



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Bill Almquist - Community Development Director	September 6, 2022

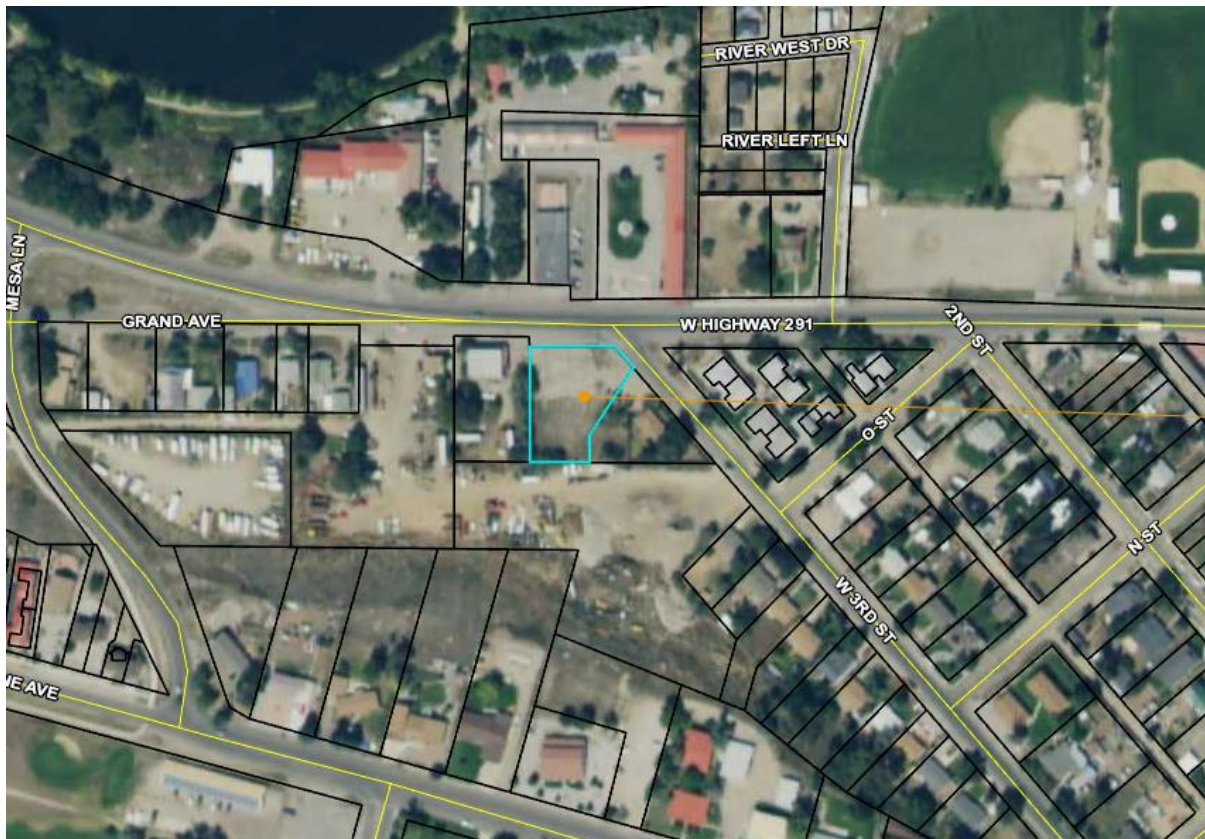
ITEM

Resolution No. 2022-42: A Resolution of the City Council for the City of Salida, Colorado Approving the Development Agreement for the Jane's Place Planned Development

BACKGROUND

Ordinance 2021-08 approved the Jane's Place Planned Development in June, 2021. Jane's Place is a 4-building, 17-unit transitional housing project with some potential small-scale commercial incorporated along the corner of Hwy 291 and 3rd Street. The Planned Development approval allowed for increased density and reduced parking standards, among other deviations to standards. The Chaffee Housing Authority will own and operate the development.

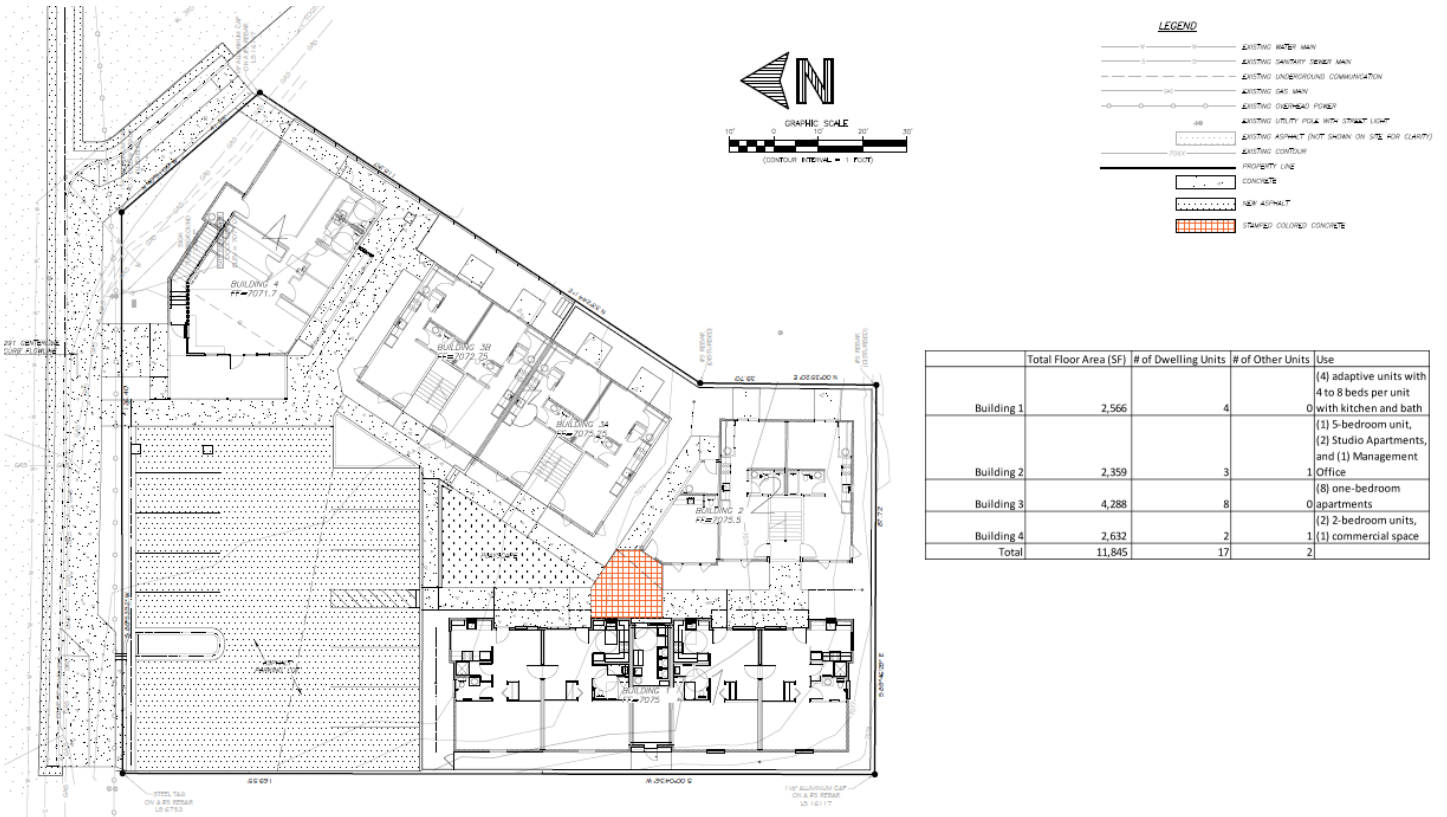
Vicinity Map and Development Site Plan





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DISCUSSION:

The attached agreement addresses the guarantees for the construction of public improvements for the project, which in this case are primarily sidewalks, curb and gutter, as well as the particulars for implementing the City’s other requirements from Ordinance 2021-08. Section 16-2-60 of the Salida Municipal Code (SMC) requires a subdivision improvements agreement for subdivisions and a development improvements agreement for planned developments. The particulars of these two main sections of the Jane’s Place development agreement are described below:

Section 5 of the agreement sets the standard for the developer to put in place a financial guarantee in place for the public improvements which the City can utilize to complete the project in case of default by the developer. In this case, there are no public utilities or streets within the development site,



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therefore there is no financial guarantee. This portion of the agreements also describes the construction and approval process; and the warranty timeline between approvals and when the City takes maintenance of the sidewalks, curb and gutters. Section 6 defines the projected construction schedule. The agreement also discusses the requirements around affordable housing and parking, as set forth in Ordinance 2021-08. As the project is owned and operated by Chaffee Housing Authority as a unique development benefiting the community and focused on providing transitional housing for individuals and families, it was not required to meet any specific inclusionary housing policies. However, per the Ordinance, Section 8 of the development agreement stipulates that rental rates be capped at no greater than 30% of tenants' incomes. Also, Section 5 of the agreement requires the implementation of an "unbundled parking program" and ample bike parking on the site. The Housing Authority has provided a description of the parking program, which is included as an addendum to the development agreement.

STAFF RECOMMENDATION:

Staff recommends approval of the Development Agreement for the Jane's Place Planned Development.

SUGGESTED MOTION:

A council person should make the motion to "Approve Resolution 2022-42 to approve the proposed development agreement for the Jane's Place Planned Development."

Attachments:

Resolution 2022-42

Proposed Development Agreement for the Jane's Place Planned Development

Ordinance 2021-08