



## E. Housing

The Town of Avon seeks to build upon its long history as a high-amenity year-round resort community by adopting the 2021 Avon Community Housing Plan. This document is an extension of the Town of Avon Comprehensive Plan, offering more in-depth goals and policies for greater implementation within the Town.

**Goal E.1:** Achieve a diverse range of housing densities, styles, and types, including rental and for sale, to serve all segments of the population.

**Policy E.1.1:** Establish policies and programs, which address housing needs that are attainable to different Area Median Income (AMI) ranges. Evaluate the mitigation rate required of development.

**Policy E.1.2:** Encourage private development and partnerships that provide a diversity of housing for local working families.

**Policy E.1.3:** Provide attainable-Community hHousing through alternative means, including but not limited to: payment-in-lieu, land dedication, regulatory requirements, deed restrictions, use of grant funding, waiver of development and building fees, and public-private partnerships that reduce the price of units.

**Policy E.1.4:** Integrate attainable-Community hHousing within large developments and throughout Town.

**Policy E.1.5:** Encourage “no net loss” of attainable-Community hHousing units in redevelopment.

Policy E.1.6.: Actively plan for Community Housing developments on Town-owned lands.

**Goal E.2:** Coordinate with neighboring communities to provide an attainable housing program that incorporates both rental and ownership opportunities, affordable for local working families.

**Policy E.2.1:** Place perpetual deed restrictions on all Town supported housing projects and enforce compliance.

**Policy E.2.2:** Participate in a countywide down-payment assistance program.

**Policy E.2.3:** Collaborate on joint housing studies and strategies.

**Policy E.2.4:** Site attainable-Community hHousing with multi-modal transportation options and facilities, including bike and pedestrian paths.

**Policy E.2.5** Continue to Consider providing provide Town revenues in desirable housing projects.

**Policy E.2.6** Explore opportunities for conversion of free market housing to increase stock of Community attainable-Housing units.

**Policy E.2.7** Work with owners and associations of deed restricted properties to encourage maintenance and capital improvements of units and properties, including but not limited

to evaluating deed restriction modifications, special improvement districts, and capital reserve studies.

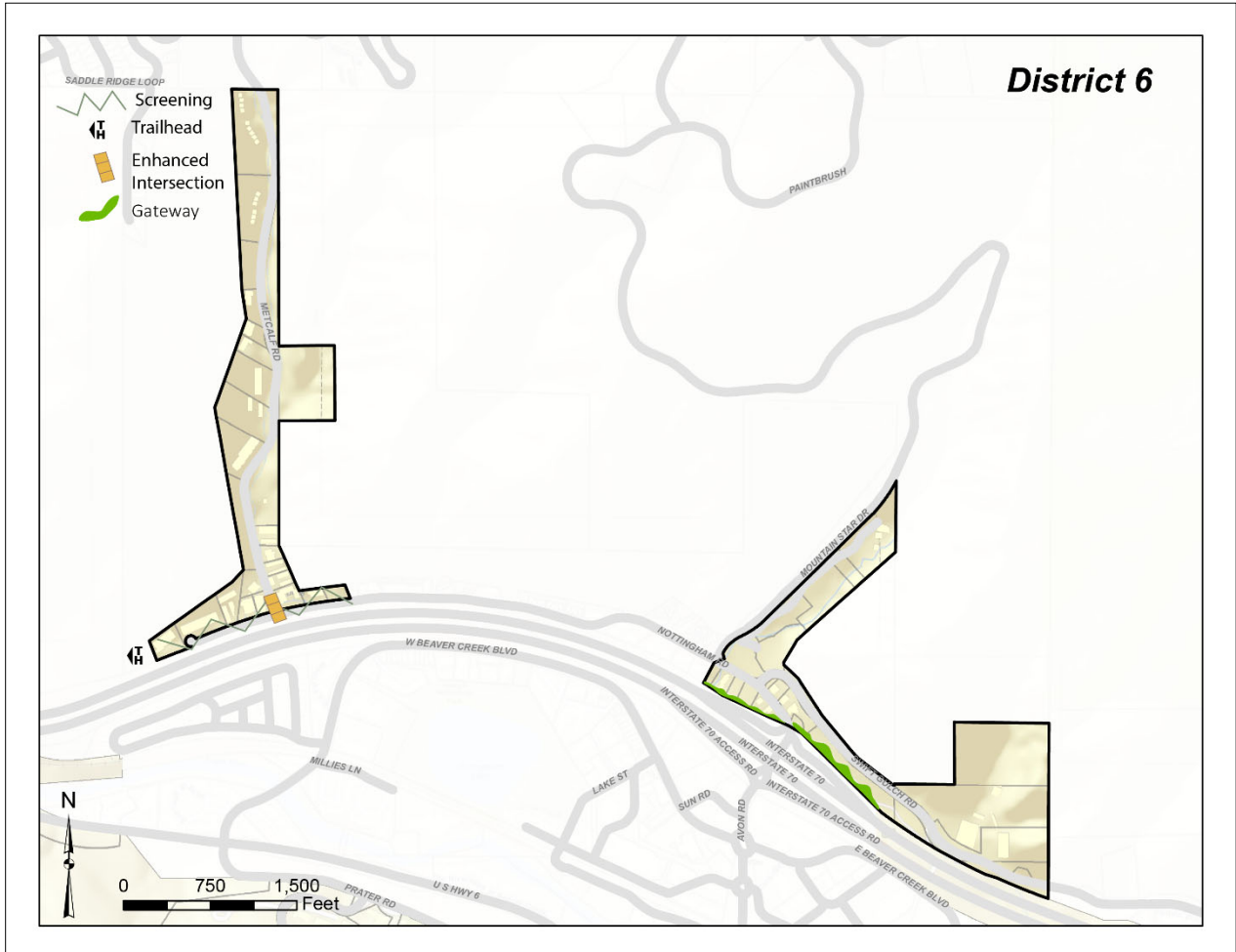
**Policy E.2.8** Ensure that new deed restricted projects require capital improvement and ongoing maintenance reserves.

**Policy E.2.9** Expand Community Housing programs like Mi Casa Avon to capture affordable rental opportunities.

## District Planning Principles

While the Goals and Policies of this plan generally apply to all areas of the Town, the District Planning Principles apply specific planning and urban design recommendations to areas within the Town, stemming from community and landowners input, and existing development rights. Below is a map identifying the Districts.

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The Gulch Area District is located in runoff areas perpendicular to the Eagle River valley. It includes the Town's only industrial ([heavy commercial](#)) center, dense residential development, the Public Works and Transportation Department facilities, a medical facility, and the Joint Public Safety building. These uses provide an important component to Avon's overall economic health. The area's high visibility from I-70 makes it important to the Town's image.

Existing uses on Nottingham and Metcalf Roads are intensely developed with large buildings and need improved [investments in architecture and design](#), landscaping, access, and screening. The Town should work towards improved traffic safety and aesthetics, [and support water-conscious landscape conversions](#). Live/ work development opportunities in the Light Industrial and Commercial zone district that do not possess significant conflicts with surrounding land uses should be encouraged. In response to the area's high visibility from I-70, efforts have been made to screen the existing buildings and facilities and ensure that they blend into the surrounding environment.

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- Development and redevelopment that occurs here should reflect the standards in Town Center, but should not compete with Town Center in terms of size of buildings or intensity of development.
- Enhance the gateway areas of Avon centered around the I-70 Interchange and roundabouts.
- Purposefully site less-desirable elements of design (dumpsters, utility boxes) in less visible locations near gateway areas and development entrances.
- Development proposed in these areas should trend towards balancing commercial and residential integration – especially on parcels with “walkable neighborhood” potential.
- Screen equipment, storage, and accessory uses with landforms and water-conscious landscaping or no-water alternatives.
- Limit/Consider building heights and setbacks to be compatible with respect to with the existing, surrounding development.
- ~~Encourage building at a scale that minimizes visibility from I-70.~~
- Encourage sidewalks and pedestrian connections for publicly accessible developments.
- Limit auto access points to simplify traffic movements.
- Minimize significant re-grading and provide for provide proper minimum on-site parking and access.
- Support a reduction of parking for walkable developments.
- ~~Require landscape setbacks and internal landscaping of parking lots.~~
- Preserve trees and landscaping on properties where practicable.
- Accommodate residential development that supports primary industrial, commercial, or employment-generating land uses.
- Improve the intersection of Metcalf and Nottingham Roads to enhance the entry to Wildridge and provide more direct access from Town Center to Wildridge.
- ~~Develop a~~Continue to improve pedestrian connections linking West Beaver Creek Boulevard to Nottingham Road and in gateway areas.
- Coordinate with CDOT to introduce trees or creative alternatives on uphill slopes oin the I-70 right-of-way and along Metcalf Road to partially screen buildings and other accessory uses.
- Enhance the West Avon Preserve trailhead.
- Reduce development intensity when traveling north on Buck Creek Road.