

Salida Crossings

Salida Crossings 134, LLC (Applicant)
PO Box 285
Salida, CO 81201

December 18, 2017

Planning Commission and Council Members
City of Salida
448 East 1st St.
Salida, CO 81201

Chairman and Commissioners,

This serves as a cover letter to the attached formal application for the PD/Major Impact Review process associated with the proposed Salida Crossings Planned Development. This package describes the proposed planned development and provides requested information that shows how the project complies with the Code and the Comprehensive Plan.

The following documents are included in the Major Impact – Planned Development Application package per Code Checklist Requirements

1. Cover Letter
2. Written Narrative
3. Proposed Development Plan
4. Checklist for PD

Statement of Planning Objectives

Statement of Proposed Ownership and Maintenance

Benefits and Cost Analysis

Specific Use of Lots

Estimate of Public Improvements (Attached)

Landscape Plans (attached plans)

Design Standards and Dimensional Standards for PD

Area-Density Table for PD (Attached)

Proposed Development Plan Mixed Use

PD Plat (Attached)

Civil Engineering Sheet Set (Attached)

Estimated Cost of Public Infrastructure (Attached)

Traffic Study (being conducted)

Drainage Plan (Attached Plans and study)

Application – Checklist for PD

Application – Checklist for Major Impact Review

Mailing List

Mailing List Map

Public Notice

Salida Crossings

Mixed Use Planned Development

PREPARED BY:

DEA Development LLC

Contact: Duane Cozart

Phone: 719-207-1155

Address: P.O. Box 285,
Salida, CO 81201

APPLICANT:

Salida Crossings 134, LLC

P.O. Box 285,

Salida, CO 81201

Contact:

Duane Cozart

Phone: 719-207-1155

Owner:

Salida Crossings 134, LLC

P.O. Box 285,

Salida, CO 81201

Contact:

Duane Cozart

Phone: 719-207-1155

Prepared for:

Salida Planning Commission and City Council

SITE INFORMATION

General Description:

The PD site is comprised of 3.15 acres located to the West of Oak St. approximately 270 feet, and on the North side of US Hwy. It is bordered directly by a .4 acre vacant commercial building (7-11) to the east, just east of this parcel is an Marijuana retail establishment on the corner of Oak and Hwy 50, also a 1.24 acre parcel just north of the 7-11 building with Condominiums under construction to the east owned by Oak Street Partners LLC, plus a 1.15 acre parcel to the east just north of the Oak St Partners LLC owned by Avalanche Excavating as an equipment yard and landscape materials. Just north of the property is a 1.1-acre parcel owned by Lornie Lowry with 2 train box cars, semi-trucks, and various out buildings, and north east of Lornie's property there are 2 non-contiguous residential properties that are in the 175' perimeter limit but do not touch the existing PD parcel. Just north and west of the PD parcel are the Illinois Ave Apartments on a 1.27-acre parcel, then due west is the Gateway Motel owned by KF Lodging LLC on a 1.84-acre parcel. Across Hwy 50 to the far east with-in the 175' perimeter there is 1 parcel owned by Altamont LLC on a 1.43-acre parcel with a metal commercial building, construction materials, and landscape equipment and materials. Directly due south across Hwy 50 are 3 parcels, the first is an .27-acre parcel with a liquor store on the property, next to that is the Mountain View Lodge on a .48-acre lot, and Rodney Brewer is the owner of a 2-acre parcel with various pieces of equipment, and a rental home.

Parcel ID: Parcel #380704300016

Current Owner:

Salida Crossings 134 LLC
1208 C St.
Salida, CO. 81201

Developer:

DEA Development LLC
PO Box 285
Salida, CO. 81201
719-207-1155

Physical Address of Project: 1520 E Hwy 50, Salida, Colorado 81201

Jurisdiction: Chaffee County, City of Salida

Size: 3.15 acres

Title: On file with the City of Salida.

Legal Description:

A tract of land located in the Southwest Quarter of the Northwest Quarter of the Southwest Quarter (SW1/4 NW1/4 SW1/4) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being described as follows: Commencing at a point on the northerly right-of-way boundary of U.S. Highway No. 50, whence the southeast corner (brass cap) of said Section 4 bears South 72°19.0' East 4848.6 feet, and whence the highway right-of-way marker (brass cap) of Station 2301+12 of the centerline survey of said highway bears South 89°35' East 127.0 feet, said commencing point being marked by a point in the easterly side of 24 inch c.m.p. culvert and being witnessed by a 5/8 inch steel reinforcing bar 2 feet land driven into the ground and having a one inch aluminum cap which is North 89°35' West 3.0 feet from said commencing point also being the point of beginning of the tract herein described;

thence North 0°14.6' West 300.0 feet to a reinforcing bar as described above; thence South 89°35' East 28.8 feet; thence North 0°14.6' West 100.0 feet; thence North 89°35' West 365.4 feet to the northeast corner of the tract herein described in Book 251 at Page 423 of the records of Chaffee County, Colorado;

thence South 0°20' East 400 feet along the east boundaries of the tracts described in Book 251 at Page 423 and in Book 260 at Page 184 of the records

of Chaffee County, Colorado; thence South 89°35' East 336 feet along the northerly right-of-way boundary of U.S. Highway No. 50 to the point of beginning.

Salida Crossings

Written Narrative

Statement of Planning Objectives

Salida Crossings is a 3.15 acre mixed-use Planned Development. Our goal is to bring retail space, office space, and a true Affordable Housing concept to the City of Salida, with the ability to work and live in the same complex, able to walk and/or commute by bicycle, less than 1 mile from the downtown area. With over 19,000 sq ft of commercial space on the first floor, and 134 Condominium units located in 3 separate buildings, with each building being designated as a stand-alone Phase, this project brings a Unique Architectural Heritage of the downtown area to Highway 50 corridor.

To accomplish this, we are using the planned development approach with this project as per code (16-7-40 (a)): “The PD Development Plan may allow for the mixture of uses and greater diversity of building types, promote environmental protection, limit sprawl, improve design quality and offer a higher quality living environment, encourage innovative design and a variety of housing types, preserve historic buildings and sites, promote bicycles and walking as an alternative to the automobile, and manage the increase in demand for public amenities as is feasible for the site and proposed use.”

- ❖ A Mixed-Use Development that combines different income levels of housing, retail and office space to a central location in the City of Salida less than 1 mile from the Downtown area.
- ❖ 134 Residential Units with appx 19,000 sq ft of Commercial space.
- ❖ Affordability-Bring 20 Deed Restricted affordable housing units to the City of Salida (perpetual) (starting at 70% AMI pricing) (Deed

restricted to 2% maximum increase, below 80 % AMI qualifications for 1 bedroom units and below the 100% AMI qualifications for 2 bedroom units restricted)

- ❖ Work live opportunities for the Hwy 50 Corridor plus close to the Downtown area.
- ❖ A well-maintained complex with the use of an onsite professionally managed Condo Association Management Team. (Master Association, Commercial Association, Residential Association)
- ❖ Promote health, wellness, fitness, by encouraging the use of public walkways, existing bicycle paths, close proximity to shopping, dining, and the Arkansas River.

Our goal and vision is:

Our vision is best captured in the Comprehensive Plan adopted on April 16, 2013-First paragraph from Chapter 6- ***"The existing pattern of a mixture of housing types, family sizes and incomes in Salida neighborhoods is integral to the character of the community. Decent housing should be attainable by all citizens of Salida whether to rent or to own."***

Currently there are no new housing projects that reach below the 120% AMI level, nor has there been any for the past decade, we are proposing the first viable Affordable Housing alternative to Salida in the past 18 years.

Soil Characteristics:

The soil is Dominson gravelly sandy loam, 1 to 9 percent slopes as per the USDA Maps online. A full soil engineers report will be available before design and construction. See attached report.

Cost & Benefits Analysis:

Costs to the City:

- ❖ As all infrastructure is in place (any that are not in place will be done by us), there will either no additional costs to the City.
- ❖ Police and Fire should not have any additional burdens or costs associated from this project.
- ❖ There will be NO additional maintenance costs for utilities, roads, or from other services that the City provides.

Benefits to the City:

- ❖ Open Space Fees: Will be collected and \$268,000 will be collected by the City for the parks and recreation fund.
- ❖ A water main extension will be done from Oak St and Hwy 50 on the North side of the Highway and will stop at Caldwell St. and a new public fire hydrant will be placed to better serve this project and the surrounding buildings.
- ❖ The Hwy 50 Corridor Beautification plan will be implemented and these costs will be incurred by our group, which saves the City thousands of dollars.
- ❖ Perpetual Deed Restricted Affordable Housing units for the citizens of Salida based on AMI incomes, owner occupied Units (minimum 20 units priced at the 70% AMI level).
- ❖ Additional tax revenues generated thru the Retail commercial units facing Hwy 50. Long term income for the City.
- ❖ School fees will be collected at the rate of \$354 per residential unit. With 134 units, that's a total of \$47,436 to the school district.
- ❖ Water and Sewer Fund: \$600,000 Approximately for the Public Works dept. fund
- ❖ Affordable housing with 80% of the Residential units sales prices below the 100% AMI level.
- ❖ Sales tax generation: This project will provide housing for more than

200 people, and will generate 32 new service industry jobs in the area which equates to more people, more revenue.

- ❖ Economic boost to the local economy. This project will produce over \$30,000,000 in revenue flowing into Salida, a boost for the local economy, the citizens, and the City of Salida.
- ❖ Condo Association: This project will be managed by a professional Condo Association to keep this project beautiful and maintained for many years to come.

Specific Use:

- ❖ Remove the existing building as it is nearing 50 years old on Hwy 50 Corridor. Erect 3 separate buildings with a Unique Façade that brings back the downtown look of the 25' row housing with a modern twist, with retail on the bottom floor for the front building and office space on the first floor of the rear 2 buildings.
- ❖ First floor of Building "A" to have 9000 Sq ft of retail/commercial space fronting Hwy 50 with the retail wrapping around the right corner of the building and around the back-right hand corner. On the rear left corner (north west corner of Bldg. A) the fire suppression equipment room, mechanical room and stairwell. In between the right rear and left rear of building will be 6-1 bed 1 bath units varying in size from 631 sq ft. to 814 sq ft. A 14-16 passenger elevator and equipment room with a double entry and large hallway with access to the mail kiosk will split the 4- 1 bed units and 2-2 bed 1 bath units on the first floor.
- ❖ 2nd and 3rd floors are identical in size shape and layout. There are 6-1 bed 1 bath units per floor, 4-2 bed 1 bath per floor, and 4-2 beds 2 bath per floor. The room height of each floor is 10' for the 1st floor, 9' for the 2nd floor, and 10-12' for the 3rd floor units. The overall height of the Building "A" that fronts Hwy 50 will be 37'-8" tall at 6 architectural features, most of the roof heights are under the 35' mark.
- ❖ Buildings "B" & "C" are identical mirror images of each other running from south to north with the commercial office/retail space

facing the appropriate parking either east or west. The first floor of this building is comprised of 5137 sq ft of commercial space, with a bank of Men's and Women's toilet rooms. The first floor has 6 residential units on the first floor facing into the courtyard in between Buildings B & C. There are 4-1 bed 1 bath units, and 2-2 bed 1 bath units.

- ❖ The 2nd, 3rd and 4th floors are identical in design and layout, and are serviced by a 14-passenger elevator and 2 stairwells. The units for these floors are as follows: 6-1 bed 1 bath units per floor, 4-2 bed 1 bath units per floor, and 4-2 bed 2 bath units per floor. The ceiling height for 1st floor is 10' (The first floor of Building "A" is 11' for the Retail), 2nd floor is 9', 3rd floor is 9', and the 4th floor is 12' in height. Maximum Height for Building "A" is 38', and the maximum height for Building "B" and "C" is 48'-1".

- ❖ The maximum number of units is 38 Residential units for Building "A", and 48 Residential units for Buildings "B" & "C", that makes a total density of 134 Residential units on 3.15 acres, and over 19,000 sq ft of commercial space. We will also be offering covered parking for the home owner.

Consistent with Comprehensive Plan:

See below on PD Checklist

Conforms to Code:

See below on PD Checklist

Use Appropriate:

The current use of the property is a vacant car dealership, and is deed restricted for 25 years that another car dealership cannot reside in that property. As the buildings and improvements are nearing their end of life span for its use, tearing down the building and removing any and all improvements on site will benefit the community. The face of Salida is

changing, in the past 5 years we have seen significant changes on Hwy 50, Hampton Inn, The New Car Dealership, the addition of Marijuana shops, Several franchises going out of business, A couple of new banks, several new restaurants, Sears across the street from the project, Altamont Landscaping yard and sales office, new liquor store (next to Bowling Alley), other small businesses closing, the opening-closing-opening-closing of brew pub, Surrounding the property to the north and the east are medium density condominiums and rental apartments. A Motel to the west, and an abandoned 7-11 to the East. Our project will blend with this mix of property and improve the look as you drive into the city from the East.

Nuisance:

To protect the neighborhood and parking we are complying with the City standard of no VRBO's to reduce the need of police interaction and relieve parking concerns.

Preservation:

Urban sprawl has come to Chaffee County, by introducing denser neighborhoods into already existing developed areas of our County, we can preserve the beauty of Chaffee County for generations to come. Less 2-5-acre single family home subdivisions.

Livability:

We are providing an environment for multiple income levels to live in and enjoy Salida. Public outdoor spaces for all ages, exercise room to promote health and fitness.

Proposed Methods to Reduce Fiscal Impacts of the development on the City:

Propose for our development to contribute funds to complete the Hwy 50 Corridor Beautification Project on the North side, from the beginning of the 7-11 property to Gateway Motel, including our own frontage with

curb and gutter not presently in place with the sidewalks, stamped concrete, plus trees and lighting. Pay for a new water line extension from Oak St to Caldwell St. with fire hydrants.

Proposed Development Phasing Schedule:

Phasing will be done on a per building basis. Each phase will be complete, and stand-alone (meaning that when this phase is complete the project does not look unfinished). After each phase there will be sufficient parking, trash service, electricity, water, sewer, mail service, and open space to provide a comfortable life in your new home in Salida.

Ownership and Maintenance:

Ownership has been established to provide the guidelines to maintain services, provide landscaping maintenance, snow removal, trash services, electric, phone, internet, and a Master Condominium Association that controls these services and a set of rules and regulations for owners in this community can enjoy the amenities of this project. There are also a set of Residential Association and Commercial Association documents that further define each division of the association. (Condominium Association).

Physiographic & Environmental studies:

There is no evidence that confirms there are any environmental contaminations and/or hazards and or physical features that preclude this property from development. A Phase 1 report is available, and we are performing Phase 2 random soil testing to confirm that the site is safe for residential occupancy.

Floodplain:

This property is not in the 100 years flood plain. FEMA maps

Water attached to land:

No water is attached to this property

ARTICLE VII *Planned Development* *Checklist*

16-7-10 Purpose and objectives. (a) Planned developments are intended to facilitate the purposes and objectives of this Land Use Code and the City's Comprehensive Plan and to permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts. The purpose of a planned development (PD) is to encourage innovation and flexibility in the development of land so as to promote variety in the type, design and layout of buildings; improve the integration, character and quality of land uses; promote the more efficient use of land and infrastructure while achieving compatibility of land uses; achieve economy in the delivery and maintenance of public services, and promote the preservation of open space and natural and scenic areas.

16-7-40 (a) No land shall be designated PD in the absence of a PD Development Plan, which plan shall set forth the written and graphic materials as described in this Article. All PD Development Plans must conform to and be consistent with the City's Comprehensive Plan and other adopted plans. PD Development Plans shall be reviewed to ensure that the general public health, safety and welfare are safeguarded and for substantial conformance to the evaluation criteria described in subsection (b). The PD Development Plan may allow for the mixture of uses and greater diversity of building types, promote environmental protection, limit sprawl, improve design quality and offer a higher-quality living environment, encourage innovative design and a variety of housing types, preserve historic buildings and sites, promote bicycles and walking as an alternative to the automobile, and manage the increase

in demand for public amenities as is feasible for the site and proposed use.

(1) Minimum Dimensional Standards.

All Minimum Dimensional Standards are met and/or exceeded.
(See (6) Below)

(2) Trails and Open Space.

We propose to connect the frontage of the project to the Hwy 50 Corridor plan for sidewalks, biking, also for access to existing trail systems available. We propose to pay the \$2,000/unit fee in lieu for our contribution as this is an in-fill parcel.

(3) Ownership and Maintenance.

Ownership will be by the newly formed Salida Crossings Condominium Owners Association, which will consist of onsite management, landscape maintenance, snow removal, trash service, asphalt maintenance, utilities for common areas, maintenance plan for exterior surfaces and hardscapes, maintenance and cleaning of all common areas, Owners responsibility will be utilities for their unit, personal unit maintenance of all interior spaces, phone service, internet service.

(4) Water and Sewer.

Water and Sewer will be served by the City of Salida Public Works Dept. We have been working with David Lady thru this process. An Engineer's estimate of public utility improvements is attached.

(5) Residential Density.

Under the C-1 zoning, we are currently restricted to 1 dwelling unit/2800 sq ft of property. That gives us 49 units total for housing. This could be accomplished in one building with included commercial

space, and 75% of the land would still be available for use. We propose a density of 134 dwelling units on 3.15 acres which gives the project a density of 1 dwelling unit/1024 sq ft.. This density with the proposed buildings uses 41,601 sq ft for the footprint (less than 1 acre) which is 38% of the total lot coverage (60% is the maximum for the zoning).

(6) Relationship to the Subdivision Regulations.

Site Data Table		
	C-1	PD
Residential Density (units/acre)	15.5	42.5
Residential Density (units/lot sf)	2,800	1,024
Number of Units	49	134
Lot Coverage - Buildings	60%	38%
Lot Coverage - Paving	60%	48%
Coverage Cumulative	90%	86%
Minimum Landscape Area	10%	14%
Primary Building Side Setback (ft)	5	65-75
Primary Building Front Setback (ft)	10	75
Primary Building Rear Setback (ft)	5	50
Accessory Building Side Setback (ft)	3	5
Accessory Building Rear Setback (ft)	5	5
Maximum Height Primary Building (ft/in)	35	37/8 - 48/1
Maximum Height Accessory Building (ft)	25	15
Property Size (Sq. Ft.)		137,254
Min. Lot Frontage (Ft.)		335-7"
Max. Lot Coverage (Structures) (Sq.Ft.)		528-4"
Min. Setback from Side Lot Line (Ft.)		5
Min. Setback from Rear Lot Line (Ft.)		5
Min. Setback from Front Lot Line (Ft.)		10

Maximum Lot coverage should read 41601 sq ft.

(7) Improvement Standards.

Adhere to section 16-8 of the Salida Land Use Code

(8) Maximum height of buildings

Extensive research has been given to this subject, plus we have analyzed your comments from previous meetings to produce the concept that is before you today. We think that the City already has a great guideline in the current Land Use Code for the determination of height entitlement/restrictions.

(8) 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. Adverse 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 or natural features.
- b. Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.
- c. Inability to provide adequate fire protection using equipment currently in use by the Fire Department.

We are addressing the above concerns from the code above, but also found this from section is in 16-4-200.

(3) Maximum Height for Public and Institutional Uses. The maximum height allowed for public and institutional uses in commercial zones as listed in Table 16-D shall be fifty-four (54) feet. For each foot of height above thirty-five (35) feet, the required side yard setback shall be increased by one (1) foot. Public and institutional structures which are constructed in accordance with the provisions of this Chapter may be converted to private use, after which transfer they shall be considered legally nonconforming. The maximum height for public and institutional uses in residential zones as listed in Table 16-D shall remain thirty-five (35) feet unless altered through the Planned Development process.

We looked at this section of the code, plus the section for Height, and found that what we are proposing #1) Blends with the construction that is new on Hwy 50 Corridor that has been completed the last 5 years

(Altamont, New Car Dealership, Hampton Inn, Pueblo Bank and Trust) (No extreme contrast, #2) The front building with a height of just under 38', and with the trees lining the street, is not obtrusive, or over-bearing in size or shape compared to the surrounding buildings, #3) plus the rear buildings being raised to 48' are for the most part hidden by the front building (See 3D renderings Views #1, #2, #4) and from the West the project is blocked by the Gateway Motel, and from the East the project is about 75' from the 7-11 and 75' from the Oak Partners Condo project with no adverse effect (The Oak Street Partners project will actually benefit by demolishing the old building which is 22' tall and very close to the project, will allow for more air and light), buildings from the southside of the Hwy are about 225' from any structure and there may be a small loss of view of "S" mountain. Structures from the north are Illinois Apartments (appx 65' from the closest building) (the project affects 1/2 of one building in the rear 4 months out of the year (Oct 6-March 8) for shadows and this structure is a rental property) and Lornie Lowry's property (Her home is appx 200' away from the closest structure) has no problems with shadows or loss of air circulation, but there is a 75% loss of view to the south mountains. No other neighbors or structures with in 1/4 mile of the project have any adverse effects to their views, or to their properties.

We are including in our package a shadow study that shows the effects of the height on the neighboring property to the North. Our results show no adverse effects on neighboring properties and also that the courtyards between buildings has sufficient sun during all times of the year. By moving the buildings to the interior of the lot with large side setbacks we are able to mask the effect if any of the additional height.

The Fire Dept. Chief says their Department has no problems with our proposal

(9) Gross Building Floor Area

See attached plans

(10) Permitted Uses.

The C-1 zoning regulations allow for a mixed-use development, retail development, office space development, Hotel development, Residential development, condominium development. We propose the following for the PD Overlay, (1. Allow the height adjustment as outlined in section 16-7-60. (2. Increase density as outlined in the above reference (5)

(11) Transportation design.

We have prepared the daily trips chart, applied for a new CDOT permit, and have a complete traffic study being conducted.

(12) Development Standards.

We intend to follow without deviation the development standards as outlined in the code.

(13) Energy Efficient Design

Our current design is for a highly energy efficient design with very efficient windows, high R values for insulation and extraordinary steps for quiet.

(14) Housing Types

As this project is on 1 lot, we are proposing housing at a price point and design not seen in Chaffee County.

(15) Fiscal Impacts on City

There should be negative impact to services, roads, utilities, or staffing for the City

(16) Amenities

Amenities are outdoor patio for restaurant and community, playground for children, large dog walk for pets, exercise room for owners/tenants.

(17) Special Conditions

This project is designed to bring tax revenue to the city, truly affordable housing to the City of Salida, and a large revenue boost to the community.

(18) Adjacent Developments

No adjacent developments will be adversely affected now, or in the future.

(19) Phasing

This project is to be completed in 3 phases. Phase 1 is building “A” facing Hwy 50 with retail facing the Hwy and residential condos on the first floor facing north with 2 more stories of Residential condos on these floors for a total of 38 condos and 8200 sq ft of retail. There has been accommodations for the fire dept., police dept., trash service, roads, and owners to safely live, play, and work with only 1 phase being completed.

The next 2 phases are also stand-alone phases as outlined and as per the site plans and diagrams in this packet.

(20) Trails and Open spaces

Since this is an in-fill parcel, we are planning to pay the city \$2000 per residential unit fee-in-lieu.

(21) Design Standards

We plan on following all design standards as set forth by the City of Salida.

(22) Comprehensive Plan Compatibility

Comprehensive Plan-Affordable Housing

“The existing pattern of a mixture of housing types, family sizes and incomes in Salida neighborhoods is integral to the character of the community. Decent housing should be attainable by all citizens of Salida whether to rent or to own.”

“In the recent 2009 and 2013 Salida Community Survey, affordable housing repeatedly ranked as one of the greatest concerns of the community. This issue ranked highly with both new members of the community and long-time residents. The concern about housing is not just for young people getting started in their careers, but also for their parents who risk losing their children who must move to other areas to make ends meet. Salida has historically been a community where multiple generations can grow up and live out their lives. Increasing housing costs along with lack of employment are beginning to erode that valuable social fabric of the community.”

Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

Action H-I.1.c – Review condominium regulations to ensure compatibility in neighborhoods and to provide for additional density and housing types.

Action H-I.3.a – Work with neighborhoods to identify and prioritize infrastructure deficiencies such as sidewalks, curbs, lighting, storm water drainage and street trees.

Policy H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.

Action H-II.1.c – Seek changes to the Land Use Code to ensure that affordable housing is interspersed throughout the city, maintaining diversity in existing neighborhoods.

Action H-II.1.d – Revise development standards, procedures or fee structures that are barriers to the free market development of affordable housing.

Action H-II.1.e – Design affordable housing that fits with the character of the neighborhood.

Policy H-II.2 – Monitor demographic and market shifts to understand the needs for affordable housing in the community.

Policy H-III.1 - Energy efficient housing reduces the operating costs of the household and as well as environmental impacts.

Action H-III.1.g – Expand energy efficiency codes for new and existing buildings to support weatherization and energy efficiency audits and upgrades for low income families.

The above statement and Actions listed are just a few of the points that our plan for this parcel meets or exceeds the compatibility with the City's Comprehensive Plan

(23) Development schedule

Our schedule for development is 1st- Receive City approval, Finish plans and specs, break ground within 90 days of city approval, finish entire project within 3 years of breaking ground on phase 1.

Signed:

Date:

