <chenobiwon@gmail.com>

To: harald.kasper@salidaelected.com

Cc: bill.almquist@cityofsalida.com

Tue, May 25, 2021 at 5:01 PM

Dear Salida City Council,

Thank you for the work that you do to ensure an equitable, safe and beautiful place for the Salida community to thrive.

I support the development of Jane's Place and ask that this letter of support go on public record for the June 1st, 2021, public hearing.

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I value the community driven process adopted by our city and county officials to achieve the broader goals of our community so we can live, work, and play in a place where everyone has a fair shot at a good life which is emulated in Jane's Place.

Sincerely,

Chenoa King

Sent from my iPhone



Bill Almquist <bill.almquist@cityofsalida.com>

Fwd: For Public Record For Jane's Place hearing June 1st,2021

Bill Almquist <bill.almquist@cityofsalida.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, May 27, 2021 at 5:56 PM

----- Forwarded message -----

From: **Michael** <kunk.lws@gmail.com>
Date: Thu, May 27, 2021 at 3:54 PM
Subject: For Public Record For Jane's Place hearing June 1st,2021
To: <Publiccomment@cityofsalida.com>

City of Salida Council Representatives

Dear Council Members,

This letter is an invitation for an opportunity to enhance our Salida community. We believe the Salida we fell in love with, and moved our family and business to 22 years ago, still exists. The welcoming, caring, and active community is still intact, though it is growing in leaps and bounds. The caring community is being called to action.

Most of us are fully aware of the housing crisis in and around Salida. I need not list all the reasons as they have been discussed again and again. Many discussions, very little progress. This is an important issue that needs to progress more quickly. Our work force is slim and diminishing continually as real estate prices continue to rise and long term rentals are becoming rare.

Janes Place is a private/public project that will offer some housing solutions for 35-50 people (a variety of people: homeless, volunteer, youth with disabilities, formerly incarcerated, seasonal employees and new workforce recruits) to attain housing at reasonable prices. It could allow the residents time to find a more permanent housing situation and/or employment. Janes Place won't come close to solving the housing problem overall, but it is definitely a step in the right direction.

My husband and I are all in on supporting the Janes Place project. We believe this project can be an inspiration to other entities to step up and take on similar projects.

As we can't seem to solve the housing crisis with one big solution we need to move ahead with more smaller solutions. Doing nothing will hurt Salida in the long run. We don't want to be a community that has to bus in workers from homes hours away. We trust that the caring community that welcomed us 22 years ago is alive and well. We believe it is important for the Council to give resounding support to Janes Place. A model project like Janes Place will show this community that we can make a big difference with a small footprint, and more small projects can make an even bigger difference.

Thank you for your service to our community, and thank you for your thoughtful consideration of this project.

Respectfully,

Colleen and Michael Kunkel

--

Bill Almquist
Community Development Director

(719) 530-2634



Bill Almquist <bill.almquist@cityofsalida.com>

Jane's Place

Evan <orangeevan@gmail.com>

Thu, May 27, 2021 at 7:02 PM

To: dan.shore@salidaelected.com, jane.templeton@salidaelected.com, Justin.critelli@salidaelected.com, mike.pollock@salidaelected.com, harald.kasper@salidaelected.com, alisa.pappenfort@salidaelected.com

Cc: bill.almquist@cityofsalida.com

Dear Salida City Council,

Thank you for the work that you do to ensure an equitable, safe and beautiful place for the Salida community to thrive.

I support the development of Jane's Place and ask that this letter of support go on public record for the June 1st, 2021, public hearing.

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I am excited that this project will bring 17 housing units to the Salida community, designed to serve immediate local needs. Seasonal employees, new recruits to our workforce, families and individuals in crisis, & Americorps volunteers will be directly served through Jane's Place. The project supports a diverse community and is developed with equity and inclusion on the on-set, not as an after-thought. The values of the City of Salida and its citizens align with Jane's Place.

I value the community driven process adopted by our city and county officials to achieve the broader goals of our community so we can live, work, and play in a place where everyone has a fair shot at a good life which is emulated in Jane's Place.

Sincerely,
Evan Paul



Bill Almquist <bill.almquist@cityofsalida.com>

Support for Jane's Place

Jennifer Swan <queedub@gmail.com>

Mon, May 24, 2021 at 6:53 AM

To: Dan Shore <dansshore@yahoo.com>, "P.T. Wood" <ptwoodmayor@gmail.com>, Alisa Pappenfort <alisapappenfort@gmail.com>, Harald Kaspar <harald.kaspar@gmail.com>, jane.templeton@salidaelected.com, Justin Critelli <justin.critelli@salidaelected.com>, mike.pollock@salidaelected.com, Bill Almquist <bill.almquist@cityofsalida.com>

Dear Salida City Council,

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Sincerely,

Jennifer Swan

630 E Street, Salida CO



Bill Almquist <bill.almquist@cityofsalida.com>

Support for Jane's Place

Kimberly Wimprine <kimwimprine@gmail.com>

Mon, May 24, 2021 at 9:52 AM

To: dan.shore@salidaelected.com, jane.templeton@salidaelected.com, Justin.critelli@salidaelected.com, mike.pollock@salidaelected.com, harald.kasper@salidaelected.com, alisa.pappenfort@salidaelected.com, pt.wood@salidaelected.com, bill.almquist@cityofsalida.com

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Sincerely,

Kim Wimprine



Bill Almquist <bill.almquist@cityofsalida.com>

Jane's Place - Affordable Housing

Nick Ryder <ryder.nicholas@gmail.com>

Mon, May 24, 2021 at 4:45 PM

To: Dan Shore <dan.shore@salidaelected.com>, Jane Templeton <jane.templeton@salidaelected.com>, Justin.critelli@salidaelected.com, Mike Pollock <mike.pollock@salidaelected.com>, Harald Kasper <harald.kasper@salidaelected.com>, pt.wood@salidaelected.com
Cc: bill.almquist@cityofsalida.com

Hi Salida City Council,

Happy Monday, quick thank you for all the work you do for our community. I have listened to and attended many meetings and I appreciate the thought and discussion you put into projects that affect our community.

I am writing in support of the development of Jane's Place and ask that this letter of support go on public record for the June 1st, 2021, public hearing.

I had the opportunity to speak at the Upchurch annexation and approval of R-2 Zoning and the sentiment that I had in that meeting is the same I would like to bring to this discussion. We all know that Chaffee County is in a housing crisis and whether it directly impacts you or your friends looking to live here, or it affects the workers at the community businesses you enjoy, it is a crisis.

With the staggering statistic that 80% of the local workforce having trouble finding homes here to rent or buy, we are not creating a very diverse and equitable community. Jane's place would continue to put a dent in the ongoing crisis that our community faces.

Adding an additional 17 housing units to the Salida community, designed to serve immediate local needs is part of the solution we need. Please continue to put the needs of our current and future residents first by adding attainable housing to our community.

Thank you,
Nick Ryder
Salida Resident