
Lot 1B Narrative
Avon Public Safety Facility



Submittal Date: March 02, 2016

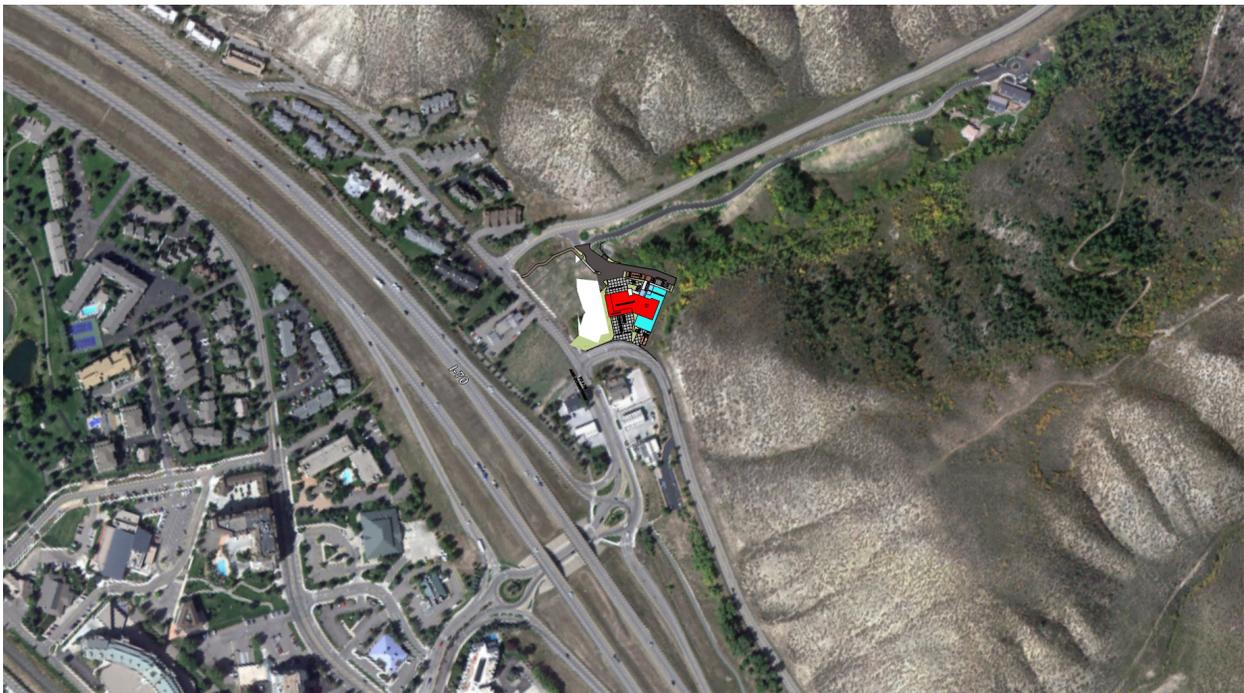
Applicant:

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Lot 1B highlighted in aerial shown above

Lot 1B
Applicant's Written Statement

Specific Reasons for the Site

Eagle River Fire Protection District, the Applicant, is planning to develop a Public Safety Facility on Lot 1B. Lot 1B is currently zoned PF, Public Facilities. It was part of the Buck Creek PUD and identified as a Fire Station and an Administration Building on Lot 1A prior to the Nexcore Medical Office Building project. Lot 1B was removed from the PUD and rezoned to the PF Zone District. The plans for a Fire and Administration Building were then identified as more suitable to the Lot 1B site. The PF district is intended to provide sites for public uses such as community centers, police and fire stations and governmental facilities. The uses permitted in this district are identified by location in the Avon Comprehensive Plan. The PF district includes a building height restriction of 40 feet. The building height of Applicant's development plan has a Fire Training tower that is 57' tall. The remainder of the building is a three story facility. The portion that is two stories will conform to the 40' height but the portion of the three stories is at 48'-5" height. The Applicant would like to modify the Avon Comprehensive Plan to allow the 48'-5" for the building and 57' height for the Fire Training tower.

The existing Utility Easement on the east will be adjusted to accommodate parking and retaining walls. The easement adjustment will run through a concurrent process that will reduce the current width from 30' to 20'.

The PF zone required setbacks on all sides are 20'. The Applicant would like to modify the Avon Comprehensive Plan to allow a 7.5' building setback on the west side. The shared property line with Lot 1A allows a 0' setback for their MC zone, but the development provided 7.5' along the majority of the shared property line. The revised property line pushed towards Lot 1A but still left a 4' setback bringing the total landscaped area between properties to 11.5' to the building overhang. This setback along the shared west property line is to accommodate the fire parking bays, driveway and building eave overhang.

Per the PF zone parking use type is determined by the director based on standards for the closest comparable use. The Applicant is proposing 48 spaces to be used for current use and future expansion. The numbers were determined by staff from both facilities based on needs. The applicant also used a comparison to other public buildings and fire/police stations in seventeen other communities. Many mountain communities determined the number of spaces to be by a jurisdiction authority, others were based on count of beds and SF calculations. The proposed building is broken down by 8 beds, 10,300 sf of police office space and 14,000 sf of fire administration.

Assessment of Impacts on Town Services

Assessing the impacts on Town services by comparing the current and proposed use of Lot 1B, involves the comparison of the relative impacts of the Public Safety Facility development where an existing vacant lot stands. Many of the below services were evaluated at the time of development of Lot 1A and included a Public Facility.

Transportation. The existing Transportation Study was updated to account for the traffic generated by Lot 1A (medical office use) and included anticipated traffic for Lot 1B.

Water. The estimated water consumption for Applicant's Public Safety Facility use is less than what the original multi-family units would have consumed under the old PUD for 1B. The Buck Creek PUD submittal, dated January 16, 2009, estimated the annual water usage intensity of 11 multi-family units (townhomes) at 3.696 ac. ft./yr. For the Public Safety Facility the Applicant is providing an estimate of water consumption based historical data from buildings of similar size and use in its portfolio. The Applicant estimates that its 24,300 square foot Public Safety Facility will have an annual water usage intensity of 1,400 gal./day, which equals 1.57 ac. ft./yr.

Sewer. The ERW&SD has adequate capacity to treat the wastewater estimated for Applicant's proposed use. Do we have documentation (will call) letters from all the services?

Schools. The proposed project will have no impact on schools.

Emergency Services. Development of Lot 1B as a Fire and Police facility will provide emergency services central to the area but is not expected to place more demand on these services. Police and Fire use is for employee and some public use. Police employees are stationed at the office full time and patrol cars come and go at all times of day and night. Public will only park on site between 8am and 5pm as those are the police station business hours. Fire employees live at the fire station on 48 hour shifts and park on site as do their visitors. In the case of an emergency situation fire trucks would dispatch from the south apron out of the apparatus bay on to Swift Gulch Road and on to their destination. Police would dispatch, if necessary, from the parking lot to Buck Creek Road. If the exit to Buck Creek is blocked, an emergency ramp is provided onto Swift Gulch Road.

Police. Development of the project will place Police central to the community but is not anticipated to require a greater demand

Parks and Recreation. The project will result in no impact on parks and recreation.

Medical. The project will not affect emergency response times throughout the valley and will be accessible for public services for the Town of Avon and its residents.

Library. The proposed project will have no impact on the library.

Response to Mandatory Review Criteria in Section 7.16.030(c) of the Town of Avon Municipal Code

(1)

The surrounding area is compatible with the land use proposed in the plan amendment or the proposed land use provides an essential public benefit and other locations are not feasible or practical;

The proposed Land Use is a Public Facility and zoned for such. This proposed land use conforms to the definition of Civic/Public currently within the Avon Comprehensive Plan as;

Civic/Public – Public areas are intended to contain uses related to community services, such as fire stations, schools, community centers, hospitals, municipal centers, recreation centers, police stations, and municipal maintenance yards. Each proposed public use should be evaluated separately in terms of its land area and topographical constraints, as well as its compatibility with adjacent uses.

The proposed development was determined within the Buck Creek PUD to be a compatible land use and was planned for a fire station and administration building. The accompanying MDP document for the Fire and Police building shows that this building land area and topographic constraints will work if a portion of the building is three stories. The three story portion will need to be taller than the current allowed height. The fire tower exceeding the height limit was anticipated for and incorporated into the original Buck Creek PUD prior to the rezone to the PF district.

District 13: Nottingham Road Commercial District

This area's proximity to the I-70/Avon Road Interchange establishes its importance to the Town's identity. Development and redevelopment that occurs here should reflect the standards in the Town Center, but should not compete with the Town Center in terms of size of buildings or intensity of development.

Planning Principles:

- **Limit access points on Nottingham Road to simplify traffic movements.**
The proposed development is planned to share the existing access point from Buck Creek Road and has no access to Nottingham Road. The Buck Creek Road access is shared by Lot 1A. Emergency exit only access from Swift Gulch Road is proposed.
- **Require landscape setbacks and internal landscaping of parking lots.**
The proposed development plans for landscaping to be accomplished within areas of the parking lot and property setbacks as well as maintaining existing landscape and native areas around the undeveloped portion of the property. The request for a reduced setback between Lot 1A and Lot 1B is reduced from code but greater than what is required on Lot 1A. This area is intended to be landscaped.
- **Screen all equipment and storage areas from view.**
All equipment and storage areas will be screen from public roads and from view with plantings and structures as required.
- **Limit building heights to that which is compatible with the existing surrounding development.**
Although the request for the third story and the fire tower to exceed the height limit set in the PF Zone of 45', the height is lower than the adjacent Lot 1A property of 60', including the fire tower. The development will be compatible with the existing surrounding development adjacent in height (less than) and materials.
- **Development intensity and activity should diminish when traveling north on Buck Creek Road.**
The proposed development will have emergency fire access exiting onto Buck Creek Road. Police access is intended to be from the shared drive from Buck Creek Road. The police will use this road except in the rare circumstances it is blocked

Transportation services and infrastructure have adequate current capacity or planned capacity, to serve potential traffic demands of the land use proposed in the plan amendment;

The Transportation Study completed for Lot 1A indicates that the development will not cause traffic congestion nor degrade level of service on Avon roadways to an unreasonable degree. According to the Lot 1A Transportation Study, peak traffic demands will not reduce the level of service on roadways and intersections below an acceptable standard and since the fire and police do not produce heavy traffic demands the same will be true of Lot 1B. The Applicant's proposed development plan will adequately address the effective coordination of pedestrian and vehicular transportation in a manner that is attractive aesthetically.

(3)

Public services and facilities have adequate current capacity or planned capacity to serve the land use proposed in the plan amendment;

The fire and police station use is a less intensive use with respect to water consumption, wastewater service, schools, library, parks, and recreation than multi-family residential and was planned for within the Buck Creek PUD. The Town has adequate facilities to serve the proposed development without diminishing service to existing developments. The ERW&SD has the capacity to handle the water and wastewater requirements.

(4)

The proposed land use in the plan amendment will result in a better location or form of development for the Town, even if the current plan designation is still considered appropriate;

Lot 1B land is suitable for the proposed development of a fire and police station. Having this location is conveniently situated in the Town of Avon and is beneficial to Avon residents. The proposed development plans are not likely to result in any adverse impacts on other properties in the vicinity. If any impacts were deemed to be adverse, these are unlikely to be significant. Traffic and site lighting have been considered to identify any possible adverse effects on other property in the vicinity of the subject tract.

(5)

Strict adherence to the current plan would result in a situation neither intended nor in keeping with other key elements and policies of the plan;

The original Buck Creek PUD included the exception of a fire tower to be 60' tall. When Lot 1A and Lot 1B were switched and the fire police station was moved to Lot 1B, the site was taken out of the Buck Creek PUD and rezoned to PF (Public Facility). The original intention was for a fire and administrative building, but now includes a fire and police station. In order to meet the program requirements of the fire and police services, a portion of the building is three stories and the fire tower is still needed. This causes the request to exceed the height limits in this zone district. The adjacent Lot 1A has a 60' height limit. In addition, the footprint requirements of the garage bay to house the fire equipment and the exiting topography of the site require the encroachment of the side setback by XX'.

(6)

The proposed plan amendment will promote the purposes stated in this Development Code; and

The Applicant understands that the Town of Avon's entitlement process requires evidence of substantial compliance with the purpose of the Development Code. The purposes and goals of the Development Code are described in Section 7.04.030 (a) through (p), and the Applicant is addressing these items in order as follows:

(a) Divide the Town into zones, restricting and requiring therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for trade, industry, residence and other specified uses; regulate the intensity of the use of lot areas; regulate and determine the area of open spaces surrounding such buildings; establish building lines and locations of buildings designed for specified industrial, commercial, residential and other uses within such areas; establish standards to which buildings or structures shall conform; establish standards for use of areas adjoining such buildings or structures;

Project is in compliance with current PF Zone District. The PF district is intended to provide sites for public uses such as community centers, police and fire stations and governmental facilities.

(b) Implement the goals and policies of the Avon Comprehensive Plan and other applicable planning documents of the Town;

The proposed project is compatible with the Avon Comprehensive Plan and other applicable planning documents of the Town, as described herein:

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Planning Principles:

- **Limit access points on Nottingham Road to simplify traffic movements.**

This project is planned to have no entrances to the development from Nottingham Road. This also is consistent with the Buck Creek PUD which this site was once a part of. Entrance from Buck Creek Road will serve Parcel 1B.

Sidewalks are going to connect to existing sidewalks on the medical office building site and terminate at the property line going up Swift Gulch Road.

- **Require landscape setbacks and internal landscaping of parking lots.**

Following the PF Zone, Parcel 1B will respect the natural features of the site and provide additional landscaping, following code for any future development.

- **Screen all equipment and storage areas from view.**

The geometry of the roof and the natural terrain of the site will allow the proposed development to screen all equipment and storage areas from view. This will be demonstrated further in the development plan.

- **Limit building heights to that which is compatible with the existing surrounding development.**

This project will follow the PF zoning by reducing the massing and present a frontage that is in scale with the neighboring development. The PF zone allows a building that is 40' from finish floor, but the planned building will have a tower that is at 57'-0" above finished floor. The location of the building will place the long side facing Swift Gulch, and there is an opportunity to step back the upper levels to reduce massing.

- **Development intensity and activity should diminish when traveling north on Buck Creek Road once the MOB and Public Safety Facility are completed.**

Per the PF zoning the most intense uses, this development will be located at the Nottingham Road/Swift Gulch Road intersections. With this project, the land use planning will not change that configuration and will honor the goal of the intensity of the overall development diminishing north along Buck Creek Road.

(c) Comply with the purposes stated in state and federal regulations which authorize the regulations in this Development Code;

The Applicant's Development Plan submittal indicates compliance with the Development Code and the state and federal regulations authorizing the Code.

(d) Avoid undue traffic congestion and degradation of the level of service provided by streets and roadways, promote effective and economical mass transportation and enhance effective, attractive and economical pedestrian opportunities;

The Applicant's Transportation Study completed for 1A indicates that the development of these lots will not cause traffic congestion nor degrade level of service on Avon roadways to an unreasonable degree.

(e) Promote adequate light, air, landscaping and open space and avoid undue concentration or sprawl of population;

The proposed development of Lot 1B will not hinder the promotion of adequate light, air, landscaping and open space. Development of Lot 1B in the PF District will assist the Town of

Avon in avoiding undue concentration or sprawl of population. The Applicant's Development Plan submittal indicates compliance with Development Code requirements in connection with light, air, landscaping and open space.

(f) Provide a planned and orderly use of land, protection of the environment and preservation of viability, all to conserve the value of the investments of the people of the Avon community and encourage a high quality of life and the most appropriate use of land throughout the municipality;

Development in the PF Zone fosters a planned and orderly use of land. The development of Lot 1B will encourage a high quality of life by bringing additional high quality public safety facilities services and emergency response times to the Town of Avon. The Applicant's Development Plan will meet Town of Avon standards for environmental protection, as required by the Development Code.

(g) Prevent the inefficient use of land; avoid increased demands on public services and facilities which exceed capacity or degrade the level of service for existing residents; provide for phased development of government services and facilities which maximizes efficiency and optimizes costs to taxpayers and users; and promote sufficient, economical and high-quality provision of all public services and public facilities, including but not limited to water, sewage, schools, libraries, police, parks, recreation, open space and medical facilities;

The proposed development in PF Zone enables the Applicant to improve the access to high quality public safety for the residents of the Town of Avon. This enhancement of public safety in the Town can be developed efficiently and without degrading levels of government services to residents. The results of applicant's studies of traffic, water consumption and sewage treatment all indicate that the development will reduce the strain on government services and facilities.

(h) Minimize the risk of damage and injury to people, structures and public infrastructure created by wild fire, avalanche, unstable slopes, rock fall, mudslides, flood danger and other natural hazards;

Applicant's development of Lot 1B poses no increase in risk due to natural hazards. The civil engineering associated with the development plan is intended to minimize the risks to people, structures, and public infrastructure described herein.

(i) Achieve or exceed federal clean air standards;

Applicant's development plan is expected to meet or exceed federal clean air standards.

(j) Sustain water sources by maintaining the natural watershed, preventing accelerated erosion, reducing runoff and consequent sedimentation, eliminating pollutants introduced directly into streams and enhancing public access to recreational water sources;

Applicant's development plan will incorporate the necessary features to maintain the existing watershed and mitigate adverse consequences of stormwater runoff. The stormwater will be treated for water quality before discharge into Buck Creek.

(k) Maintain the natural scenic beauty of the Eagle River Valley in order to preserve areas of historical and archaeological importance, provide for adequate open spaces, preserve scenic views, provide recreational opportunities, sustain the tourist-based economy and preserve property values;

The proposed development would provide a beneficial service to residents and tourists in need of convenient, shorter response time public safety. Development of Lot 1B will not impair scenic beauty, or consume areas of historical or archeological importance.

(l) Promote architectural design which is compatible, functional, practical and complimentary checking to Avon's sub-alpine environment;

The architecture of the development plan and design solution will be sensitive to the context of the immediate environs and the larger Avon community. Materials will be of a quality to last within the existing environment and chosen based on the influences from the immediate context of the natural area and visual connection to the Avon Community.

(m) Achieve innovation and advancement in design of the built environment to improve efficiency, reduce energy consumption, reduce emission of pollutants, reduce consumption of non-renewable natural resources and attain sustainability;

The Applicant understands the objectives of efficiency in engineering and design, and is experienced in developing healthcare facilities that reduce waste and are environmentally responsible.

(n) Achieve a diverse range of attainable housing which meets the housing needs created by jobs in the Town, provides a range of housing types and price points to serve a complete range of life stages and promotes a balanced, diverse and stable full time residential community which is balanced with the visitor economy;

The proposed public safety facility development will create a work environment for several paying jobs for highly trained and educated individuals.

(o) Promote quality real estate investments which conserve property values by disclosing risks, taxes and fees; by incorporating practical and comprehensible legal arrangements; and by promoting accuracy in investment expectations; and

The Applicant develops only high quality police and fire real estate assets. Applicant expects to comply with all applicable codes and regulations as it rezones and develops Lot 1B.

(p) Promote the health, safety and welfare of the Avon community.

The professionals and services of the public safety facility are intended to promote the health and welfare of the community. The development plan will be designed and implemented in a way that contributes to a safe community environment for public, visitors, staff, pedestrians and vehicular transportation.

(7) The proposed plan amendment will promote the health, safety or welfare of the Avon Community and will be consistent with the general goals and policies of the Avon Comprehensive Plan.

Consistency with the Avon Comprehensive Plan.

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Planning Principles:

- **Limit access points on Nottingham Road to simplify traffic movements.**

This project is planned to have no entrances to the development from Nottingham Road. This also is consistent with the Buck Creek PUD. The main entrance from Buck Creek Road will serve all vehicular traffic public and employees. The fire truck exit will be onto Swift Gulch as will be the Police emergency exit. The Police Sally Port entry and exit will be accessed from Swift Gulch.

- **Require landscape setbacks and internal landscaping of parking lots.**

Following the PF Zone, Parcel 1B will respect the natural features of the site and provide additional landscaping around the proposed development following code and best practices.

- **Screen all equipment and storage areas from view.**

The geometry of the roof and the natural terrain of the site will allow the proposed development to screen all equipment and storage areas from view. This will be demonstrated further in the development plan.

- **Limit building heights to that which is compatible with the existing surrounding development.**

This project will follow the PF zoning by reducing the massing and present a frontage that is in scale with the neighboring development. The PF zone allows a building that is 40' from finish floor, but the planned building will have a tower that is at 57'-0" above finished floor. The location of the building will place the long side facing Swift Gulch, and there is an opportunity to step back the upper levels to reduce massing.

- **Development intensity and activity should diminish when traveling north on Buck Creek Road.**

Per the PF zoning the most intense uses, this development will be located at the Buck Creek Road/Swift Gulch Road intersections. With this project, the land use planning will not change that configuration and will honor the goal of the intensity of the overall development diminishing north along Buck Creek Road.

Conformity with the Town of Avon Plan Goals

Goal C.1. - Provide a balance of land uses that offers a range of housing options, diverse commercial and employment opportunities, inviting guest accommodations, and high quality civic and recreational facilities, working in concert to strengthen Avon's identity as both a year-round residential community and as a commercial, tourism and economic center.

The addition of a public safety facility use will provide a convenient location for high quality fire fighter response times to the community. A public safety facility can be used year round and provide an essential service to both residence and visitors.

Goal C.1.2 - Ensure each development contributes to a healthy jobs/housing balance in the Town and surrounding area.

The proposed public safety development will provide an employment opportunity for both existing and future residents of Avon. The location balances with the proposed residences planned for the remainder of the Buck Creek PUD planning area.

Goal C.1.6 - Include sufficient land for public uses such as schools, recreation, community facilities (such as childcare), and government services near the people who use them.

The proposed public safety facility will serve the majority of the Avon community.

Goal D.1.1 - Encourage creative, forward thinking development consistent with adopted plans.

The planned public safety facility building use is a forward thinking safety opportunity to Avon that benefits the public. This type of development upholds the town's goals and policies for the benefit the community.

Goal D.2 - Create community gateways and streetscapes that reflect and strengthen Avon's unique community character and image.

The proposed public safety facility building along with the medical office building on the adjacent parcel will become a landmark for the immediate neighborhood and serve as a gateway to Nottingham Road.

Goal H.3.4 - Ensure outdoor lighting does not create undesirable light pollution and complies with the "Dark Sky Ordinance". Revisit the ordinance as needed to ensure it is achieving the desired goals.

The proposed development within the site will comply with the "Dark Sky Ordinance".