

Siena Lake  
Planned Unit Development (PUD)  
Town of Gypsum, CO



Planned Unit Development (PUD)  
Preliminary Plan and PUD Amendment Applications

April 6, 2018

Land Planning  
Collaborative

[www.landplanco.com](http://www.landplanco.com)

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Gypsum, CO

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## Siena Lake PUD Project Contacts

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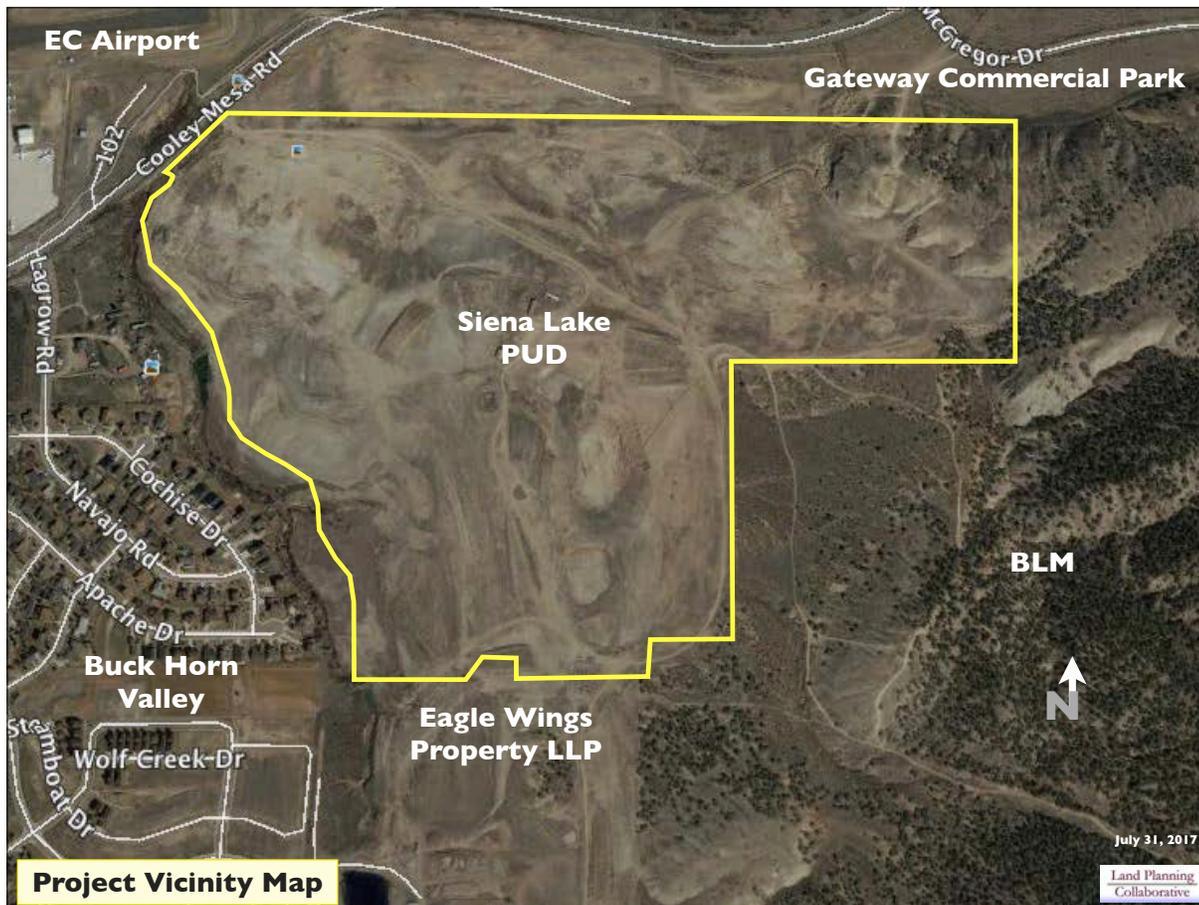
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## Section I: Introduction

Red Table Ventures LLC ("RTV") is submitting a PUD preliminary plan to construct an over 55 active adult and mountain cottage mixed use community located on approximately 170 acres in Gypsum. The Siena Lake parcel was annexed and approved by the Town of Gypsum in 2002 as part of a combined annexation of the Egan, Greenman, Whittaker and Carthy parcels.

The combined parcels were subsequently zoned and re-subdivided as commercial and residential developments (Buckhorn Valley PUD, Saddleridge Commercial Park). However, the approximately 170 acres subject of this application did not complete its proposed zoning application with the Town, which included 300,000 square feet of commercial uses, a 100 room hotel, a 18 hole golf course and clubhouse and up to 200 residential units. The parcel, which was known as the "Resort North" portion of the Saddle Ridge Golf Club development became one of several failed projects during the economic downturn.



Aerial view Siena Lake PUD (outlined in yellow).

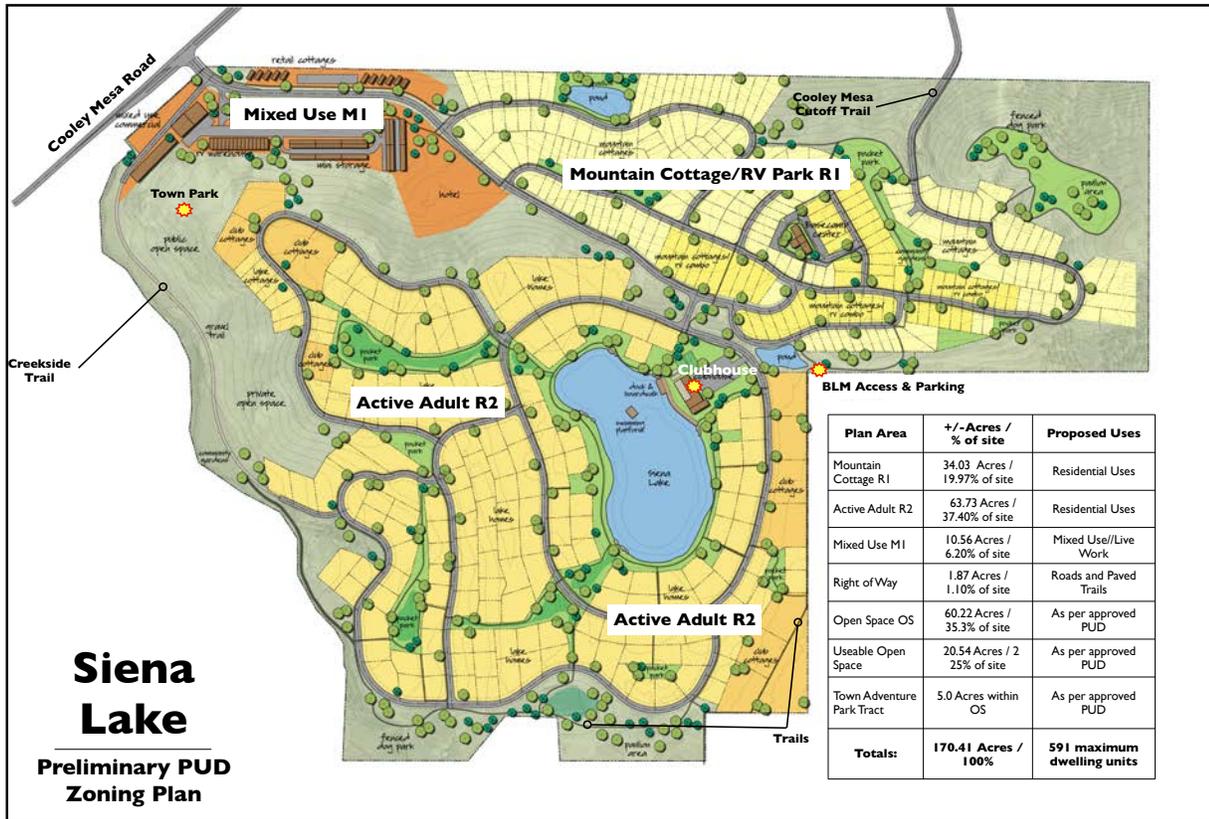
In 2017, the Siena Lake PUD was approved as a sketch plan application, with development of the Siena Lake property consisting of:

- An over 55 active adult community of up to 332 dwelling units,
- A mountain cottage residential community, a high end RV park, or any combination of both of up to 227 dwelling units (lots) provided a minimum of 25% (or 57 units) are constructed as RV or RV/cottage combination lots, not to exceed 300 total units of cottages and RV's.
- Construction of a mixed use commercial development along Cooley Mesa Road, including up to 32 live-work dwelling units,
- A private clubhouse, community center, lake and other resident amenities
- A public open space and trails system, including BLM access and a Town Park parcel,
- Other uses as specifically described herein.

Directly off the entrance from Cooley Mesa Road, a 10-acre parcel is designated as a mixed-use commercial zone due to its frontage and visibility from Cooley Mesa Road. This zoning designation includes 32 live-work dwelling units and a number of commercial and warehouse uses that are consistent with the Town's Commercial Professional (CP) zone district.

Of the total 591 planned units in the community, approximately 60% will be within the active adult community centered on a lake and community clubhouse – the first active adult neighborhood in Eagle County. Active adult homes will come in a variety of models and types, including single family homes and condominiums and will be constructed on over 63 acres of mesa top overlooking Castle Peak, Red Table mountain and the Flat Tops.

Accompanying the Preliminary Plan application is an application for PUD guide amendments to phasing and minor adjustments to the plan.



Sienas Lake PUD Preliminary Plan

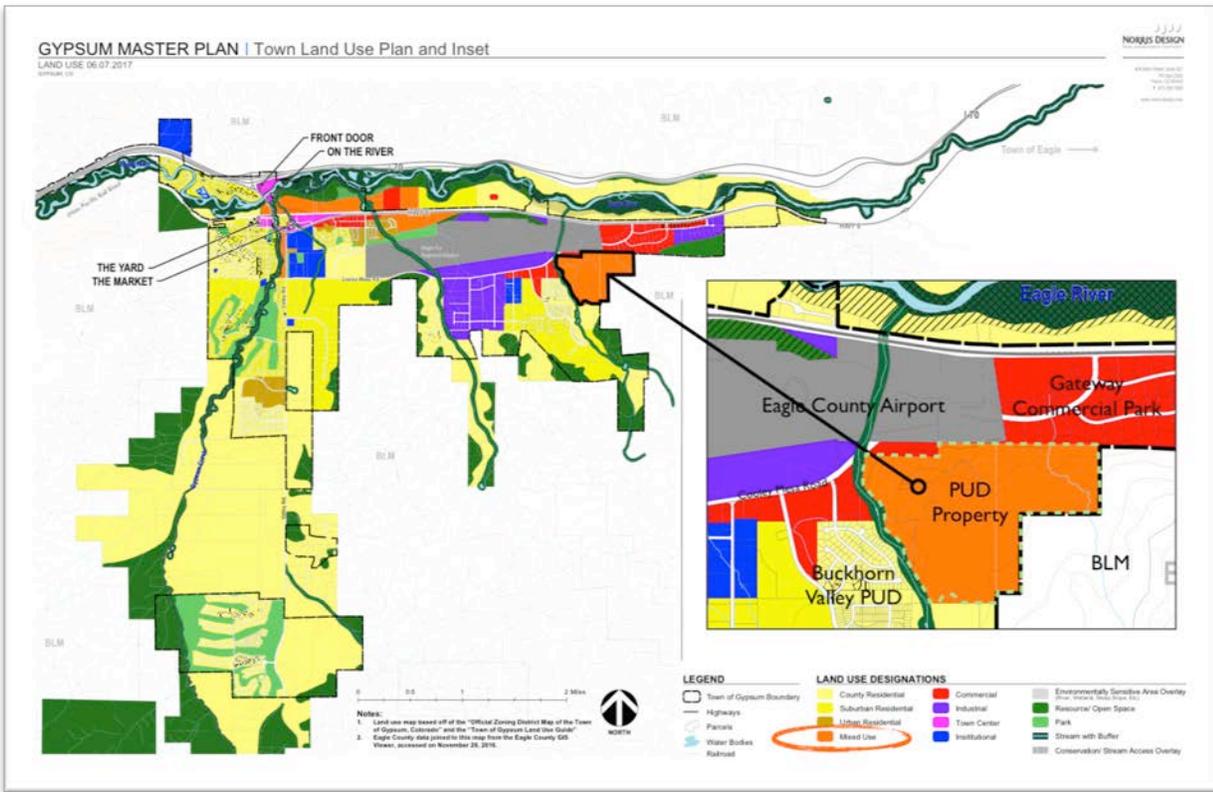
The PUD permits another 227 dwelling units in the Mountain Cottage parcels. The mountain cottages are also a new concept to the area – a residential community of small homes between only 400 and 1,500 square feet in size. The Mountain Cottage parcels might also include a high end RV-park and resident amenities on over 34 acres.

The remaining 60 acres of open space includes a lake, paved and unpaved trails, passive and active park and open space amenities.

The project represents a logical development for Gypsum on a parcel that has been completely graded and prepared for development, has good access and visibility to Cooley Mesa Road and I-70, and will put more residents in Town to support commercial activities and redevelopment plans. Building an active adult community is enduring and valuable to both Gypsum and Eagle County.

The Siena Lake PUD plans are the result of significant pre-application input by the current property owner, Town staff and Town officials among others. The preliminary plan is consistent with the approved sketch plan and PUD.

Approval of this preliminary plan (as reviewed in detail in Section V: Preliminary Plan Review Criteria) is consistent with the goals and policy objectives of the Town of Gypsum, including the updated This Is Gypsum Master Plan (06/2017) and teh. Approval of the application is also consistent with the requirements of both the Town of Gypsum Planned Unit Development Standards and Subdivision codes.



This is Gypsum Master Plan, Land Use Plan showing mixed-use designation of the Siena Lake PUD parcel, June 2017. The sketch plan was approved on November 28, 2017.

## Section II: Living at Siena Lake



The developer of Siena Lake, George Roberts, has over 40 years of experience in development and general contracting in Eagle County, including completing projects in Vail, Eagle Vail, Avon, Beaver Creek, Bachelor Gulch, Mountain Star, Edwards, Singletree, Lake Creek, Bellyache, Red Sky, Wolcott Springs, Eagle, Denver and Colorado Springs.

The buildout of Siena Lake has been carefully designed by the Project Team to respond to comments and input from Town staff, elected and appointed officials during pre-application meetings.

Due to the unique location of this property – directly accessed from Cooley Mesa Road and close to the entrance/exit to the Eagle County Airport - we have a good opportunity to develop a down-valley Town park that is accessible to families in the area and those using Eagle County airport as a start or finish to their vacation up-valley.

This public park could include a high ropes course, sledding hill and a seasonal Nordic/Hiking ski area. Through dedication of the public park as passive open space lands with an improved trail and parking area, we will work cooperatively to expand the Town's recreation offerings.

Next to the Park land, also along Cooley Mesa Road, there is ample space for a hotel and other commercial uses that would be consistent with the zoning at the Gateway and the most recent Town land use plan.

Siena Lake residents and guests will enjoy the completion of several walking trails around the property and internal trails that connect each neighborhood to the lake and clubhouse. Siena Lake will provide active adults an amenity rich and well-connected community. The lake will provide opportunities for recreation to residents of the active adult community, and a clubhouse will provide social spaces, a gym, a yoga studio, and may also include a restaurant/bar.

Some of these residents are retired, many are closing in on retirement, and according the 2016 Eagle County Housing Needs Assessment, the population of over 65+ residents in Eagle County will increase from 6% to 17%. In this way, an active adult community has the added benefit of freeing up potential workforce housing for members of the community that are further from retirement.

The Mountain Cottages neighborhood will allow for detached single-family homes small in size but built to a very high standard. The neighborhood may also include a high-end recreational vehicle park, and will include its own neighborhood community center to include wifi, fitness center, pool and hot tubs and social spaces. The area will also include a dog park, walking and biking trails.

Completion of this long-standing development site with Siena Lake PUD will add value to the Gypsum community and approval of this sketch plan will allow the applicant to invest further in these development goals.

# Siena Lake PUD

**AMENDED**

PLANNED UNIT DEVELOPMENT GUIDE  
April 6, 2018

RETURN TO:  
TOWN OF GYPSUM  
PO BOX 130  
GYPSUM, CO 81637

## 1. PURPOSE AND INTENT

By Ordinance No. 2017-16, the Town of Gypsum (the "Town") approved a PUD zone district for the real property legally described as Exhibit A attached hereto (the "PUD Parcel"). The PUD parcel consists of approximately 170.41 acres and is being developed by Red Table Ventures, LLC, a Colorado limited liability company ("Owner"), as a planned community and residential subdivision commonly known as "Siena Lake".

Development of the Siena Lake PUD Parcel consists of:

- An over 55 active adult community of up to 332 dwelling units,
- A mountain cottage residential community, a high end RV park, or any combination of both of up to 227 dwelling units (lots) provided a minimum of 25% (or 57 units) are constructed as RV or RV/cottage combination lots, not to exceed 300 total units of cottages and RV's.
- Construction of a mixed use commercial development along Cooley Mesa Road, including up to 32 live-work dwelling units,
- A private clubhouse, community center, lake and other resident amenities
- A public open space and trails system, including BLM access and a Town Park parcel,
- Other uses as specifically described herein.

The purpose of this Planned Unit Development Guide ("PUD Guide") is to establish the parameters for development of the Property consistent with the intent and requirements of the PUD zone district approved by the Town.

The guidelines set forth in this PUD Guide establish minimum standards for the use and development of the Property and shall serve as the basis for future approvals and the issuance of building and other permits by the Town. The guidelines, standards, criteria and other provisions of this PUD Guide shall superseded and control over any conflicting guidelines, standards, criteria or other provisions of the Town of Gypsum Land Use Regulations, except where this PUD Guide fails to address the same, in which event, the Town of Gypsum Land Use Regulations (Municipal Code) shall control.

## 2. DEVELOPMENT PLAN & DEFINITIONS

Siena Lake is a mixed-use commercial and residential community located on 170.4 acres. The total number of over 55 active adult homes or duplexes, mountain cottages, townhomes, condominiums and live work units that may be constructed on the Property is 591 total units. The residential development will include active and passive park spaces, a trail system including bike and pedestrian trails, access to surrounding BLM public lands, an Adventure Park and other resident and guest recreation opportunities on Siena Lake.

Access to the Property will be from Cooley Mesa Road. At 50% buildout, a secondary emergency access to the Property from Cooley Mesa shall be constructed for emergency vehicles only. All roads in Siena Lake are private and will be managed by the Metropolitan District and maintenance and snow removal within the Property will be performed by the Metropolitan District.

All properties in Siena Lake are within the Metropolitan District and all owners will be required to be members of the Master Homeowners Association, which will be funded through assessments, paid by the owners. Owners in the Mountain Cottage and Active Adult neighborhoods shall also be members of their respective community associations, which will be funded through separate assessments, in order to maintain the specific neighborhood amenities and design quality of each planning area. The condominium units, live/work units and commercial units will belong to their respective associations, which will be funded through separate assessments to maintain their buildings and amenities of their respective areas.

## 3. PUD STANDARDS & DEFINITIONS

Total Acres: 170.41 acres

Total Residential: 591 maximum dwelling units

Total Open Space: 60.22 acres

Useable Open Space: 20.54 acres

Minimum Lot Size:

Mountain Cottage: 3,125 square feet.

Active Adult parcels: 4,000 square feet.

Mixed use commercial parcels: 3,000 square feet.

Maximum Building Height:

Mountain Cottage: 35 feet.

Active Adult parcels: Patio Home 35 feet / Condo 45 feet.

Mixed use commercial parcels: 45 feet.

Minimum Setbacks:

Front Yards:

Mountain Cottage / Active Adult parcels: 25-foot minimum setback; 10-foot minimum setback with side loaded, **shared access** or rear garages only.

Mixed use commercial parcels: 25-foot minimum setback

Side/Rear Yards:

Mountain Cottage / Active Adult parcels: 5-foot minimum setback.

Mixed use commercial parcels: 10-foot minimum setback.

Lot Coverage:

Mountain Cottage / Active Adult parcels: 60% building / 80% impervious.

Mixed use commercial parcels: 60% building / 80% impervious.

Stormwater Controls:

A stormwater control plan identifying best management practices for temporary and permanent stormwater controls shall be approved by the Town; all stormwater controls shall be in place prior to any phase of construction or as otherwise required by the Town.

Parking:

All parking will comply with minimum requirements of the Gypsum Municipal Code 17.24.060. No on street parking is permitted except where designated as trailhead or park access.

Signage:

All signage will be subject to permitting and sign requirements as specified by the Gypsum Municipal Code Chapter 18.17.

Active Adult residences (unit): An age-restricted dwelling unit intended for use, ownership and occupancy of at least one person 55 years of age or older between 1,000 square feet minimum and 2,000 square feet maximum. Of the total approved density, only 40 dwellings may be constructed to a maximum of 2,500 square feet.

Clubhouse: A community clubhouse for the exclusive use of active adult residents and guests which may include a fitness center, pool, lounge, classroom/meeting space, and other indoor and outdoor resident amenities intended for use by residents and authorized guests only. The Clubhouse may also feature a restaurant/bar.

Community Center: A building dedicated primarily to the use of mountain cottage residents and guests, which may include a fitness center, pool, lounge, snack bar, community offices, classrooms, and other indoor and outdoor resident amenities. The fitness center may be available by membership to the public.

Gypsum (Town) Park: A parcel of land dedicated to public parking, trailhead access, and active and passive recreation.

Live Work/Mixed Use residences (unit): A dwelling unit that contains its own workplace either within, above or behind said dwelling unit where functions of the workplace and dwelling unit have been separated.

Mountain Cottage residences (unit): A detached luxury dwelling unit between 400 square feet minimum and 1,000 square feet maximum. Of the total approved density, only 45 dwellings may be constructed to a maximum of 1,500 square feet.

Recreational Vehicle (RV): A Class A or Class C motorized or towable vehicle that has a bathroom, kitchen, and beds for use during travel and camping. A recreational vehicle does not include pop up campers, Class B camper vans, truck campers, or teardrop trailers. All RV's shall be Excellent or Good physical condition as defined by Kelly Blue Book

#### 4. PHASING PLAN

Siena Lake neighborhoods and necessary roadway and utilities will be developed in several phases. The first phase of development will consist of up to 100 mountain cottage units (R1), infrastructure, road construction, trails and non-potable water system including the lake.

Additional R1 and active adult (R2) and mixed use (M1) units will be offered in subsequent phases. After a minimum of 100 R1 and R1 units have been offered for sale, if 60% of either product type has not gone under reservation contract for at least asking price within eight months of each property's offering, Owner shall be allowed to shift product type between R1 and R1 uses.

Owner shall be entitled to develop more or less of any type of residential unit (R1, R2, M1) so long as such change in product type does increase or decrease the number of units of any product type by more than 20% with a total of 591 maximum dwelling units.

~~up to 100 active adult units, necessary infrastructure and road construction to the lake and clubhouse filings, and the active adult clubhouse. Commercial development and up to 32 live work units is planned to begin in phase two. Further phasing of the community will be dictated by market demand.~~

As required by the Town, the Creekside Trail shall be constructed before issuance of a building permit surpassing 50% of total residential density as emergency access. Another emergency access, Cooley Mesa Cutoff Trail, shall be constructed as required by the Town.

## 5. PERMITTED USES & DESIGN STANDARDS

Siena Lake PUD is divided into the following zone district classifications, which correspond to the designations shown on the map attached to this guide, as follows:

Mountain Cottage Residential Zone District (R1)

Active Adult Residential Zone District (R2)

Mixed Use Commercial Zone District (M1)

Open Space Zone District (OS) (Town Park, Creekside, Greenway, Table Lake Park, Village Pond, Overlook)

The combined R1 and R2 Zone Districts comprise approximately 40% of the Property. The OS Zone District comprises approximately 42% of the Property and consists of parks with trails, including BLM access. The parks may include jogging and biking paths (electric bicycle and tricycles included), sledding and snow shoeing, community gardens, dog parks, picnic and music areas and open play areas for frisbee, paddle ball, and other non-motorized uses.

Siena Lake will also include an active adult clubhouse parcel featuring a number of amenities for residents and guests, and may include amenities such as fitness center with locker rooms, swimming pool, hot tubs, classrooms, lounges, meeting areas, pickleball courts, lakefront docks, stand up paddle boarding, and an in-lake swimming platform. The mountain cottage community center will include amenities for residents such as a fitness center, indoor/outdoor pool, classroom space, lounges, snack bar, and community offices.

The designated Zone Districts are approved for the following uses. Uses not listed are not permitted, unless determined by the Town as appropriate for a Conditional or Special use permit conforming to the criteria in Chapter 18.12.010 of the Gypsum Municipal Code.

### Mountain Cottage - R1 Zone District

Intent – Individual lots with smaller scale single-family detached or duplex residences.

Permitted Uses – Single-family or duplex residential, recreational vehicle sites, fences, community center to include fitness center, pool/hot tubs, volleyball or lawn games and other outdoor recreation, lounges, snack bar, classroom space and community offices, private community gathering areas or pavilions, shade structures, entry monuments and signage, sales marketing center, temporary construction, administration, and model facilities with signage, real estate offices, dog park and other park amenities, walking/biking paths, private roads, parking, maintenance facilities, utility and drainage easements, utility structures, non-commercial gardening, solar/wind energy devices, satellite dishes, backyard

sheds or greenhouses, berms and landscaping, garages and carports, home occupations according to regulations under the Town of Gypsum Municipal Code.

#### Active Adult - R2 Zone District

Intent – Individual age-restricted lots with single-family or duplex homes and condominium residences.

Permitted Uses – Single family residential, duplexes, multi-family condominiums, accessory dwelling/caretaker units, backyard sheds or greenhouses, fences, entry monuments, gates, and signage, clubhouse to include fitness center and pool/hot tubs, pickleball courts, lawn games and other outdoor recreation, lounge, restaurant and or bar, sales marketing center, temporary construction, administration, and model facilities with signage, real estate offices, non-commercial gardening, private community gathering areas or pavilions, shade structures, dog park and other park amenities, with utility and drainage easements, utility and drainage structures, private roads, parking, maintenance facilities, walking/biking paths, berms and landscaping, solar/wind energy devices, satellite dishes, garages and carports, home occupations.

#### Mixed Use Commercial – M1 Zone District

Intent – To provide commercial/professional space, warehouse/storage and a hotel site along Cooley Mesa road.

Permitted Uses – Uses as permitted by the Gypsum Municipal Code Commercial Professional (CP) District, including construction of up to 32 live/work dwelling units, 125,000 square feet of retail or retail space in any combination, 75,000 square feet of indoor storage/warehouse space and a 100-room hotel. Also to allow automotive/RV repair, church, garden center, indoor light manufacturing/product assembly, outside screened storage, park, pet animal facility, playground, self-service storage facilities, veterinary clinic, wireless telecommunications equipment. Area may also include entry monuments, gates and signage, utility and drainage easements, utility and drainage structures, temporary construction, administration, and model facilities with signage, real estate offices, private roads, walking/biking paths, berms and landscaping, solar/wind energy devices, satellite dishes, garages, parking and maintenance facilities.

## Open Space - OS Zone District

Intent – To provide for passive and active open space, including a 5-acre Adventure Park.

Permitted Uses – Public open space and private open space with parks, trails (paved and unpaved with speed limits) for non-motorized recreation (to include electric bicycles and tricycles), entry monuments, gates and signage, fencing, dog parks, community gardens, shade structures, gathering pavilions, sledding hill, snow shoeing, volleyball and other lawn or net games, utility and drainage easements, utility structures, restrooms, snack bar/food cart, public parking and trailheads.

## 6. DESIGN STANDARDS

### Mountain Cottages

The Mountain Cottages will have a mountain modern or cabin architectural style. They will be a maximum of 1000 square feet with only 45 dwellings that may be constructed to a maximum of 1,500 square feet.

Mountain Cottages will be finished on the exterior with a mixture of modern and rustic materials, such as reclaimed barn wood and metal siding accents. Exterior lighting will be dark sky compliant. Fences will be allowed per the Design Review Board guidelines and conform to Town of Gypsum municipal code.

### Active Adult Homes

The active adult Lake Homes will be mountain modern or cabin in style with yards and porches single story living. They will be a maximum of 1900 square feet with only 40 dwellings that may be constructed to a maximum of 2,500 square feet.

Exterior lighting will be dark sky compliant. Fences will be allowed per the Design Review Board guidelines and conform to Town of Gypsum municipal code.

### Active Adult Condominiums

The active adult condominiums will be mountain modern style. The buildings will be constructed from high-grade materials like wood, stucco or siding. Exterior lighting will be dark sky compliant.

### Mixed Use Commercial

The mixed-use commercial zone will include retail/office/live/work buildings along the southern hillside of the road. Constructed of high-quality materials like metal, stucco or siding in earth tones with low reflective light values. Connection to the mixed use commercial zone via neighborhood trails, outdoor seating

areas, picnic tables, patios and ample bike stands will encourage community interaction and multi-modal use of the area.

More detailed design guidelines complying with Section 15.05.040 Building and Architectural Design Requirements of the Town of Gypsum municipal code will be provided prior to filing of first final plat for Siena Lake PUD.

IN WITNESS WHEREOF, the parties have set their hand and official seals the day and year first above written.

TOWN OF GYPSUM, COLORADO

By: \_\_\_\_\_

Steven Carver, Mayor  
50 Lundgren Blvd.  
PO Box 130  
Gypsum, CO 81637

ATTEST:

\_\_\_\_\_  
Frances Barela, Assistant Town Manager

STATE OF COLORADO    )  
  ) SS.  
COUNTY OF EAGLE     )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Steven Carver, as Mayor, and by Frances Barela, Assistant Town Manager, Town of Gypsum, Colorado.

Witness my hand and official seal.  
My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Red Table Ventures, LLC  
By:

\_\_\_\_\_

Name: George Roberts  
Title: Manager, Red Table Ventures LLC

## Section IV: Siena Lake PUD Preliminary Plans

## Section V: PUD Preliminary Plan Review Criteria

Red Table Ventures is proposing a Preliminary PUD in order to allow for the proposed phased development of up to a maximum of 591 dwelling units, including

Development of the Siena Lake PUD Parcel consists of:

- An over 55 active adult community of up to 332 dwelling units,
- A mountain cottage residential community, a high end RV park, or any combination of both of up to 227 dwelling units (lots) provided a minimum of 25% (or 57 units) are constructed as RV or RV/cottage combination lots, not to exceed 300 total units of cottages and RV's.
- Construction of a mixed use commercial development along Cooley Mesa Road, including up to 32 live-work dwelling units,
- A private clubhouse, community center, lake and other resident amenities
- A public open space and trails system, including BLM access and a Town Park parcel,
- Other uses as specifically described herein.

All proposed uses proposed are consistent with the Gypsum Municipal Code, and relevant Master Plan.

Therefore, as outlined in Chapter 18 of the Town of Gypsum Municipal Code 18.08.030 ("Criteria for evaluation") and 18.08.080 ("Criteria for review by commission") the applicant has submitted the Preliminary Plans consistent with the following:

1. PUD development plan. The application must include a PUD development plan which may include, but need not be limited to, permitted uses; development standards; easements; covenants; and restrictions relating to use, location, and bulk of buildings and other structures, intensity of use or density of development; utilities, private and public streets, ways, roads, pedestrian areas, parking facilities, common open space and other public facilities; and provisions for maintenance of common property. Provisions of the PUD development plan means the written and graphic materials (which shall include architectural renderings) presented in support of the plan.

*Applicant Response:*

*Uses and other development standards are specified in the amended Planned Unit Development Guide (Section III: Siena Lake PUD Guide) and remain consistent with approval of sketch plans in late 2017.*

2. Open space. A minimum of 25 percent of the total PUD area shall be devoted to open air recreation or other usable open space, public or quasi public. Unusable open space, such as unusable drainage detention and conveyance areas, shall not be included in the required 25 percent. Usable open space shall be designed and intended primarily for the use and enjoyment of the residents, occupants and owners of property within the PUD, but at least one-half of the usable open space within the PUD shall also be open to and accessible by the general public;

*Applicant Response:*

The PUD complies with the open space requirements and includes over 60 acres of open space including the lake. As neighborhood filings are proposed, small pocket parks, paved and unpaved trails will be phased into the neighborhood. The PUD also proposes dedicating at least 5 acres to the Town for a Town park, which can include a number of recreation amenities available to the public including an open space trail along Alkali Creek. The project will also enhance the existing public access to BLM from the property, adding a trailhead parking area for unloading and loading of trailers with off road vehicles.

3. Residential density. Density shall be limited as required by the town council upon consideration of the master plan adopted in accordance with 31-23-206(1), C.R.S., and individual characteristics of the subject land, but shall not exceed 15 residential dwelling units per acre of net developable land area.

*Applicant Response:*

The amended PUD density does not exceed 3.5 residential dwelling units per acre, which is consistent with the criteria and existing Gypsum master plan guidance. The recently adopted "This is Gypsum" master plan (June 6, 2017) designates the property as "mixed use" where a Planned Unit Development would be encouraged in creating a mix of uses, as proposed. Further, the property is in the "East Gypsum- Airport Gateway" area, where it is recognized that population growth is occurring on this site may be considered an infill opportunity between Buckhorn Valley and Gypsum Gateway commercial properties so the mixed uses proposed would conform to the present land use pattern.

4. Density of other uses. The density of nonresidential uses shall be limited as permitted by the town council upon consideration of the master plan and individual characteristics of the subject land.

*Applicant Response:*

*As reviewed with Town staff, the project does not propose nonresidential uses that are outside of those considered acceptable for the site or included in the existing Commercial Professional zone district.*

5. Architecture. Each structure in the PUD shall be designed in such manner as to be consistent and compatible with other structures in the area, yet to avoid uniformity and lack of variety in structural designs within the PUD.

*Applicant Response:*

*The Siena Lake project is designed to be compatible with other structures in the area. Example architectural imagery for both Mountain Cottages and Active Adult neighborhoods is included in Appendix K.*

6. Uses. Mixed uses and Types of uses. The PUD shall be designed, insofar as practicable when considering the overall size of the PUD, to provide commercial, recreational, educational and transit amenities to its residents to lessen increased traffic and traffic congestion and to increase walkability and sustainability of the PUD. A PUD may include uses approved by the town council as consistent with the master plan, this zoning code and the characteristics of the subject land and as deemed compatible with other development in the areas of the PUD.

*Applicant Response:*

*The Siena Lake PUD is designed as a mixed-use project consistent with this criteria, current master plan and zoning code and is compatible with other developments in the area providing a transition from residential uses to mixed use and commercial uses along Cooley Mesa Road.*

7. Minimum area. A PUD shall not be approved on a parcel of land less than five acres in area.

*Applicant Response:*

*The Siena Lake PUD is 170.41 acres in total and meets the minimum area requirement.*

8. Maintenance of common property. No PUD shall be approved unless the applicant confirms the landowner has provided for or established an adequate organization for the ownership and maintenance of common open space, private streets, roads, ways, drives, pedestrian areas and parking facilities within the PUD (hereinafter collectively referred to as "common property").

*Applicant Response:*

*Not applicable. Common areas planned and constructed through this PUD will be maintained through a new association created by the developer and through use of the established Metropolitan District. Copies of proposed covenants and HOA documents are located in Appendix M.*

9. Consent of landowners. Subsequent amendment or modification of a PUD zone district shall not require the consent of all landowners within the PUD, but shall require notice and hearing as provided in section 18.08.180 before such amendment or modification is enacted.

*Applicant Response:*

*The amendment does not require consent of the existing landowners and will comply with all public notice and hearing requirements as specified in the Town municipal code.*

18.08.080 PUD Preliminary Plan - Criteria for review by commission

1. There are special physical conditions or objectives that the PUD will satisfy to warrant a departure from standard zoning code and the PUD is being requested to encourage innovative and creative design and to promote a mix of land uses.

*Applicant Response:*

*The Siena Lake property was annexed and began the PUD zoning process in 2006 as part of a larger development project. PUD zoning remains a means to encourage innovative and creative design including the mix of land uses proposed. The PUD was approved on November 28, 2017 and this application represents the filing of a Preliminary Plan.*

2. The PUD will not be inconsistent with the master plan objectives, unless the commission determines that the character of the neighborhood has changes since the master plan was adopted or that the master plan was based on erroneous assumptions.

Applicant Response:

As proposed, the project is not inconsistent with applicable master plan objectives, including:

This is Gypsum Master Plan (June, 2017)

Vision Statement: Gypsum, Colorado is an inclusive, authentic and connected community that actively nurtures its durable economy while balancing all of its resources through sustainable management.

Authentic Identity Actions:

AI- 8: Reinforcement of Land Use Compatibility

Inclusive Identity Actions:

IC-5: Diversify the town housing stock to help keep Gypsum the most affordable community for housing in the valley and to offer more housing choices for both homeowners and renters.

Public Land Access:

SE-1 Maintain and/or create opportunities for controlled access to public lands while protecting the quality and condition of these lands in the intent to expand outdoor recreation for the community and visitors.

3. The areas adjacent to the proposed PUD can be planned to be in substantial harmony with the proposed PUD.

Applicant Response:

As proposed, the Siena Lake PUD can be planned to be in substantial harmony with the areas adjacent to it (Buckhorn Valley, BLM and Airport Gateway commercial properties).

4. The adjacent and nearby areas will not be detrimentally affected by the proposed PUD.

Applicant Response:

As proposed, adjacent and nearby areas will not be detrimentally affected by the PUD. The project remains residential in character with suitable density and form supported by Town policies and regulations. Property along Alkali Creek has been designated as open space to provide a buffer between residential neighborhoods across the creek. BLM access will remain in place and be enhanced with new parking and loading areas. Commercial frontage is limited to areas along Cooley Mesa Road.

5. The proposed PUD can be completed within a reasonable period of time.

*Applicant Response:*

*As proposed, the project can be completed within a reasonable period of time and a phasing plan is included in this application allowing for logical construction of infrastructure and neighborhoods as market demand dictates.*

6. Any proposed commercial or industrial development can be justified economically.

*Applicant Response:*

*As proposed, the location of mixed use is justified. Including a potential hotel site is appropriate given the sites immediate proximity to the Eagle County airport.*

7. The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the PUD.

*Applicant Response:*

*As proposed, at buildout the site is anticipated to generate over 8,000 vehicle trips per day. Full acceleration and deceleration lanes are anticipated, and construction of additional Cooley Mesa intersection improvements may be required by the Town.*

8. Proposed public improvements, including utilities and drainage facilities are adequate to serve the PUD.

*Applicant Response:*

*As proposed, the project will construct all required improvements as contained in the approved Subdivision Improvements Agreement including utilities and drainage facilities necessary to adequately serve the PUD. Where any variations are required to reflect changes to the site, they will be discussed and approved by the Town of Gypsum as part of the public hearing process.*

9. The PUD development plan, including permitted uses and development standards for the PUD, is acceptable.

*Applicant Response:*

*As proposed, the permitted uses and development standards are consistent with the development goals of the Town and, have been approved for sketch plan and remain consistent with the 2017 approval.*

Pursuant to Town staff determination, and in accordance with Section 17.12.020 ("Required exhibits for plan submission") of the Gypsum Municipal Code, the applicant has provided the following:

- a. A plan drawn to approximate scale, showing access to and the layout of the subdivision, and indicating the relationships of various usages, such as residential, commercial, industrial, recreational, public facilities, the street network, topographic, natural and manmade features, and uses of adjoining lands as related to the proposed subdivision.

*Applicant Response:* The proposed plans corresponding to the PUD are enclosed with this application (Section IV: Siena Lake PUD Preliminary Plans).

- b. Information on topography, hazard areas which may exist (such as flood prone areas, concentrated runoff areas, inadequate drainage areas, wildfire areas, inadequate drainage areas, wildfire areas, steep slopes, etc.) and lakes, streams and vegetation.

*Applicant Response:* The Siena Lake PUD project site has previously been contemplated for development and significant grading has already been completed, much of which was utilized for the airport runway expansion project. An Environmental Impact Report (EIR) is included in this application.

Because impacts and environmental hazard of the project site have previously been considered and addressed and the site has undergone extensive land disturbance, no additional impacts are expected. Analysis which has previously been conducted include Geotechnical assessment/Geologic Hazards, Wetland Delineation, drainage and floodplain issues. Recommendations of the EIR are included as part of this application.

- c. Reports concerning geologic characteristics of the area which might significantly affect the proposed land use and explaining the impact of such characteristics on the proposed subdivision. Any hazard areas, such as landslides, avalanches, rock falls, mud flows, debris fans, unstable or potentially unstable slopes, seismic effects, ground subsidence, expansive soils or rock, radioactivity, etc. must be specifically shown, evaluated and explained.

*Applicant Response:* See response to (b) above – all required reports for existing or potential hazards and other environmental impacts have been reviewed and approved during the initial PUD process for Saddle Ridge; update memorandums are included in the Appendix as needed for the Siena Lake PUD.

- d. Reports and explanatory information concerning the types of soil in the proposed subdivision and the suitability for the excepted uses, in accordance with the National Cooperative Soils Survey.

*Applicant Response: The proposed PUD will not change the development pattern or requirements to construct based on soil conditions that have previously been assessed. Site-specific borings have been conducted, as necessary, to identify foundation-bearing conditions associated with individual filings and vertical construction. The geotechnical engineer findings and recommendation are included by reference in this application.*

- e. Recorded proof of ownership of the land to be subdivided, and ownership of the surrounding lands, within a radius of 300 feet of the boundary. Applicant must submit proof of applicant's right to apply if applicant is not the present owner.

*Applicant Response: The project developer, Red Table Ventures, is also the owner and has the right to apply for this application.*

- f. Total acreage of land to be subdivided and the number and approximate size of proposed lots and tracts.

*Applicant Response: The total acreage of the parcel is 170.41 acres, and the proposed PUD plans and acreages are included in Section IV: Siena Lake PUD plans; these include specific lot plans as detailed at this time.*

- g. Identification of the existing and proposed zoning of the subdivision and evidence that the property currently complies with existing zoning.

*Applicant Response: The proposed subdivision will comply with uses identified in the Gypsum Municipal Code and also the zoning conferred as part of the companion PUD amendment application.*

- h. Reasonable evidence that an adequate water supply, from the town municipal water system, can physically be provided to the proposed subdivision.

*Applicant Response: The Siena Lake PUD will be reviewed by the Town engineer and water engineer in order to verify all potable and non-potable water demands, and the applicant agrees to financial responsibility for any additional water rights, taps or fees necessary in order to serve the project as proposed.*

- i. Type of sewage disposal and treatment system proposed for the subdivision.

*Applicant Response: The proposed PUD can be serviced by Town sewage treatment systems already constructed and sized adequately to handle the intensity and type of uses proposed. The proposal will be reviewed by the Town engineer in order to verify all sewage disposal demands and further details are provided by the project engineer and included in this application.*

- j. Information concerning providing services and amenities, such as fire protection, solid waste disposal, telephone, electricity, recreation, schools, etc. Such information shall include a public safety impact plan, which will address the impacts of the proposed subdivision on the availability of fire protection and emergency medical services to Town residents.

*Applicant Response: The proposed PUD will be served by existing utility companies, and service letters are included in the application appendix. Roads are private and will not impact Town services. Both community resident and public recreation - including preservation of existing BLM and providing land for a Town adventure park- are provided.*

*Impact fees generated by the proposed PUD request affecting Fire District Impact, Emergency Medical Impact, School District Impact, Law Enforcement Impact and Recreation Impact will be provided as required by Town municipal code and the any approved Subdivision Improvements Agreement (SIA), as applicable at the time of vesting of this PUD.*

- k. Assurance of all-weather access to the proposed subdivision from an existing town, county or State Street or road.

*Applicant Response: The PUD will be assured of all weather access to existing Cooley Mesa Road. As required by the Town and Fire District, a secondary point of emergency access is planned and will be required for construction before 50% of the residential dwelling units proposed are completed.*

- l. Proposed method of complying with Section 17.04.050, land for public purposes.

*Applicant Response: The proposed PUD amendment contributes toward meeting the public purpose requirements through inclusion of parks and open space deeded to a legally established property owner association, which will oversee maintenance of these areas.*

Additionally, the project is proposing dedication of at least 5 acres of public land to the Town for use as a recreational park that could include sledding (in winter), zip lines, trailhead access and other public activities.

- m. Description of vegetation (type, density and distribution) and wildfire hazard potential as assessed by the Colorado State Forest Service, Bureau of Land Management or Eagle County.

*Applicant Response: Vegetation types and hazards are described in the Environmental Impact Report.*

- n. Application and deposit fees per chapter 17.60.

*Applicant Response: Application and deposit fees have been reviewed with Town staff and provided per requirements.*

- o. Certification from the Eagle County Treasurer's office that all ad valorem taxes and assessments due and owing have been paid.

*Applicant Response: Tax certifications are included in this application (Appendix D: Tax Certifications).*

- p. A list of all special district and taxing entities serving the property.

*Applicant Response: The following special district and taxing entities serve the property that is subject of this application:*

Eagle County, 001-011  
Buckhorn Valley Metro #2, 101  
Colorado Mtn College (CMC), 012  
RE50J School District, 015-018  
Western E.C. Metro Rec District, 062  
CO River Water Conservation, 076  
Greater Eagle Fire, 046  
Cedar Hill Cemetery District, 041  
Town of Gypsum, 033  
Eagle County Health Service, 096  
Eagle Valley Library District, 094

- q. An estimate of the traffic count, which may be generated by the subdivision and the proposed methods of mitigation of impact on existing transportation facilities.

*Applicant Response: As proposed, at buildout the site is anticipated to generate over 8,000 vehicle trips per day. Full acceleration and deceleration lanes are anticipated, and construction of additional Cooley Mesa intersection improvements may be required by the Town based upon the recommendations of the traffic impact study.*

- r. The planning commission may waive required exhibits for common interest communities rendered unnecessary because the request creates no greater impacts on town services than the existing allowed uses.

*Applicant Response: Not applicable.*

- s. Name and address of adjacent property owners, within 300 feet of subject property, as indicated by Eagle County Property Records, to be printed on mailing labels for the purpose of town notification of public hearings pursuant to chapter 17.70.

*Applicant Response: Town public notification information is provided with this application as required pursuant to chapter 17.70 of the municipal code (Appendix F: Public Notice Address Listing).*