SALDA 448	DEVELOPMENT APPLICATION East First Street, Suite 112 Salida, CO 81201 19-530-2626 Fax: 719-539-5271
Email	l: planning@cityofsalida.com
1. TYPE OF APPLICATION (Check-off as ap	propriate)
 Annexation Pre-Annexation Agreement Variance Appeal Application Certificate of Approval Creative Sign Permit Historic Landmark/District License to Encroach Text Amendment to Land Use Code Watershed Protection Permit 	 Administrative Review: (Type)
Conditional Use	
Email Address: bchristianse@chaffeed	FAX:
B. Site Data Name of Development: Chaffee County C Street Address: 104 Crestone Avenue Legal Description: Lot Block Sube Disclosure of Ownership: List all owners' names, mor run with the land. (May be in the form of a current cere encumbrance report, attorney's opinion, or other doct	division (attach description) rtgages, liens, easements, judgments, contracts and agreements that rtificate from a title insurance company, deed, ownership and
I certify that I have read the application form and the correct to the best of my knowledge.	at the information and exhibits herewith submitted are true and

Signature of applicant/agent	Joseph H. DeLu	ca '	'Crabtre	e Group, Inc."	_Date _	5/26/21
Signature of property owner_	$\overline{7}$	-	Grag	Felt	_Date_	5/27/21

City Of 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 <u>all</u> of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

<u>A. Development Process (City Code Section 16-3-50)</u> 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)

- x 1. A General Development Agreement completed.
- X 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;
- \square 3. A brief written description of the proposed development signed by the applicant;
- \mathbf{X} 4. Special Fee and Cost Reimbursement Agreement completed.

\mathbf{x} 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 $(8^{1}/2)$ 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).

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 manmade 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, crosssection 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.

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

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.

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.

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.

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.

JUNE 1, 2021

CHAFFEE COUNTY GOVERNMENT CAMPUS

PLANNED DEVELOPMENT APPLICATION

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1 EXECUTIVE SUMMARY

This is a Planned Development application for the Chaffee County Government Campus Facility located at 104 Crestone Avenue.

The purpose of this application is to correct a long-standing non-conforming use zoning issue with the facility dating back to the initial adoption of a zoning code when the property was zoned R1-Single Family Residential. The initial zoning occurred many years after the construction and historical use as a County Court, Administrative and Jail facility.

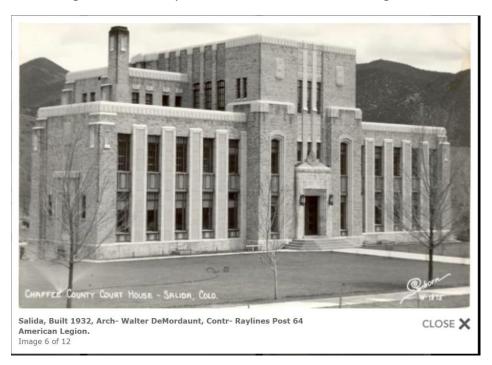
The Court House was completed in 1932. The intent and use of the property have not been properly zoned since initial zoning was adopted in modern times. There have been many updated and new versions of the City Land Use Code since the initial zoning, without this issue being corrected.

The codes over time have become more complex and restrictive creating numerous nonconformances. Thus, the facility has been a non-conforming use since the zoning was adopted, contrary to its 88 years of historical use as a Government Civic Institutional Facility.

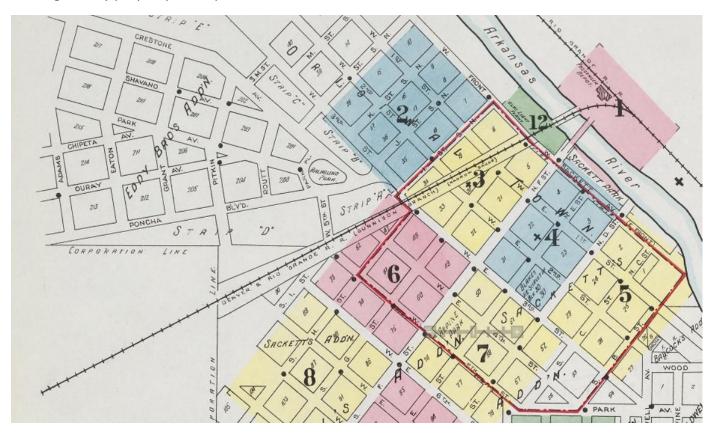
The purpose of the Planned Development Application is to remove the non-conforming use designation until such time as the new City Land Use Code is developed and adopted creating a zone for Civic Institutional facilities. The Planned Development will also allow the submission of a site plan and building permit for a planned 2022 facility annex expansion without the limitations of the current R1- Single Family Residential.

2 SITE HISTORY

The original Courthouse constructed in 1932 is Art Deco, the architect was Walter DeMordaunt. The original building housed the courts, county administration and jail and sheriff's living quarters in the basement. The building is a three-story structure with a third-floor height of 50 feet.



The 1914 Sanborn map shows the Eddy Bros Addition as undeveloped in 1914 as no coloring for building types is shown. Most of the area was cow pasture at the time. The plat map shows the existing County property as Strip "B".



1914 Sanborn Map

There have been three major additions to the facility all approved by the City since the initial construction in 1932.

In 1968 an addition was added to the north side of original building and included a larger court hearing room, jail, and additional administrative space for the Board of Commissioners. The addition was designed by Edward A Devibiss and Charles E. Gathers. Prior to this addition, the jail was in the basement. The Court and County Board of Commissioners shared the meeting room with the court.



In 1991, the Judicial Facility was added as a separate building and the court and court offices were moved from the main facility, social services and probation occupied the basement until they were moved to the Touber Building. The architects were Petersilie-Keys. The County is required by State Statute to provide Court and Jail facilities.



Salida, Judicial Facility, Built 1991, Arch- Petersilie-Keys- Arch., Contr-Geller Constr. Services Image 12 of 12

CLOSE 🗙

In 2002, a new jail was constructed attached to the Judicial Facility, the Architect was Blythe Group.

Subsequently, the old jail in the 1968 annex was remodeled to house the Building department, Planning department and District Attorney's office. When the Touber Building was completed, Social Services moved to the building and the sheriff and probation occupied the basement of the Court facility.



3 PLANNED DEVELOPMENT APPLICATION

Chaffee County Government intends to construct a new addition to the current facilities to accommodate the demand for services due to the population growth in the County in 2021 with a completion date in 2022. This Planned Development Application is to prepare for the submission of a Site Plan and Building Permit for the new addition construction in 2021-22 and to remove the existing facility from a non-conformance condition. In discussions with City Staff, it was determined that a Planned Development zoning overlay is the best approach in preparation for the new annex project. It was also discussed that the planned development can act as a template for adding a new zoning category in the upcoming land use code update for Civic Institutional sites such as government administrative buildings such as the County Campus and the joint County/City Touber Building. Schools, churches, and other institutions could also fit into the Civic Category.

4 PROPOSED PLANNED DEVELOPMENT

PLANNED DEVELOPMENT TITLE: Chaffee County Government Campus Planned Development

PLANNED DEVELOPMENT INTENDED USE: County Government Campus

SIMILAR USE: Touber Building, City of Salida & Chaffee County, C1 Zone.

AREA OF PLANNED DEVELOPMENT [EXISTING CAMPUS]: 3.87 Acres

ADJOINING STREETS:

- East Crestone Avenue
- I Street
- 3rd Street
- Poncha Blvd.

ADJOINING CIVIC SPACES: Thonoff Park

ADJOINING PROPERTIES: None

HISTORICAL AND CURRENT USE: Chaffee County Government Campus

EXISTING BUILDINGS ON CAMPUS:

- Administrative Building
- Chaffee County Courts Building
- Chaffee County Dispatch and Jail Building
- State Patrol Communications Building & Tower
- EMS Garage.

FUTURE CAMPUS EXPANSION [Site approval submittal after planned development]

- Administration Annex to current Administration Building, two story with walk out basement, height 34 feet to top of parapet wall .
- Demolish EMS Garage

4.1 JUSTIFICATION FOR A PLANNED DEVELOPMENT

Due to these highlighted sections of the land use code, any expansion on the campus would not be allowed without a significant number of variances. To deny an expansion on the campus would eliminate the most environmentally sound alternative and the most efficient service alternative for the County's citizens.

- Section 16-4-160 Non-conformities states: (a) Intent. Within the City there exist uses, structures and lots which were lawfully established pursuant to the zoning and building regulations in effect at the time of their development which do not now conform to the provisions of this Chapter. It is the intent of the City to permit these nonconformities to continue, but not to allow them to be enlarged or expanded, so as to preserve the integrity of the zone districts and the other provisions of this Chapter. (b) Continuation of nonconforming use. Uses of a nonconforming building or structure may be continued subject to the following conditions:
 - (1) Use of a nonconforming building or structure shall not be expanded, altered, enlarged, or relocated, except as permitted in Section 16-4-160(c) below.
 - (2) Whenever a nonconforming building or structure has been damaged by fire or other cause to the extent of more than eighty percent (80%) of its replacement cost, as determined by the Administrator, it shall only be reconstructed in compliance with the provisions of this Chapter.
 - (3) Nonconforming buildings may be repaired and maintained.
 - (4) A nonconforming structure shall not be moved to another location unless it shall thereafter conform to the provisions of the zone district into which it is moved.
 - (c) Additions to nonconforming building or structure.
 - (1) A nonconforming structure may be extended or altered in a manner that does not increase its nonconformity.
 - (2) An extension to a nonconforming structure may be permitted by the Administrator to comply with the provisions of the Americans With Disabilities Act (ADA), provided that it is demonstrated that the only way to comply with the Act would be through an extension which increases the structure's nonconformity, and that the extension is the minimum necessary to comply with the Act.
 - (d) Discontinuation, damage, or destruction. A nonconforming building, premises, land, property, or use shall be required to come into conformity with all applicable requirements of this Code if any of the following occur:
 - (1) The nonconforming use ceases for a period of one (1) year or more.
 - (2) Except as otherwise specifically permitted by this Code, a nonconforming building, premises, land, property, or use is enlarged, altered, or expanded.
 - (3) A nonconforming building, premises, land, property, or use is changed to a conforming building, premises, land, property, or use.
 - (4) A nonconforming building, premises, land, or property which is destroyed in any manner, or is damaged in any manner not at the fault of the property owner, the building, premises, land, property, or use may be restored to its original condition,

provided that such restoration shall be started within six (6) months and shall be completed within twenty-four (24) months of the event of said damage or destruction.

4.2 PD DEVELOPMENT PLAN

Section 16-7-40(a) No land shall be designated PD without a PD Development Plan. The PD Development Plan submitted with this application is the existing County Campus condition (surveyed by a licensed surveyor Exhibit A). The annex will be submitted as a site plan application Exhibit B. The development plan is the surveyed existing campus with the future annex addition shown in Appendix A.

Section 16-7-40 (b) The PD development plan shall meet the following criteria: (these tables will be on the recorded Planned Development Plat.

1. Minimum Dimensional standards, the dimensional standards are equal to or more restrictive than the C1 zone where the Touber Building is located as shown in the table below: (the final PD tables will not show C1. C1 is shown here for a comparison of a similar zone standard.

Dimensional Standard	CCGFC-PD	C1	R1
Min. lot size (sq. ft.)	N/A	5,625	7,500
Density (Min. lot sq. footage per principal dwelling unit)	N/A	2,800	3,750
Min lot size (sq. ft.)—attached units	N/A	2,800	NA
Min. lot frontage	N/A	38	50
Min. lot frontage—attached units	N/A	20	NA
Max. lot coverage: structures (additive coverage total for			
structures and uncovered parking cannot exceed 90% except in C-			
2)	50%	60%	35%
Max. lot coverage: uncovered parking/access (additive coverage			
total for structures and uncovered parking cannot exceed 90%			
except in C-2) 5	40%	60%	10%
Min. landscape area	20%	10%	55%
Min. setback from side lot line for a primary bldg.	10'	5'	8'
Min. setback from side lot line for a detached accessory bldg.	5'	5'	5'
Min. setback from rear lot line: principal bldg.	10'	10'	30'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'
Min. setback from front lot line	15'	15'	30'
Max. building height for a primary bldg.	54	35', 54'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'
1. Multiple principle buildings allowed on campus, jail, court, admin	building		
2. Height shall be measured from Crestone frontage finished floor le	evel to top of para	pet walls	
3. Maximum Height is based on institutional height in C1 District & H	istoric Courthous	e Height	
4. C1 zone & R1 is shown for comparison only to Touber Bldg. and w	ill be removed for	r final PD	
5. New Annex Height is 34 feet to top of parapet wall, not including r			

Table 1 – Dimensional Standards

CCGFC Table 16-D Sc	hedule of U	ses		
N = Not Permitted				
P= Permitted				
AC = Administrative				
C = Conditional Use				
AR = Administrative Review				
LR = Limited Impact Review				
MR = Major Impact Review				
Public Institutional L	lses			
County Government	Administrati	ve Offices		Р
State Government Ac	Iminstrative	Offices		Р
Public Health Facilitie	s			Р
Civil Defense & Emer	gency Mana	gement Fac	ilities	Р
Law Enforcement and	d Jail Facilitie	S		Р
Court Facilities				Р
Communication and	Communicat	tion Tower	Facilities	А
Non-profit offices				Р
Public Meeting Room	S			Р
Emergency Shelter F	acilities			Р
Voting Center, Drop b	oxes, Temp	orary Tents	& Drive up	Р
On-site Maintenance	Facilities			Р
Temporary Health an	d Emergenc	y Shelters		Р
Emergency Generato	rs			Р
Security Fences, Devi	ces and Barr	iers		А
Outdoor break areas				Р
Commercial Kitchens	& Cafeteria			Р
Security Cameras & D	ark Sky out	door securit	y lighting	Р

Table 2 – Schedule of Uses

CCGFC Table 16-J Off & On Street Parking Standards	
Public Institutional Uses	CCGFC-PD
Government Administration Facilities	1 space per 400 s.f.
Jail Inmate floor area	1 space per employee
Court Building	1 space per 400 s.f.
911 Facilities	1 space per employee
1.86 On street parking spaces on Crestone Ave. and around the paparking req.	ark shall count toward
2. Parallel parking on the west side of third street shall count towa	rd parking req. if
design is administratively approved for future parking needs.	
3. Jail inmate floor area and 911 floor area shall not require parkin	g except for
employees.	

Table 3 – Parking Standards

Sec. 16-7-40. - PD Development Plan evaluation criteria; general requirements

- **1.** Trails. Reasonable effort must be made to connect to nearby recreational trails. There is an existing and planned pedestrian connection to the Monarch Spur Trail. **There is no other identified trail need in the comprehensive or trail plans.**
- 2. Ownership and Maintenance. No PD shall be approved unless the City Council is satisfied the owner has provided for or established an adequate organization for ownership and maintenance of the open space, private roads, drives, parking, and other common assets to ensure maintenance. The County has shown the organization and maintenance since 1932 for the site, as a Governmental Entity this is not an issue.
- 3. Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD. The County improved the municipal water looping in the neighborhood when the jail was constructed in 2002. There are no identified improvements to water and sewer required.
- 4. Residential Density: This does not apply to this PD as there is no residential.
- 5. Relationship to the subdivision regulations: This does not apply as there is no subdivision of land.
- 6. Improvements Standards: The PD may deviate from the design standards for width and surfacing of streets, public ways, public utility rights of ways, curbs, and other standards only if the reasons are well documented. The only deviation requested is for counting on street parking for the parking requirements. This was suggested by citizens and the City of Salida as a method to preserve the green space on the east side of the property. The on street parking has been expanded and the City of Salida is in the process of a traffic and pedestrian safety project for East Crestone Avenue and Poncha Blvd.
- 7. 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. Averse 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. The original 1932 courthouse was constructed prior to much of the surrounding development and has existed since its original construction at 50 feet. The future annex is planned at 34 feet which is below the existing R1 zoning height limit. Therefore, it is clear there is no adverse visual impact.
- 8. Gross Building Floor Area: The gross building floor area of uses other than residential may be limited by the city council upon consideration of the overall development plan, individual characteristics of the subject land and other uses. As this is a historic condition for which an existing non-conforming use is being corrected, this section should not apply.

•

- 9. Transportation design: The PD shall provide interconnected transportation networks. As the PD is in the existing City street grid, is pedestrian and bicycle accessible and connected to the nearby Monarch Spur Trail, the existing conditions meet this requirement.
- Development Standards: the PD may deviate from development standards only if the reasons for such deviations are well documented and are necessary for the objectives of the development.
 The only deviation from the development standards is the on-site parking which has been explained in a previous section.
- 11. The PD provides for design that is energy efficient and reduces the amount of energy consumption and demand of a typical development. The co-location of the majority of County Departments and the close proximity to a large percentage of the County Citizens allows for pedestrian and bicycle access. It also reduces the vehicle miles traveled for departments to coordinate and have meetings by more than 90% due to the co-location on one site of the majority of the departments.
- 12. Where residential is proposed, the PD shall provide for a variety of housing types. **Does not apply.**
- 13. The fiscal impacts of the PD have been satisfactorily addressed. There are no fiscal impacts.
- 14. Higher levels of amenities than would be achieved by using established zone districts. **The PD** allows co-location of the majority of the departments in a location that provides the highest level of service with the lowest energy demand for transportation.
- **15.** There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements. **These have been covered above.**

4.3 NEW ANNEX JUSTIFICATION

The purpose for the new addition is to meet the needs of several of the County departments to serve the growing population of citizens and economy.

County courts are busier than ever, they need additional room to complete jury selection and will take over space in the judicial building basement for jury selection, storage and office space currently occupied by the Sheriff's department. The County is required to provide sufficient Court facilities by State Statute. The State has requested additional space.

The Sheriff's department workload also has grown with the population and requires additional space, they are currently housed in the basement of the judicial building. This location was intended as a temporary location for the sheriff's department when the Touber building was completed. The sheriff's department will be housed in the lower level of the new annex facility with an entrance off of 3rd street.

The Building Department and Planning department needs additional space to accommodate ever increasing building and development applications and will take over space currently occupied by the District Attorney's office which is adjacent to their existing space in the 1968 addition that was remodeled after the Jail construction.

The District Attorney's office and Probation (which is currently housed in the basement of the Judicial building) will be housed on the first floor of the new annex addition.

The County BOCC does not have the space to accommodate larger participation at public hearings and has used the County Fairgrounds at an increased rate to accommodate large meetings. The new annex addition will increase the County BOCC meeting chambers and will add an additional adjoining meeting room for community meetings with a sliding wall to accommodate very large public meetings.

County administration and the County Attorney's office has also grown with the demands of an increasing population, they will occupy the current BOCC meeting space which will be remodeled for offices.

The new addition will also include offices for **County Emergency Management** which is currently housed at the County Landfill. The new addition will include an emergency generator to ensure county government can operate in a power blackout. It will also provide a new secure room for the County servers and communication, which is currently housed in the basement of the Courthouse, which is susceptible to plumbing leaks and temperature variations.

The Annex site plan will also improve **ADA access** for the site with improved ADA parking and building and voting access.



Future Location of New Administrative Annex East Crestone View



New Administrative Annex Rendering East Crestone View



Future Location of New Administrative Annex 3rd Street View



New Administrative Annex Rendering 3rd Street View

4.4 ANALYSIS AND JUSTIFICATION FOR THE ANNEX LOCATION ON THE CAMPUS

4.4.1 Environmental and Community Service Quality Considerations

Careful consideration has been given as to the best location for the expansion needs. Factors in the consideration were:

- Collaboration between Offices for efficiency and reduction in vehicle miles and travel time:
 - Need for close collaboration by County and Judicial offices. For example, the jail was built next to and adjoining the Court facility to eliminate the need to transport prisoners for safety and cost. The sheriff's office provides security for the jail and courts and provides testimony at trials and hearings. Emergency Dispatch is located in the jail and works closely as a sub-department of the Sheriff's office. The district attorney's office has grown, and its members are constantly required at court.
 - The County Clerk, County Assessor and County treasurer all collaborate on a daily basis related to property sales, assessment, and tax billing. All of these offices also collaborate with the building department and development services.
 - County administration collaborates with all the County offices mentioned above.
 - One facilities maintenance office can serve all of the departments. The telecommunications and computer services can be maintained with shared infrastructure on the site.
- Environmental impact of the required expanded facilities:
 - Constructing the new expansion on site eliminates the water, sewer, electric, gas and communications offsite infrastructure that would be required for a greenfield site.
 - The cost to the taxpayers is lower to build on site compared to a new offsite facility.
 - Vehicle miles traveled by employees and citizens is significantly reduced by using the current location. The site is walkable and bicycle accessible to a significant portion of the County population. Employees do not have to travel by vehicle to meetings with other departments.
 - Parking, emergency generator, computer servers, telecommunications and other infrastructure is shared rather than duplicated at several sites.
 - Parking requirements are reduced because citizens can visit multiple departments with one trip, eliminating redundant parking at several locations. Walk and bicycle trips also reduce the parking requirements. Utilizing existing City approved on-street parking also reduces on-site parking requirements that would be needed at an offsite facility.
- Service Efficiency
 - The site provides one stop service for many departments utilized by the citizens.
 - Voting access will be improved by the project.

- Vehicle miles traveled is reduces as citizens can walk and bike to the site and can complete business with more than one department for a vehicle trip.
- The impact to existing landscaping on the site has been minimized.

5 COUNTY AND CITY COLLABORATION FOR ZONING SOLUTION

The Chaffee County team working on the new facilities expansion plan have worked with City staff to determine the best approach to resolving the existing non-conformance condition, meeting the land use code standards for the new annex facility addition, and guiding the new land use code changes that are in process. The results of this collaboration have resulted in on-street parking improvements to reduce the impact of the new addition to green space on the site and the determination that a Planned Development zoning overlay is the best method to eliminate the existing non-conformances and prepare for the new addition.

The goal is to complete the Planned Development zoning overlay while the building and site design are in progress so that when they are completed and site approval and building permit can be approved in an efficient manner that is consistent with the current land use code.

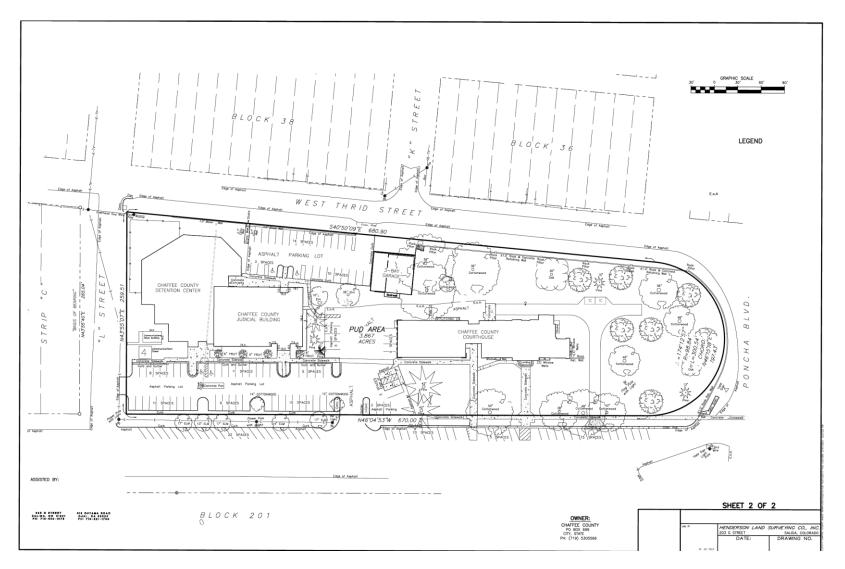


Exhibit A – Chaffee County Campus PD

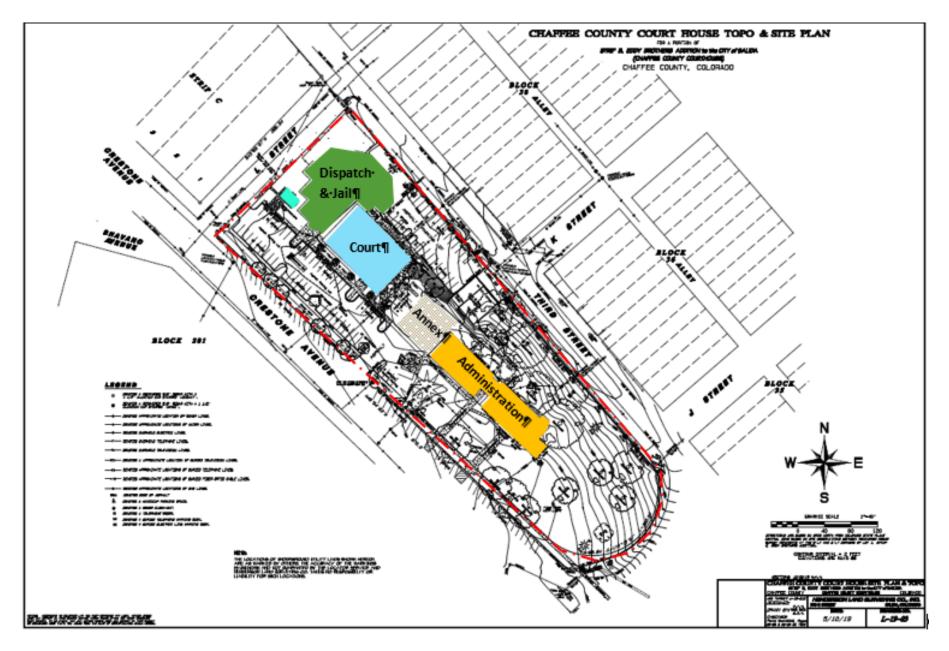
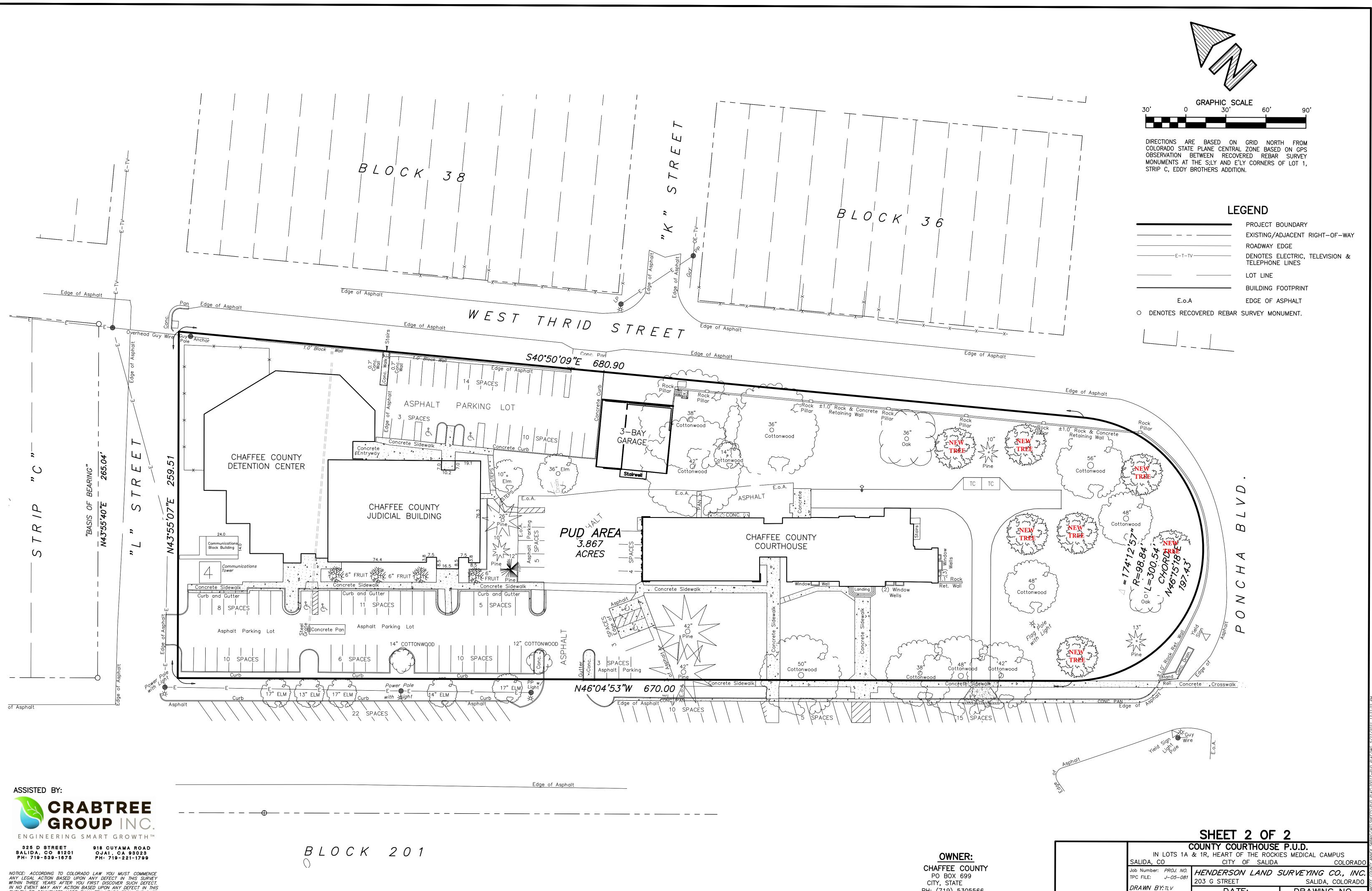


Exhibit B- Chaffee County Campus with Future Annex





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 SUPPEYOR'S STATEMENT CONTAINED UPPEON OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

PH: (719) 5305566

DRAWING NO.

X - XX - XX

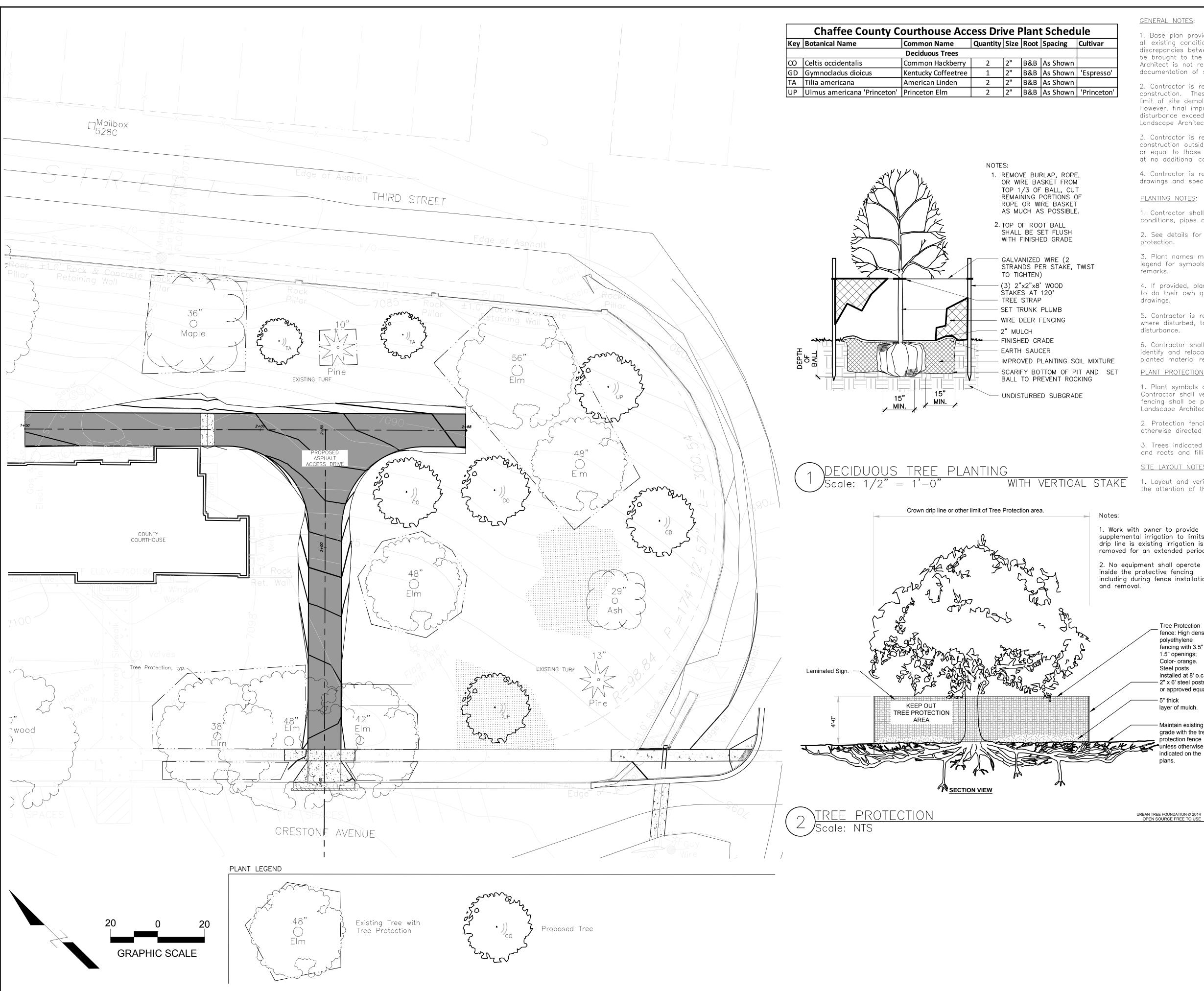
DATE:

MAY. 2021

CHECKED: MKH

Fld. book: S309, Pgs. 8-

16 DC TSC3



<u>GENERAL NOTES</u>:

1. Base plan provided by Crabtree Group, Salida, CO. Contractor to field verify all existing conditions and measurements prior to beginning work. Any discrepancies between these contract documents and existing conditions shall be brought to the attention of the Landscape Architect immediately. Landscape Architect is not responsible for errors or omissions related to preparation or documentation of survey.

2. Contractor is responsible for determining means and methods of construction. These drawings may indicate a limit of proposed improvements, limit of site demolition, etc for delineation of expected site disturbance. However, final impact shall be determined in the field. Should the limits of disturbance exceed those shown within these construction documents, the Landscape Architect should be contacted for resolution.

3. Contractor is responsible for repairing all site areas disturbed by construction outside of limit lines defined on drawings to a state better than or equal to those conditions existing prior to commencement of construction at no additional cost to owner.

4. Contractor is responsible for maintaining a complete, up-to-date set of drawings and specifications at the construction site at all times.

PLANTING NOTES:

1. Contractor shall be responsible for becoming aware of all related existing conditions, pipes and structures, etc. prior to bidding and construction.

2. See details for planting methods, requirements, materials, execution and protection.

3. Plant names may be abbreviated on drawings. Refer to plant schedule and legend for symbols, common and botanical names, cultivars, sizes and other remarks.

4. If provided, plant quantities are for information only. Contractor is responsible to do their own quantity takeoffs for all plant material and sizes shown on the drawings.

5. Contractor is responsible to 'restore' all areas of the site and adjacent areas where disturbed, to a condition that meets or exceeds conditions prior to disturbance.

6. Contractor shall coordinate with Chaffee County Maintenance Department to identify and relocate irrigation lines impacted by construction. Ensure newly planted material receives adequate water.

PLANT PROTECTION AND REMOVAL NOTES:

1. Plant symbols as indicated on drawings do not indicate actual driplines. Contractor shall verify in field prior to start of construction. Plant protection fencing shall be placed outside of edge of actual dripline or as directed by Landscape Architect in field.

2. Protection fencing shall be maintained throughout construction unless otherwise directed by Landscape Architect.

3. Trees indicated for removal shall be completely removed including stumps and roots and filling of depressions with suitable soil fill.

SITE LAYOUT NOTES:

1. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Landscape Architect for clarification.

supplemental irrigation to limits of drip line is existing irrigation is removed for an extended period.

including during fence installation

Tree Protection fence: High density polyethylene fencing with 3.5" x 1.5" openings; Color- orange. Steel posts installed at 8' o.c. - 2" x 6' steel posts or approved equal. – 5" thick

layer of mulch.

Maintain existing grade with the tree protection fence indicated on the plans.

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE



Sheet Title: Planting Plan Scale: 1"=20'-0" Date: 9/24/20 Drawn By: EWB File: 20.06 L.002.dwg Job Number: 20.06 Preliminary Drawing - Not For Construction. Bid Set For Construction As Built	
As Built Revisions Date: By:	
Tree Protection and Planting Plan Chafffee Country Courthouse Access Drive 104 Crestone Avenue Salida, CO 81201	
Mountain Spect Landscape ArcHitechne Landscape Design . Landscape Design . Site Planning Mountain Aspect Landscape Architecture, LLC 804 G St. Salida, CO 719-239-1506 www.mountainaspect.com	
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SHEET L100	