

ANB Bank Carbondale Mixed Use Development

Town of Carbondale, Colorado
Hendrick Drive and Highway 133

*Rezoning, Major Site Plan Review, and
Conditional Use Permit Application*

December 22, 2022
Updated March 27, 2023
Updated July 10, 2023



PREPARED FOR:

ANB BANK
C/O ALDER COMPANIES
ATTN: WILL COFFIELD, P.E.
3033 E. 1ST AVENUE, STE. 305
DENVER, CO 80206
(303) 394-5531
WCOFFIELD@ALDERCOS.COM

SUBMITTED BY:

THE LAND STUDIO, INC.
ATTN: DOUGLAS J. PRATTE
365 RIVER BEND WAY
GLENWOOD SPRINGS, CO 81601
(970) 927-3690
LANDSTUDIO2@COMCAST.NET

Table of Contents

1.	OWNER/APPLICANT/CONSULTANT LIST	5
2.	PRE-APPLICATION CONFERENCE	6
3.	INTENT OF APPLICATIONS.....	6
4.	PROJECT NARRATIVE	7
-	SITE PLAN APPROACH	7
-	ARCHITECTURAL APPROACH	8
-	REZONING	9
5.	CONSISTENCY WITH THE COMPREHENSIVE PLAN.....	9
-	COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION; “NEW URBAN”	10
-	MU ZONING	10
-	SITE PLAN, CONDITIONAL USE PERMIT CONSISTENCY WITH COMPREHENSIVE PLAN	11
-	ECONOMIC GROWTH, DIVERSIFICATION, AND SELF-SUFFICIENCY	11
-	CAPTURE MORE LOCAL SPENDING.	12
-	DIVERSITY IN HOUSING TYPES.....	13
-	ECOLOGY AND RENEWABLE ENERGY	13
-	IMPROVE WATERSHED HEALTH AND WATER QUALITY.	14
-	DIVERSE, CREATIVE AND EDUCATED COMMUNITY	14
-	YOUTH VISION GENERATED AT THE YOUTH VISION WORKSHOP IN 2011:	14
6.	COMPLIANCE WITH GENERAL REZONING APPROVAL CRITERIA 2.4.2	16
-	APPROVAL CRITERIA	16
7.	COMPLIANCE WITH CONDITIONAL USE APPROVAL CRITERIA SECTION 2.5.1.C.3.A.	18
8.	COMPLIANCE WITH SITE PLAN APPROVAL CRITERIA 2.5.3.C.....	19
9.	COMPLIANCE WITH SIGN PERMIT CRITERIA SECTION 2.5.4	21
10.	COMPLIANCE WITH TABLE 3.3-8 SUB-SECTION A: TOWN’S GOAL FOR MU ZONE DISTRICT	21
11.	COMPLIANCE WITH SUMMARY TABLES OF DIMENSIONAL STANDARDS SECTION 3.3-7.....	21
12.	COMPLIANCE WITH ALLOWABLE USES SECTION 4.2	21
13.	COMPLIANCE WITH PRIVATE COMMON OPEN SPACE SECTION 5.3.3	22
14.	COMPLIANCE WITH LANDSCAPING AND SCREENING SECTION 5.4.....	22
15.	COMPLIANCE WITH 5.5.2 STREETS AND VEHICULAR CIRCULATION	22

-	5.5.2.C. STREET CONNECTIVITY	22
16.	COMPLIANCE WITH 5.6 RESIDENTIAL SITE AND BUILDING DESIGN	22
-	5.6.1. PURPOSE	22
-	5.6.3.A. COMMON OPEN SPACE	23
-	5.6.3.B. MIX OF HOUSING TYPES	24
-	5.6.3.C. RESIDENTIAL COMPATIBILITY STANDARDS	24
-	5.6.3.D. TRANSITIONS BETWEEN DIFFERENT LAND USE AREAS	24
-	5.6.3.E. UNDERGROUND UTILITIES	25
-	5.6.3.F. ENERGY CONSERVATION AND SITE ORIENTATION GUIDELINES	25
17.	COMPLIANCE WITH 5.6.5. SUPPLEMENTAL STANDARDS/GUIDELINES: MULTIFAMILY	26
-	5.6.5.B. PRIVATE OUTDOOR SPACE	26
-	5.6.5.C.1. BUILDING DESIGN STANDARDS – INTERIOR SPACE	26
-	5.6.5.C.2.A. BUILDING DESIGN STANDARDS - BUILDING ELEVATIONS – ARCHITECTURAL DETAILS	26
-	5.6.5.C.2.B. BUILDING DESIGN STANDARDS - BUILDING ELEVATIONS – RESIDENTIAL CHARACTER	26
-	5.6.5.C.2.C. BUILDING DESIGN STANDARDS - BUILDING ELEVATIONS – ROOF FORM	26
-	5.6.5.C.2.D. BUILDING DESIGN STANDARDS - BUILDING ELEVATIONS – OTHER BUILDING ELEMENTS	27
-	5.6.C.4. BULK STORAGE	27
-	5.6.C.6. RELATIONSHIP OF PROJECT TO SURROUNDING LAND USES	27
-	5.6.C.7. CIRCULATION AND PARKING	28
18.	COMPLIANCE WITH 5.7.3. GENERAL SITE LAYOUT STANDARDS	28
-	DEVELOPMENT RESPONSIVE TO SITE CONDITIONS	28
-	TRANSITIONS BETWEEN DIFFERENT LAND USE AREAS	28
-	BUILDING ORIENTATION	28
-	BUILDING LOCATIONS (MULTI-BUILDING DEVELOPMENTS)	28
-	PUBLIC STREET FRONTAGES	29
-	PEDESTRIAN ENVIRONMENT	29
-	UNDERGROUND UTILITIES	30
19.	COMPLIANCE WITH 5.7.4. GENERAL BUILDING DESIGN	30
-	BUILDING MASSING AND FORM	30
-	STREET CORNERS	31
-	BUILDING DESIGN DETAIL	32
-	PRIMARY ENTRANCE	32
-	ARCHITECTURAL STYLE	33
-	SIGNAGE	33

20.	COMPLIANCE WITH 5.7.5. SUPPLEMENTAL STANDARDS: PROPERTIES WITH FRONTAGE ALONG HIGHWAY 133.....	34
-	SETBACKS/HIGHWAY LANDSCAPE BUFFER.....	34
-	ACCESS	34
21.	COMPLIANCE WITH 5.7.6 SUPPLEMENTAL STANDARDS FOR BUILDINGS OF 10,000 SQUARE FEET OR GREATER	34
-	5.7.6.B. HORIZONTAL ARTICULATION.....	34
-	5.7.6.C. VERTICAL ARTICULATION	34
-	5.7.6.D.1. DESIGN FOR PEDESTRIANS – PRIMARY BUILDING ENTRANCE.....	34
-	5.7.6.D.2. DESIGN FOR PEDESTRIANS – PEDESTRIAN AMENITIES.....	35
-	5.7.6.D.3. DESIGN FOR PEDESTRIANS – TRANSPARENCY.....	35
-	5.7.6.E.1. ARCHITECTURAL ELEMENTS, MATERIALS, AND COLOR – ROOF FORMS.....	35
-	5.7.6.E.2. ARCHITECTURAL ELEMENTS, MATERIALS, AND COLOR – MATERIALS.....	36
-	5.7.6.E.3. ARCHITECTURAL ELEMENTS, MATERIALS, AND COLOR – COLOR.....	36
22.	COMPLIANCE WITH 5.8 OFF-STREET PARKING	36
23.	COMPLIANCE WITH 5.10 EXTERIOR LIGHTING	37
24.	COMPLIANCE WITH 5.11.4. RESIDENTIAL DEVELOPMENT MITIGATION REQUIREMENTS	37
25.	EXHIBITS.....	37
-	EXHIBIT A LAND USE APPLICATION FORM	
-	EXHIBIT B PRE-APPLICATION CONFERENCE SUMMARY	
-	EXHIBIT C OWNER AUTHORIZATION LETTER	
-	EXHIBIT D ADJOINING PROPERTY ZONING & NEIGHBORING PROPERTY / MINERAL ESTATE OWNERS	
-	EXHIBIT E COMMUNITY OUTREACH SUMMARY	
-	EXHIBIT F ENGINEERING REPORT & DRAWINGS	
-	EXHIBIT G FLOOR PLANS, BUILDING ELEVATIONS, SAMPLE MATERIAL BOARD, & RENDERINGS	
-	EXHIBIT H LANDSCAPE PLAN	
-	EXHIBIT I LIGHTING PLAN	
-	EXHIBIT J SUBSOIL STUDY	
-	EXHIBIT K TITLE COMMITMENT & WARRANTY DEED	
-	EXHIBIT L SIGNAGE PACKAGE	
-	EXHIBIT M ENERGY ANALYSIS	
-	EXHIBIT N COMPLETION RESPONSE LETTER AND COMPLETION CHECKLISTS	
-	EXHIBIT O COMPLIANCE RESPONSE LETTER AND EXHIBITS	

1. Owner/Applicant/Consultant List**OWNER/APPLICANT:**

ANB BANK
C/O ALDER REAL ESTATE
ATTN: WILL COFFIELD, P.E.
3033 E. 1ST AVENUE, STE. 305
DENVER, COLORADO 80206
303.394.5531
WCOFFIELD@ALDERCOS.COM

ARCHITECT:

OPEN STUDIO | ARCHITECTURE
ATTN: ROMAN GERSHKOVICH
1010 PARK AVE. WEST, SUITE 200
DENVER, COLORADO 80205
303.640.3173
ROMAN@OPENSTUDIOARCHITECTURE.COM

PLANNER/LANDSCAPE ARCHITECT:

THE LAND STUDIO, INC.
ATTN: DOUGLAS J. PRATTE
365 RIVER BEND WAY
GLENWOOD SPRINGS, CO 81601
970.927.3690
LANDSTUDIO2@COMCAST.NET

SURVEYOR/CIVIL ENGINEER:

SOPRIS ENGINEERING, LLC
ATTN. YANCY T. NICHOL, P.E.
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
970.704.0311
YNICHOL@SOPRISENG.COM

LAND USE ATTORNEY:

JOHNSTON | VAN ARSDALE | MARTIN, PLLC
CONTACT: CHAD J. LEE, ESQ.
901 GRAND AVE., SUITE 201
GLENWOOD SPRINGS, CO 81601
970.893.8242

ENERGY DESIGN CONSULTANT:

STOK
ATTN: JEREMY ATTEMA, MICHELLE TANG
1610 WYNKOOP ST
DENVER, COLORADO 80202
619.489.5449

MEP CONSULTANT:

KLOK GROUP
ATTN: DAMIAN SMITH, P.E. LEED AP BD+C
1407 WASHINGTON AVE
GOLDEN, COLORADO 80401
303.906.8099

GEOTECHNICAL ENGINEER:

KUMAR & ASSOCIATES, INC
ATTN: STEVEN L. PAWLAK P.E.
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988

2. Pre-Application Conference

September 16, 2022

ANB Bank Pre-Application Conference

Attending:

Jared Barnes

Will Coffield

Doug Pratte

A Pre-Application Conference was held on September 16, 2022, with Jared Barnes at the Town of Carbondale to discuss ANB Bank's plans to submit an Application for Rezoning and Major Site Plan Review. The property is located at the corner of Hendrick and Hwy. 133 in Carbondale, Colorado. The following items were discussed at this meeting:

- Jared to look at previous staff report & Trustees comments.
- Applicant conveyed feedback received from Town has been implemented into Mixed Use submittal.
- Zoning is proposed to be Mixed Use as a rezone from obsolete PC district.
- Drive through is now gone.
- New plan will provide employee housing to meet the standards and ANB housing needs.
- The new plan will meet or exceed energy code requirements and aims to be all electric.
- No subdivision is proposed in this plan.
- The included housing will be rental units.
- Comments from John Plano: fire corridor for 2nd floor, type B units, fire regulations between units, fire resistant enclosure, roof access, fully sprinkled.
- Tree Board review
- Trails committee review possible.
- What is use of old building and why moving, maybe include in narrative.
- Is new design New Urban?
- New location for public art.
- Car charging station
- Sample material board
- Separate sign permit – review for illustrative drawings.

The Pre-Application Conference Summary prepared by Jared Barnes is also attached as an Exhibit.

3. Intent of Applications

As noted in the Pre-Application Conference Summary above, this document provides the Application materials for Rezoning to Mixed use (MU), Major Site Plan Review, and Conditional Use Permit Application.

4. Project Narrative

- Site Plan Approach

The ANB Bank Subdivision will be accessed from two shared access drives on Hendrick Drive. Hendrick Drive intersects Highway 133 to the east just north of the property. Kimley Horn has provided a traffic study for this project, which is included in Sopris Engineering's Engineering Report attached as an Exhibit to this Application.

74 Vehicular parking stalls are provided to meet the requirement for the bank (4/1000 SF), Office (1/300 SF), Retail (1/200 SF), Restaurant (1/150 SF), and One and Two Bedroom Living Units. The project uses the Mixed Use Zoning 15% parking reduction and the 15% reduction in parking requirements available to multifamily residential projects within 300 feet of a transit stop to meet these requirements. 4 ADA accessible parking spaces are provided including 2 at the Bank/Office entry and 2 at the Retail / Residential entries. 4 Electric Vehicle charging stalls are provided at the south portion of the site. Reference the Site Plan and Floor Plans that provide additional detail on parking requirements and layout.

Pedestrian paths are proposed on the west side of the Lot along Hendrick Drive, along Hendrick Drive at the north side of the Lot, and to the south side of the lot along the property line. The entries to the building are provided from the public pedestrian/bike path on Highway 133 and from the parking lot west of the building. There are separate entries for the Bank and Office space, Residential Lobby, and Retail Entries. Curb cuts and crosswalks are proposed where sidewalks cross vehicle travel lanes.

Bike Parking requirements are a minimum of (1) bike parking space per (3) vehicular parking stalls. (74) vehicular parking spaces are proposed requiring (25) bike parking spaces. (26) bike parking spaces are proposed and illustrated on the Site Plan and Floor Plan which is attached as an Exhibit.

An open hardscaped area has been designed at the intersection of Hendrick Drive and Highway 133 to provide clear visibility and movement for bike, pedestrian, and vehicular activity at the intersection. There is also a play area and pet area are located at the southeast corner of the lot and will be adjacent to the residential units and a potential art/sculpture space. A site wall and planting zone with perennials and grasses will help screen the parking area from this highway just west of the play



Material Sample Boards attached as an Exhibit to this Application for additional details.

- Rezoning

As mentioned in the Pre-Application Conference Summary, ANB Bank is requesting to rezone from the obsolete Planned Commercial (PC) zone district to Mixed use (MU).

ANB Bank has been a part of Carbondale for the last twenty years and the proposed MU Zoning at this property will provide an opportunity for the mixed use ANB Bank project to be located adjacent to the Marketplace businesses at the major crossroads in town in order to attract and accommodate customers on-site and provide residential opportunities that reside in close proximity to other Marketplace businesses.

The proposed ANB Bank project at this location will create an attractive mixed use residential/commercial development with adequate access to arterial streets, sufficient parking areas, and adequate pedestrian and bicycle access from the pedestrian/bike path that runs along Highway 133 adjacent to the project. There will be no negative impact to residential areas as surrounding uses are a mix of residential and commercial that are compatible with the ANB Bank mixed use project.

Mixed use Zoning is a preferred Zone District according to the Planning Commission for properties that have previously been zoned PC. The purpose of the Mixed use district is intended to foster compact, mixed use development patterns that provide people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. The mixed use district is intended to provide multimodal access to and from Downtown and the Rio Grande Trail, encourage both a vertical and horizontal mix of land uses, and provide for an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency.

5. Consistency with the Comprehensive Plan

The ANB Bank proposal promotes the Town's goals for the future, including environmental goals, and community and economic growth by providing a space for arts and culture, local business space, and sustainable living units, all within walking distance.

Additionally, the rezoning for this space promotes the Town's vision. One criterion for rezoning is that the application be "consistent" with the Comprehensive Plan and the UDC. This application is consistent with Carbondale's Comprehensive Plan ("Comp Plan"), including the request to rezone from PC to MU, the Major site plan application is contained herein. This site is presently zoned Planned Community Commercial (PC). PC is an obsolete zoning district, and the UDC encourages rezoning. (UDC, Pg. 82). "Landowners are encouraged to rezone land from an obsolete zoning district classification. The Board may offer incentives, such as modified application fees, in order to accomplish this goal." The UDC encourages the rezoning of this parcel, and the future zone district of MU is desirable based on

the guidance provided by the Comprehensive Plan, neighboring land uses, and the UDC.

- Comprehensive Plan Future Land Use Designation: “New Urban”

Chapter 4 of Carbondale’s Comprehensive Plan is a critical tool in helping the community plan future land use. Although the Comprehensive Plan provides guidance for future land use “it is advisory in nature, laying the foundation for making changes to zoning in the future, but it is neither zoning nor a zoning map.” (Comp Plan, Pg. 39). The future land use designations set the “general direction” for future development. “Maintaining and enhancing Carbondale’s small town character is paramount.”

Despite the advisory nature of the Comp Plan, it provides valuable guidance for future land use on this parcel. This parcel, specifically, was designated on the Future Land Use Map as “New Urban.” New Urban includes the following: (Comp Plan, Pg. 45).

- Urban, pedestrian / bike oriented
- Buildings close to the sidewalks/streets, corner buildings.
- Parking in landscaped lots behind the buildings or in courtyards.
- Commercial, mixed use and urban residential.
- Light industrial, local food production, and live/work are encouraged along the west side of Highway 133.
- Small scale lodging.

Additionally, the Comp Plan creates a “character spectrum” along Highway 133. New Urban “balances an urban, pedestrian/bike friendly feel with the need to accommodate automobile access and parking on-site. Buildings should be the focal point of the site by locating them close to the sidewalks or pathways along the street while parking should be behind buildings or located in less visible, well screened lots to the side of buildings. Commercial, mixed use, small scale lodging, and urban residential uses are all considered appropriate here.” (Comp Plan Pg. 64, 67). This application requests site plan approval for a mix of uses including a community bank, retail space, restaurant space, multifamily residential units, and multi-family affordable housing.

The design of this mixed use project which was specifically tailored to the guidance provided by the “New Urban” designation of Carbondale’s Comprehensive Plan. Indeed, the proposed building design makes the building, which offers office space, a possible local dining option, creative spaces, and affordable housing option, the focal point of the site. Intermixed with sidewalks and bike-friendly passageways, the project advances the Comp Plans desired commercial, mixed-use, light industrial, live/work, urban residential area – reviving this area of Town’s unique but timeless character. See Comp Plan, Pg 43.

- MU Zoning

The Applicant is requesting to rezone the property to Mixed Use (MU). Mixed Use allows for a wide variety of residential and commercial uses, including multi-family housing, retail, office, and hospitality. The alignment between New urban and MU is

not accidental, as the MU Zone District was established by the Town and Planning Commission to match up with the New Urban character elements and design suggestions that were contained in the Future Land Use Section in the Comprehensive Plan. All development on the property will comply with the MU zoning requirements, including character and design requirements, thus realizing the Comp Plan's goal of New Urban uses and character on the property. For example, the project includes a flexible mix of spaces for retail, restaurant, commercial services, , offices, and residential located on the second floor. The design of the project connects the inside of the buildings and the sidewalk with architectural elements such as doors, windows, and outdoor activity areas such as art installations and grassy plazas. The parking lots are also designed to allow for convenience and safe vehicle access without compromising the safety and enjoyment for pedestrians and cyclists.

The efficient design also advances the Town's goals of maintain the compact development pattern and distinct geographic identity of the Town.

Adhering to the design principles espoused in the Mixed Use designation are key to compliance with the Comprehensive Plan, and this Application also includes Site Plan Review, which expressly incorporates and adheres to the Mixed Use principles, including:

- The building is the focal point of the site, located close to sidewalks and Highway 133;
- Parking is provided in the rear of the building;
- Pedestrian connections are provided to both Highway 133 path as well as the sidewalk along the north property line;
- Bicycle parking provided meets minimum code requirements;
- Public gathering spaces are provided as an amenity;
- An art opportunity zone is proposed with the potential for art/sculpture, and landscaping.
- Appropriate fenestration and new urban design.

The Site Plan Review Application provides certainty to the Town that the rezoning will comply with the New Urban design recommendations of the Comprehensive Plan. We believe the site plan and building design complies with the design criteria outlined in both the UDC and Comp Plan.

- Site Plan, Conditional Use Permit Consistency with Comprehensive Plan

Carbondale's Comprehensive Plan sets forth several specific goals, including implementation measures. (See Chapter 2.3, 5). Below is a discussion of how this Application implements these specific goals and is otherwise entirely consistent with Carbondale's Comprehensive Plan.

- Economic Growth, Diversification, and Self-Sufficiency

- *Build from Carbondale's economic strengths to cultivate a unique role in the regional economy. Continue to cultivate a business climate that fosters a successful and growing professional services sector.*

The proposed ANB mixed use project will provide a mix of uses including community bank, office, retail space, possible restaurant space, multi-family residential, community housing, and possible art programming. These elements will contribute to the health and viability of the Carbondale community. ANB also provides capital to ensure a successful community and help assist the citizens and businesses succeed in their lives and endeavors.

ANB, having been a member of the Carbondale community for over 20 years, has worked each day to enhance Carbondale life and is now working to enhance the Carbondale Marketplace central location by making a significant investment in a new attractive, energy efficient mixed use building that reflects the character of Carbondale.

The ANB Bank team focuses first-hand knowledge about the Carbondale community in the work they do every day providing personalized service to consumers and businesses in this community. ANB provides both personal and business loans, banking services, financial advice and financial education to Carbondale and surrounding Roaring Fork Valley.

- Capture more local spending.

With sales tax being the fiscal lifeblood for Carbondale, this project aims to enhance the health of local retail, recreation, and possible dining establishments, all while creating a diverse housing supply and local jobs. See Comp Plan, Pg 58. With the proposed ANB Bank mixed use project location closer to the new City Market and local businesses, and within a more densely populated area of Carbondale, our goals for and expectations are that it is in a more convenient location to access funds from the bank or ATM, as well as conducting other bank related business functions for our customers and clients within the Town of Carbondale and throughout the Roaring Fork Valley. The additional commercial, retail, and/or restaurant space also provides an opportunity to capture additional local spending, creating an attractive and unique retail location for a diverse set of shoppers and residents from up and down valley. Lastly, the proposed residential units will create opportunities for those residents to spend locally in the Town of Carbondale.

- *Enhance the character of the downtown and Highway 133 commercial corridor to make them more attractive and functional for businesses and customers.*

The proposed ANB mixed use project will provide an attractive building and parcel along the Highway 133 commercial corridor. The proposed location in the commercial shopping center core will provide an extremely accessible and functional location for local business and customers. The project also proposes to create a potential art installation that will be visible from Highway 133, attracting more

visitors to the space and creating a more visually appealing drive along Highway 133.

- *Diversity in Housing Types*

- *Promote the development of diversity of housing types providing for residents with different economic and housing needs and giving employees the opportunity to live affordably close to where they work.*

The proposed ANB mixed use project will provide a mix of uses including community bank, office, retail space, possible restaurant space, multi-family residential, and community housing. This proposed residential diversity in this location mixed with commercial and office uses will give residents an opportunity to live and work in the Carbondale community. Additionally, ANB Bank plans to utilize the residential portions of this project to provide an opportunity to house their employees, addressing the Town's need for a diverse housing supply and workforce/job balance Comp Plan, Pg 58.

- *Ecology and Renewable Energy*

- *Reduce the demand for energy and produce energy locally.*

The project is committed to meet the Comp Plan's climate Action goals and comply with the 2018 IGCC code as well as the 2012 IGCC Ordinance of Carbondale, which the town is currently operating under. This project will be all-electric with the exception of natural gas food service equipment expected in the future tenant restaurant.

Minimizing energy and carbon usage is a core part of this Application and featured throughout this project's energy efficient design. Several energy efficiency measures to highlight include a highly insulating envelope and overhangs to reduce solar gain, high efficiency heat pumps and VRFs, as well as energy recovery ventilators at the Apartments to leverage otherwise wasted heat and energy. The efficient lighting design reduces the heating load and cooling energy in the space. To further drive down the project's energy use, a minimum of 10% energy usage will be offset through on-site solar photovoltaics.

The project is committed to supporting Carbondale's decarbonization goals and Climate Energy Action plan through a highly energy-efficient, mixed-use building in this region and also provides multiple EV charging stations in the parking lot, advancing the Town's desire for to accommodate more EV usage. Comp Plan, Pgs 65–66.

Lastly, this project also advances the rights outlined in Carbondale's Environmental Bill of Rights by creating a live/work space with sustainable car-alternative mobility options and dense living options. This preserves the surrounding open space and encourages less carbon usage by visitors and residents.

- Improve Watershed Health and Water Quality.

Grading, drainage, and erosion control plans are attached as an Exhibit to this Application. These have been provided to demonstrate water quality protection in order to promote watershed health.

- Diverse, Creative and Educated Community

- *Carbondale is a real town that fosters individuality, diversity, and respect for one another.*

ANB Bank actively supports Carbondale and the Roaring Fork Valley community by providing significant funds for homes, businesses, critical infrastructure, community projects, affordable housing, and numerous other community amenities. Additionally, as mentioned previously, the proposed ANB mixed use project will offer a diversity of uses to the community including community bank, office, retail space, possible restaurant space, multi-family residential, community housing, plaza space, and possible art installations.

ANB Bank serves all personal and business customers within the Carbondale community with personal customer service and financial education to help with their financial needs.

Lastly, through an extensive outreach effort, the project has reached out to community stakeholders relating to evaluating the implementation of onsite art on the site to enhance the creativity of the project in the community. A summary of Community Outreach is attached as an Exhibit to this Application.

- Youth Vision (generated at the youth vision workshop in 2011):

- *Safe, friendly, and familiar small town.*

Tony Spires has been with ANB Bank for over 16 years, with the past 11 years as the Community Bank President serving the community of Carbondale's banking needs. Tony has been the past President of the Mt. Sopris Rotary Club, has served as a board member for 9 years. Additionally, Tony served 6 years as a board member of the Carbondale Chamber of Commerce and currently works with the Chamber in various capacities.

In addition to the direct support ANB and its employees provide to customers, we help each of our communities prosper through investment, sponsorship, philanthropy, and employee volunteerism.

- *Local businesses provide opportunities for meeting basic needs without riding a bus.*

The ANB mixed use project is located on the Highway 133 pedestrian/bike path providing direct continuous access to a community bank, offices, retail space, restaurant space, multi-family

residential, and community housing with walkable and bike friendly access to the entire adjoining commercial center and downtown Carbondale.

- *Year-round indoor and outdoor activities.*

The building and proposed uses will be a year-round facility and will have activated outdoor plazas that will be accessed and utilized year-round.

- *Remain convenient to get around Carbondale without a car.*

The project is located on the Highway 133 pedestrian/bike trail and allows contiguous access to the community without the need of a vehicle. The project is also conveniently located near the Rio Grande trail, providing access to visitors from outside Carbondale as well.

- *Be a viable and affordable location for young people to build lives and careers.*

ANB supports a number of local schools including Roaring Fork HS, Carbondale MS, Crystal River Elementary, Carbondale Community School, Ross Montessori School, Bridges HS and CRMS HS through donations to the athletic booster clubs, educational events, graduation after prom and other school improvement needs. ANB also supports Youth Entity, Junior Achievement, Youth Zone, Raising a Reader, Read with Me Day, the Carbondale Library, Ascendigo Autism Services, Stepping Stones, Chamber First Friday Kids Block Party, the Carbondale Recreation Center, Coats for Kids, Angel Tree and Run for Youth. The project also provides retail space for local businesses and more low-maintenance housing options for young professionals and new families. This will also help meet the Town's goal of ensuring the Town meets demand for housing that meets the growing demographic shift toward an increase in younger families and older adults.

- *Embrace diversity.*

ANB Bank is committed to fostering, cultivating, and preserving a culture of excellence, hard work, and perseverance. This will be enhanced when we have the best talent, from all backgrounds, committed to delivering unparalleled customer care.

ANB Bank, values the unique set of talents that diversity brings to our workforce. This creates a competitive advantage by introducing new and innovative ideas, leading to products and services that create solutions that deepen the entire customer relationship and allow us to adapt to the rapidly changing needs of the communities that we serve. We are proud of our efforts to maintain a workforce that represents many backgrounds, united in ANB culture. Our workforce will continually evolve to reflect the best talent from all backgrounds. Our

efforts to understand, value, and incorporate our complementary skill sets are thoughtful.

ANB Bank promotes an environment in which people, regardless of differences in age, color, disability, ethnicity, family or marital status, gender identity or expression, language, national origin, physical and mental ability, race, religion, sexual orientation, socio-economic status, veteran status, and other characteristics, are hired and promoted based upon their performance, initiative, and contribution to organizational excellence.

ANB Bank's diversity plan includes, but is not limited to our practices and policies on recruitment and selection; compensation and benefits; professional development and training; promotions; transfers; and the ongoing development of a work environment built on the premise of equity that encourages and enforces:

- Respectful communication and cooperation between all employees.
- Teamwork and employee participation, promoting diverse views and perspectives to achieve innovative results.
- Employer and employee contributions to the communities we serve to promote a greater understanding and respect for diversity.
- Working together to unite our diverse backgrounds and talents into the Company's culture of excellence.
- Treating people with dignity and respect at all times; during work, at work functions on or off the work site, and at all other company-sponsored events.
- Annual diversity awareness training for employees to enhance their knowledge on how to fulfill this responsibility.

ANB Bank is very proud of our employee base, which it is a direct reflection of the diverse community we serve. This also why the project proposes housing options for ANB Bank's diverse set of employees to ensure all people can live and work in Carbondale.

- *Protect views, trails, and rivers for future generations.*

The new building as designed is an attractive two-story mixed use building that enhances the south facing view corridor towards Mt. Sopris and embraces the Highway 133 pedestrian/bike trail with a user friendly and safe connection to downtown and the commercial core. This design proposal avoids development that will interfere with conservation efforts on the trails and rivers vital to Carbondale's identity.

6. Compliance with General Rezoning Approval Criteria 2.4.2

- Approval Criteria

Amendments to the zoning map may be approved if the Board of Trustees finds that all of the following approval criteria have been met:

- The amendment will promote the public health, safety, and general welfare;

Rezoning to the Mixed Use Zone District to allow for ANB Bank is an important element for the health and viability of the Carbondale community. ANB Bank provides capital to ensure a successful community and help assist the citizens and businesses to succeed in their lives and endeavors. Rezoning to the Mixed use Zone District will allow for commercial, office, and residential uses adding to a healthy diversity in town. All development will comply with the applicable fire, building occupancy and other municipal code provisions adopted by the Town of Carbondale to ensure the health, safety, and general welfare of the public.

- The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code;

Consistency with Comprehensive Plan is addressed in the section above in this Application.

- The amendment is consistent with the stated purpose of the proposed zoning district(s);

The proposed Mixed use (MU) zoning intends to encourage a mix of residential and non-residential uses, either vertically or horizontally, and promote site and building design that accommodates multimodal travel on Highway 133 and the adjoining pedestrian/bike path. Mixed use development will provide opportunities for residents/employees to live, work, and play in the Carbondale community from this location.

- The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Because this rezoning request is accompanied by a Site Plan Review Application, grading, drainage, erosion control and water quality protection are addressed in the Engineering Plans and Reports attached as an Exhibit to this Application. As this property is vacant land in the urban core, it has little wildlife potential and minimal native vegetation. Landscape plans address revegetation and the proposed plant materials are intended to be unappealing to wildlife as not to encourage browsing. Mechanical systems will be roof mounted and screened to reduce noise. Air quality will not be negatively impacted as this site will accommodate vehicles already accessing the Marketplace and downtown core.

- The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and

The proposed MU zoning will allow for a mix of commercial and residential uses that will fit in with the other surrounding uses in the Marketplace commercial center. Per the Site Plan Review portions of this Application, the architecture is in keeping with adjoining Marketplace structures. Proposed architectural and landscape materials compliment those used at the Marketplace. Grading, drainage, and traffic have all been addressed in the Engineering Report attached as an Exhibit to this Application. The project will attract more residents and retail customers to the area and provide convenient and safe pedestrian/bike corridors for those individuals. This will enhance the value and retail visitors to the surrounding areas.

- Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Adequate utilities and utility services have been addressed in the Engineering Plans and Report attached as an Exhibit to this Application. Proposed development will comply with all applicable fire, building occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety, and welfare.

7. Compliance with Conditional Use Approval Criteria Section 2.5.1.C.3.a.

- The proposed project requires a Conditional Use Permit as residential units are proposed on the first floor of the mixed-use building in the MU Zone District. The Director may approve a proposed conditional use that meets all of the following criteria:
 - The site, building(s), and use meet all criteria specified for the use and all applicable regulations and development standards as specified in this Code and for the zone district in which the use is located;

The Project Narrative included in this Application addresses the applicable development and design standards in the Site Plan and Architectural Approach sections. The Engineering Report & Drawings, Floor Plans, Building Elevations, Sample Material Board, Renderings, and Landscape Plan are all attached as Exhibits to demonstrate compliance with applicable development and design standards.

Additionally, Compliance with Private Common Open Space Standards, Landscaping and Screening Standards, Building Location Standards, General Building Design Standards, Properties with Highway 133 Frontage Standards, Off Street Parking Standards, Exterior Lighting Standards, and Residential Development Mitigation Standards are all addressed in this Application.

- The proposed use is consistent with the Comprehensive Plan;

Compliance with General Rezoning Approval Criteria 2.4.2 and consistency with Comprehensive Plan is addressed in the sections.

- The site, if nonconforming with the development standards of the zone district in which it is located, will be brought into conformance with those standards if required to do so per Chapter 17.07: Nonconformities;

There are no existing or proposed non-conformities associated with this Application.

- The proposed use is planned in a manner that will minimize adverse impacts on the traffic in the neighborhood or surrounding uses;

Kimley Horn has provided a traffic study for this project, which is included in Sopris Engineering's Engineering Report attached as an Exhibit to this Application. These reports demonstrate how existing streets provide access and how traffic impacts are mitigated.

- The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (including hours of operation, noise, odor, dust, and other external impacts).

Compliance with Private Common Open Space Standards, Landscaping and Screening Standards, Building Location Standards, General Building Design Standards, Properties with Highway 133 Frontage Standards, Off Street Parking Standards, Exterior Lighting Standards, and Residential Development Mitigation Standards are all addressed in this Application.

Mechanical systems will be roof mounted and screened to reduce noise. Air quality will not be negatively impacted as this site will accommodate vehicles already accessing the Marketplace and downtown core.

The proposed ANB mixed use project will provide a mix of uses including community bank, office, retail space, possible restaurant space, multi-family residential, community housing, and possible art installations. Hours of operation for the non-residential spaces will be comparable to the non-residential uses in the adjoining Marketplace project.

8. Compliance with Site Plan Approval Criteria 2.5.3.C.

- A site plan may be approved upon a finding that the application meets all of the following criteria:
 - The site plan meets the purposes of the zoning district in which it will be located and is consistent with the Comprehensive Plan;

Compliance with General Rezoning Approval Criteria 2.4.2 and consistency with Comprehensive Plan is addressed in the sections above in this Application.

- The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable;

Per the Improvement Survey Plat/Topographical Map of the ANB Bank Property, which is attached as an Exhibit to this Application, the basis of the previously approved subdivision plat is: The Crystal River Market Place/CRMS Lot Line Adjustment Plat recorded at Reception No.791487, The Map of Territory to be annexed to the Town of Carbondale, prepared by Lines in Space dated May 16, 1979, the Colorado Rocky Mountain School Subdivision Exemption Plat recorded March 13, 1998 at Reception No. 521824, The Subdivision Exemption Plat of the Resubdivision of the Velasquez property recorded March 28, 1988 at Reception No. 390757, The Colorado Department of Highways right-of-way maps for State Highway No. 133 Federal Aid Project No. S 0163 (1), The Final Plat of Carbondale Marketplace Subdivision recorded February 28th, 2018 as Reception No. 903693 various documents of record and the found survey monuments, as shown on the survey plat. The proposed Site Plan is consistent with these previously approved documents.

- The site plan complies with all applicable development and design standards set forth in this Code; and

The Project Narrative included in this Application addresses the applicable development and design standards in the Site Plan and Architectural Approach sections. The Engineering Report & Drawings, Floor Plans, Building Elevations, Sample Material Board, Renderings, and Landscape Plan are all attached as Exhibits to demonstrate compliance with applicable development and design standards.

Additionally, Compliance with Private Common Open Space Standards, Landscaping and Screening Standards, Building Location Standards, General Building Design Standards, Properties with Highway 133 Frontage Standards, Off Street Parking Standards, Exterior Lighting Standards, and Residential Development Mitigation Standards are all addressed in this Application.

- Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, or the decision-making body finds that such traffic impacts will be sufficiently mitigated.

Kimley Horn has provided a traffic study for this project, which is included in Sopris Engineering's Engineering Report attached as an Exhibit to this Application. These reports demonstrate how existing streets provide access and how traffic impacts are mitigated.

9. Compliance with Sign Permit Criteria Section 2.5.4

The ANB Bank Carbondale Comprehensive Sign Plan Package is attached as an Exhibit to this Application.

10. Compliance with Table 3.3-8 Sub-Section A: Town's Goal for MU Zone District

Please reference the Table of Contents to review the following Code compliance sections of this Application:

Table 3.3-8: Other Applicable Sections	
Summary Tables of Dimensional Standards	Section 3.7
Exceptions to Dimensional Standards	Section 3.7.5
Allowable Uses	Section 4.2
Use-Specific Standards	Section 4.3
Site and Building Design	Section 5.6 and 5.7
Landscaping and Screening	Section 5.4
Off-Street Parking	Section 5.8
Exterior Lighting	Section 5.10

11. Compliance with Summary Tables of Dimensional Standards Section 3.3-7

The proposed ANB Bank building complies with the following MU District Dimensional Standards:

Table 3.3-7: MU District Dimensional Standards		
Lot Standards		
	Lot area, minimum, other than multifamily dwellings	2,500 sf
	Lot area per dwelling unit, minimum, multifamily dwellings: [1]	Based on # of units
	Efficiency	1,050 sf
	1 bedroom	1,450 sf
	2 bedroom	1,650 sf
	3 bedroom	1,850 sf
	4 bedroom	2,050 sf
	Lot depth, minimum	100 feet
	Lot width, minimum	25 feet
	Impervious lot coverage, maximum	90 percent
	Landscaped area, minimum	10 percent
Setbacks		
A	Front, minimum	0 feet
B	Front, maximum	10 feet
C	Side, minimum	0 feet
D	Side, adjacent to residential district, minimum	5 feet
E	Rear, minimum	0 feet
F	Rear, adjacent to residential district, minimum	5 feet
G	Adjacent to alley, minimum	5 feet
Building Standards		
H	Height, principal building, maximum	35 feet
I	Height, accessory building, maximum	25 feet
Notes:		
[1] Minimum lot area for multifamily dwellings is calculated by summing the minimum per-unit square footage specified in this table; however, in all cases the minimum lot area shall be no smaller than 2,500 sf. For example, the minimum lot area for a three unit multifamily development with two bedroom units would be 4,950 (1,650 x 3 units = 4,950 sf).		

12. Compliance with Allowable Uses Section 4.2

Banks, financial institutions, commercial, and multi-family residential uses are a Permitted Use in the MU Zone district.

13. Compliance with Private Common Open Space Section 5.3.3

Dimensions have been added to the Floor Plans, which are attached as an Exhibit to the Application, that show the project's compliance with the Private Outdoor Open Space requirements.

14. Compliance with Landscaping and Screening Section 5.4

The Carbondale UDC requires a landscaping buffer along Highway 133. A landscape zone is proposed on the west side of the property along the existing pedestrian/bike path to the adjoining properties to the north and south. Additional landscaping is proposed for the ANB Bank property including trees, shrubs, grasses, and perennials, as well as possible art installations. Please refer to the Landscape Plan included as an Exhibit to this Application.

15. Compliance with 5.5.2 Streets and Vehicular Circulation

- 5.5.2.C. Street Connectivity

The ANB Multi-Use Project provides vehicular connections to Hendrick Drive and the Marketplace parking lot/street system, and provides pedestrian connections to the Marketplace sidewalks, Hendrick Drive sidewalk, and the Highway 133 pedestrian/bike trail system per the applicable standards in UDC Section 5.5.2. Streets and Vehicular Circulation. See the Civil Engineering Site Plan attached as an Exhibit to this Application for streets and vehicular circulation details.

16. Compliance with 5.6 Residential Site and Building Design

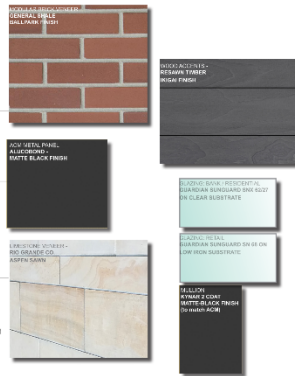
- 5.6.1. Purpose

- Promote new residential developments that are distinctive, have character, and relate and connect to established neighborhoods;**
- Provide variety and visual interest in the exterior design of residential buildings;**
- Enhance the residential streetscape and diminish the prominence of garages and parking areas;**
- Enhance public safety by preventing garages from obscuring main entrances or blocking views of the street from inside residences; and**
- Improve the compatibility of infill projects, particularly attached and multi-family residential development, with the residential character of surrounding neighborhoods.**

The proposed 2 story, ~27,200 SF building creates a strong urban edge along Highway 133 and Hendrick Drive. Parking is tucked behind the building located on the western side of the property. A majority of the parking is screened by the building, and the southern portion is screened with site walls and landscaping. The orientation of the building and

parking makes the building the focal point of the site and fits the New Urban description in the Comprehensive Plan.

Carbondale - ANB Bank
Material Palette



The building massing is broken up into two prominent forms differentiating the Bank/Office from the Retail and Residential. The office form has a 32' parapet height and the Residential form has a combination of 28'-8" and 31' parapet heights. The material palette is primarily made up of durable, timeless materials (limestone cladding

and brick veneer) with accents of composite metal, and natural wood. The materials both acknowledge Carbondale's rich heritage and contribute to a newer, more contemporary look. Additional details include visually transparent storefronts to help activate the retail zones. Overhangs and canopies to enhance pedestrian experience, and recessed balconies to enhance the residential character of the upper floor. The combination of different materials further breaks up the look of the building. Refer to the Building Elevations and Material Sample Boards attached as an Exhibit to this Application for additional details.

5.6.3.A. Common Open Space

All development containing ten or more residential dwelling units shall comply with the standards in Section 5.3: Open Space.

The minimum required Common Open Space is 15% (9,408 SF) and the proposed Common Open Space is 30% (18,860 SF). See the adjoining Exhibit for the location of Common Open Space.



- 5.6.3.B. Mix of Housing Types

Developments shall promote a more diverse community through the provision of a variety of housing types, such as a combination of duplex, stacked tri-plex/quad-plex, live-work units, townhomes, apartments, and single-family units in a range of sizes. Developments are encouraged that are not dominated by a single type of home or dwelling unit.

The proposed ANB mixed use project will provide a mix of uses including community bank, office, retail space, possible restaurant space, multi-family residential, and community housing. This proposed residential diversity in this location mixed with commercial and office uses will give residents an opportunity to live and work in the Carbondale community. Additionally, ANB Bank plans to utilize the residential portions of this project to provide an opportunity to house their employees, addressing the Town's need for a diverse housing supply and workforce/job balance Comp Plan, Pg 58.

- 5.6.3.C. Residential Compatibility Standards

5.6.3.C.2 Garage Location and Design

- Alley-loaded garages are required on new dwellings with alley access. Front-loaded garages are prohibited on lots with alley access.
- Front-loaded garages are encouraged to be located parallel to or behind the plane of the dwelling entry. Non-recessed, front-loading garages are discouraged.
- Street-facing garages are discouraged. The primary dwelling entrance should be the principal element of the building facade, rather than the garage.

While garages are not proposed for this mixed use project, parking is tucked behind the building located on the western side of the property. A majority of the parking is screened from Highway 133 by the building, and the southern portion is screened with site walls and landscaping. There are multiple building entry points along the east façade although it is anticipated that the primary public access will happen from the west. These western entrances are principal elements of the building facade. Refer to the Building Elevations and Material Sample Boards attached as an Exhibit to this Application for additional details.

- 5.6.3.D. Transitions Between Different Land Use Areas

When located adjacent to designated zoning districts, development shall comply with applicable height and setback transitional standards in Section 3.7.5: Transitions Between Different Land Use Areas.

The ANB Bank property is requesting a rezoning to MU. The height and setback standards for this zone district will be the same as surrounding zone districts of MU. No transitions of height or setbacks will be applicable.

- 5.6.3.E. Underground Utilities

All on-site electric utility, cable television lines and all other communication and utility lines for buildings shall be placed underground pursuant to Section 6.2.12.

All on-site electric utility, cable television lines and all other communication and utility lines for buildings will be placed underground pursuant to Section 6.2.12.

- 5.6.3.F. Energy Conservation and Site Orientation Guidelines

- Consideration shall be given to energy conservation in the building design. Use of solar space or water heating, or use of in-line hot water systems, efficient lighting systems, insulation and other energy efficient techniques are strongly encouraged.
- Orientation of buildings and windows to improve solar access and energy conservation is strongly encouraged.
- The site plan may be required to be modified so that view planes identified by the Town are preserved for as many structures as possible.

The project is committed to meet the Comp Plan's climate Action goals and comply with the 2018 IGCC code as well as the 2012 IGCC Ordinance of Carbondale, which the town is currently operating under. This project will be all-electric with the exception of natural gas food service equipment expected in the future tenant restaurant.

Minimizing energy and carbon usage is a core part of this Application and featured throughout this project's energy efficient design. Several energy efficiency measures to highlight include a highly insulating envelope and overhangs to reduce solar gain, high efficiency heat pumps and VRFs, as well as energy recovery ventilators at the Apartments to leverage otherwise wasted heat and energy. The efficient lighting design reduces the heating load and cooling energy in the space. To further drive down the project's energy use, a minimum of 10% energy usage will be offset through on-site solar photovoltaics.

The project is committed to supporting Carbondale's decarbonization goals and Climate Energy Action plan through a highly energy-efficient, mixed-use building in this region and also provides multiple EV charging stations in the parking lot, advancing the Town's desire for to accommodate more EV usage. Comp Plan, Pgs 65–66.

Lastly, this project also advances the rights outlined in Carbondale's Environmental Bill of Rights by creating a live/work space with sustainable car-alternative mobility options and dense living options. This preserves the surrounding open space and encourages less carbon usage by visitors and residents.

- Appropriate landscape plant selection and placement should optimize solar access in the winter while offering shade in the summer.

The majority of the landscape tree selection is deciduous trees to optimize solar access in the winter while offering shade in the summer. Small coniferous trees have also been included in the landscape plan for winter accent. Please see the Landscape Plan that is attached as an Exhibit for details.

17. Compliance with 5.6.5. Supplemental Standards/Guidelines: Multifamily

- 5.6.5.B. Private Outdoor Space

Dimensions have been added to the Floor Plans, which are attached as an Exhibit to the Application, that show the project's compliance with the Private Outdoor Open Space requirements.

- 5.6.5.C.1. Building Design Standards – Interior Space

Features that expand the interior volume of the building have been utilized including 10' ceiling heights with a great deal of exterior glazing to provide natural light. The private outdoor space also provides an excellent indoor/outdoor relationship for each unit.

- 5.6.5.C.2.a. Building Design Standards - Building Elevations – Architectural Details

The Floor Plans, Building Elevations, Sample Material Board, & Renderings include notes regarding compliance with this Section. These drawings and notes include varied unit setbacks and articulations facing Highway 133 and variation in building heights including the reduction in height of the entire building per staff comments. The updated Exhibit G shows revisions made to the massing and architecture to align with this Section. The east façade facing Highway 133 has been broken up using both a variation in materiality to highlight individual units, variation in parapet roof line, building height, and varied setbacks to help improve the pedestrian experience and meet the outlined code above. These updated plans, elevations, and renderings are attached as an Exhibit.

- 5.6.5.C.2.b. Building Design Standards - Building Elevations – Residential Character

The residential façades have been broken up using both a variation in materiality to highlight individual residential units, as well as variation in parapet roof line, building height, and setbacks. The updated plans, elevations, and renderings reflecting this are attached as an Exhibit.

- 5.6.5.C.2.c. Building Design Standards - Building Elevations – Roof Form

This design avoids large, unbroken, continuous rooflines by varying the height of multiple parapet walls and engaging various plan changes that create smaller forms carefully joined together to create a balanced overall mass and form. There are various rooftop planes, each gradually building up to the mechanical screen which is the highest. With multiple roof planes and parapet walls, there is no single continuous roof plane but rather a series of planes gradually working up the entire mass. Additionally, great care has been taken

to sculpt the experience at the ground level where the retail, residential, and bank/office experiences vary between the materiality, scale, and transparency.

5.6.5.C.2.d. Building Design Standards - Building Elevations – Other Building Elements

The design employs multiple architectural features that balance the durable and timeless materials with a contemporary design that is relevant to the surrounding context of the community. The design creates heavier anchoring massings at the corner while elevating the mass in the middle of the building to help accent the most public retail component of the project. It does not rely heavily on ornate detailing, but rather focuses on the honest use of the materials to create a pragmatic design that serves the uses of the building and enhances the public's interaction with the building. The multiple programmed uses are split between the bank/office space and the retail/residential space through a very light hinged central access point. The retail and residential building is rotated off the north/south axis to align with the angle of highway 133 and create stepped usable public space between the building and the parking spaces. The entries into the space are accentuated through protected portals or breaking the scale of the adjacent spaces to accentuate the entries. The entire promenade along the west / public façade is enhanced with canopies, visual connections, and seating areas. There are multiple access points onto the site from the 133 bike/pedestrian path that is also enhanced with artwork, native plantings, and additional site amenities.

The site will have a shared trash/recycling enclosure that is proposed at the south end of the site closest to the retail/restaurant and residential entries.

- 5.6.C.4. Bulk Storage

The required bulk storage areas have been configured for each unit and have access that is separate from each of the dwelling units. Please reference the unit plans and overall plans showing bulk storage dimensions and all bulk storage accessed from the corridor in lieu of from within the unit. The unit matrix calls out unit areas, required amount of bulk storage, provided cubic feet of storage and dimensions associated with each unique unit type. See the updated Architectural Floor Plans that are attached as an Exhibit to this Application.

- 5.6.C.6. Relationship of Project to Surrounding Land Uses

The proposed ANB Mixed Use Project will allow for a mix of commercial and residential uses that will fit in with the other surrounding uses in the Marketplace commercial center. Per the Site Plan Review portions of this Application, the architecture is in keeping with adjoining Marketplace structures. Proposed architectural and landscape materials compliment those used at the Marketplace. Grading, drainage, and traffic have all been addressed in the Engineering Report attached as an Exhibit to this Application. The project will attract more residents and retail customers to the area and provide convenient and safe pedestrian/bike corridors for those individuals. This will enhance the value and retail visitors to the surrounding areas.

- 5.6.C.7. Circulation and Parking

The proposed building is located at the corner of the prominent intersection of Hendrick Drive and Highway 133. Given this location, the building was oriented so that the strongest corner faces the intersection, and the public entry faces west towards the parking. Since the entry does not face Hendrick or 133, a public sidewalk was created to connect the entry and parking to the sidewalk and bike path along 133 and enhanced with art programming and play space. Additionally, there are multiple building entry points along the east façade although it is anticipated that a majority of public access will happen from the west.

The building also creates a strong urban edge along Highway 133 and Hendrick Drive. As mentioned, parking is tucked behind the building located on the western side of the property. A majority of the parking is screened by the building, and the southern portion is screened with site walls and landscaping. The orientation of the building and parking makes the building the focal point of the site and fits the New Urban description in the Comprehensive Plan.

18. Compliance with 5.7.3. General Site Layout Standards

- Development Responsive to Site Conditions

The proposed ANB Bank development responds to its location at the Hendrick Drive and Highway 133 intersection and will enhance the view corridors with trees, vegetation, plazas, and architecture compatible with its surroundings at the Marketplace.

- Transitions Between Different Land Use Areas

The ANB Bank property is requesting a rezoning to MU. The height and setback standards for this zone district will be the same as surrounding zone districts of MU. No transitions of height or setbacks will be applicable.

- Building Orientation

The orientation and positioning of this design was key as it is located on the key corner of Hendrick Drive and Highway 133. The building was oriented so that the most prominent corner is facing the intersection of these two primary streets. This corner is the tallest and strongest, which allows the building to hold and frame the corner. From the street corner the building creates a nice perspective and displays two public sides with signage, architectural detailing, and amenity spaces. The building at this intersection becomes a gateway into downtown Carbondale.

- Building Locations (Multi-Building Developments)

The ANB Bank will not have multiple buildings.

- Public Street Frontages

A raised curb and sidewalk are provided on the north and west sides of the ANB Bank building along Hendrick Drive. An existing pedestrian/bike path exists along Highway 133 and will connect with sidewalks along Hendrick Drive and sidewalks to the bank entrance.

Streetlights, sidewalk, and street trees are provided along both the public frontage to the north and west of the building, and also to the east of the building in keeping with the pattern along Highway 133 already in place.

The Applicant plans to enter into an improvement's agreement in a form acceptable to the Town Attorney and the Board of Trustees that provides security to the Town to complete proposed public improvements within a reasonable time-period. The performance guarantee will comply with Section 2.6.5.C.2.c.i: Security Guarantee, of the Carbondale Municipal Code.

- Pedestrian Environment

- *New development shall be sited and designed to encourage pedestrian activity on the street.*

The site plan shows sidewalks connecting to plazas around the building and beyond to the surrounding commercial and residential areas. Pedestrian and bike paths as shown on the site plan create a strong connection between the Highway 133 corridor and commercial/residential area by way of either sidewalks to and through the bank property or around along Hendrick Drive.

- *The site design shall locate pedestrian routes connecting residential, recreational, and commercial uses to minimize contact with normal vehicular traffic. This can be achieved by designing crossings at traffic stop points, and/or by identifying crossings with signage, pavement changes, and landscape features.*

There are two entries to this parcel from Hendrick Drive and each will have curb cut sidewalk access to a pedestrian crossing. The existing crosswalk at Hendrick Drive and Highway 133 will be upgraded to include crosswalk striping over the added pavement at the intersection for the proposed acceleration lane. There is also an existing crosswalk in the Hendrick Drive ROW at the northwest corner of the site to get to the City Market sidewalks.

- *Construction of and/or land dedication for pedestrian improvements may be required pursuant to the subdivision/development regulations and/or a development improvement agreement.*

The site plan shows sidewalks connecting to plazas around the building and beyond to the surrounding commercial and residential areas.

Pedestrian and bike paths as shown on the site plan will connect the Highway 133 corridor to the commercial and residential areas by way of either sidewalks to and through the bank property or around along Hendrick Drive.

- Underground Utilities

All on-site electric utility, cable television lines and all other communication and utility lines for buildings will be placed underground pursuant to Section 6.2.12.

19. Compliance with 5.7.4. General Building Design

- Building Massing and Form

Unless otherwise provided in this Code, building form may vary widely, as long as certain features of building form are considered:

Buildings shall vary in size and shape within a development that has more than one building.

The proposed ANB Bank mixed use development provides variation in size and shape by incorporating multiple material changes, mass and form height variation, and a plan that follows the tapered site configuration. When compared to the new City Market adjacent to the site, the mixed use development is smaller, and the form is more intricately organized. Additionally, the building mass steps down at the bank entry to enhance the entry experience and also create additional visual interest in the overall massing and composition.

Buildings shall incorporate human-scaled features at the ground level to encourage pedestrian use. Examples include articulated entries and windows, canopies, arcades, recessed entries, changes in color, material, or texture.

The proposed building incorporates many architectural elements that enhance the human scale. There is a focus on activating the retail spaces which will be critical to the success of this development by using transparent glass that activates the pedestrian experience. The building overhangs above to create a more sheltered entry, and additional scaled elements such as canopies are used to provide additional ground floor activation and integrate signage and lighting seamlessly into the design. Additional focus has been taken to emphasize the residential and bank entries into the building through accentuated recesses, canopies, and special wood materiality to queue visitors to the entries without reliance on signage. These zones rely less on glazing and more on durable, high quality materials to provide privacy and create a different experience from the retail which relies much more on transparency and visual activation.

Facade modulation shall be utilized to reduce the apparent bulk of a large building, where applicable.

The proposed design brings together multiple forms of varied height, that articulates the facades to create depth and reduce the appearance of a

large monolithic building. There are multiple material changes and projections, emphasizing the entries and stepping down the scale.

Large, unbroken expanses and long, continuous rooflines shall be avoided.

This design avoids large, unbroken, continuous rooflines by varying the height of multiple parapet walls and engaging various plan changes that create smaller forms carefully joined together to create a balanced overall mass and form. There are various rooftop planes, each gradually building up to the mechanical screen which is the highest. With multiple roof planes and parapet walls, there is no single continuous roof plane but rather a series of planes gradually working up the entire mass. Additionally, great care has been taken to sculpt the experience at the ground level where the retail, residential, and bank/office experiences vary between the materiality, scale, and transparency.

- Street Corners

Buildings located on street corners shall recognize the importance of their location by:

Concentrating the tallest portions of the building at the intersection where they may “frame” the corner;

The orientation and positioning of this design was key as it is located on a key corner of Hendrick Drive and Highway 133. The building is oriented so that the most prominent corner is facing the intersection of these two primary streets. This corner creates a hard urban edge, which allows the building to hold and frame the corner. The primary corner perspective displays two public sides with strong architectural detailing, natural materials, variations in mass, transparency, and public amenity spaces. The building at this intersection becomes a gateway into downtown Carbondale.

Employing architectural features, such as angled facades, prominent entrances, a stepped parapet wall, or other unique building features at the corner; or

The design employs multiple architectural features that balance the durable and timeless materials with a contemporary design that is relevant to the surrounding context of the community. The design creates heavier anchoring massings at the corner while elevating the mass in the middle of the building to help accent the most public retail component of the project. It does not rely heavily on ornate detailing, but rather focuses on the honest use of the materials to create a pragmatic design that serves the uses of the building and enhances the public’s interaction with the building. The multiple programmed uses are split between the bank/office space and the retail/residential space through a very light hinged central access point. The retail and residential building is rotated off the north/south axis to align with the angle of highway 133 and create stepped usable public space between the building and the parking spaces. The entries into the space are accentuated through protected portals or

breaking the scale of the adjacent spaces to accentuate the entries. The entire promenade along the west / public façade is enhanced with canopies, visual connections, and seating areas. There are multiple access points onto the site from the 133 bike/pedestrian path that is also enhanced with artwork, native plantings, and additional site amenities.

Employing similar techniques as approved by the Director.

This design also features fine detail techniques such as soldier coursing the brick around window openings, deep-set frames within the glass façade for more shadow line, landscape wall materials that match the building and overall selection of materials that give a sense of permanence and will remain timeless.

- Building Design Detail

All building facades facing public streets shall be designed with a similar level of design detail.

The building considered its “four-sided design” requirement, with each façade being detailed while considering its unique role in supporting pedestrian and vehicular access, while also being considered a gateway building to the intersection. Each façade has implemented architectural features previously noted and are all cohesive with the larger building design. Since this building is located at an intersection at the north and east and parking at the south and west, all side of the building will be visible and have been considered.

Blank walls void of architectural detailing shall not be permitted. Exceptions may be granted for those areas that the Applicant can demonstrate are not visible from adjacent development or public rights-of-way.

In this design proposal no wall has been stripped of architectural detailing or consideration. The design is highly visible from all directions and reflects this by utilizing features such as brick soldier courses, alternating materials, stepped parapets and shadow lines in façade materials.

- Primary Entrance

Buildings shall be oriented so that the principal building entrance faces the principal street or the street providing main access to the site. In cases where the principal entrance does not face the principal street, the entrance shall connect to the street and adjacent parking areas with sidewalks.

The proposed building is located at the corner of the prominent intersection of Hendrick Drive and Highway 133. Given this location, the building was oriented so that the strongest corner faces the intersection, and the public entry faces west towards the parking. Since the entry does not face Hendrick or 133, a public sidewalk was created to connect the entry and parking to the sidewalk and bike path along 133 and enhanced with art programming and play space. Additionally, there are multiple

building entry points along the east façade although it is anticipated that a majority of public access will happen from the west.

- Architectural Style

The architectural character of new buildings or additions shall complement the architectural character of adjacent existing buildings.

When designing this building, the architectural character and materials reflect the strength of Carbondale through its use of natural and long-lasting materials such as brick, stone, steel, wood, and glass. We also considered new precedent buildings such as the new City Market adjacent to the site, new developments on Main Street and from the historical downtown. Our materials palette and details are used frequently in Carbondale for both new and old buildings and add this character to the proposed site by balancing a classic design form with lasting and timeless materials. These considerations allow the building to be a unique architectural contributor while relating back to the context of historic Carbondale.

- Signage

Signage shall be considered an integral design element of any building and shall be compatible with the exterior architecture with regard to location, scale, color, and lettering style, in addition to complying with the standards of Section 5.9: Signs.

The signage is integrated into the architectural design and is consistent with the development. The proposed signage on the building is appropriately placed to match with the intended architecture for signage for each building elevation. The sign size and scale are compatible with the architectural elements and scale of the building at each location. The sign materials and style compliment the proposed building materials to provide a clean, attractive aesthetic.

The proposed signage package included in the Application has been submitted as a proposed Comprehensive Sign Plan for the development to best comply with the Unified Development Code sign standards. The signage has been integrated into the architectural design and is consistent with the development. The sign plan includes wall signs, canopy signs, freestanding signs for the primary bank, retail, and residential uses in the building. A freestanding entry sign has been placed at each site entry on the west side of the lot. The Comprehensive Sign Plan meets the allowable sign area allowable per the required standards.

The proposed site signage has been implemented to provide wayfinding and directional signage across the site while utilizing an attractive sign design and material that match the building materials and building signage.

The proposed Comprehensive Sign Plan package is attached as an Exhibit to this Application.

20. Compliance with 5.7.5. Supplemental Standards: Properties with Frontage Along Highway 133

- Setbacks/Highway Landscape Buffer

The Carbondale UDC requires a landscaping buffer along Highway 133. A 10' landscape zone is proposed on the west side of the property along the existing pedestrian/bike path to the adjoining properties to the north and south. Additional landscaping is proposed for the ANB Bank property including trees, shrubs, grasses, and perennials. Please refer to the Landscape Plan included as an Exhibit to this Application.

- Building Orientation

The building has been oriented to align with Hendrick drive and Highway 133 with the principal entrance facing the sidewalk and street adjacent to the parking areas. Please refer to the Landscape Plan included as an Exhibit to this Application.

- Access

The proposed ANB Bank mixed use building will be accessed from Hendrick Drive utilizing the existing access point along Highway 133 used for the Market Place businesses.

21. Compliance with 5.7.6 Supplemental Standards for Buildings of 10,000 Square Feet or Greater

- 5.7.6.B. Horizontal Articulation

UDC Code 5.7.6 B: Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller components. No individual component shall have a length of more than 60 feet, measured horizontally.

No individual component has a length of more than 60 feet, measured horizontally. The Architectural Floor Plans and Elevations that demonstrate compliance with this provision are attached as an Exhibit.

- 5.7.6.C. Vertical Articulation

UDC 5.7.6 C: Buildings shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components. The component described as the body shall constitute a minimum of 50 percent of the total building height.

The proposed building mass includes a clearly identifiable base, body, and top, with horizontal elements separating these components. The Architectural Floor Plans and Elevations that demonstrate compliance with this provision are attached as an Exhibit.

- 5.7.6.D.1. Design for Pedestrians – Primary Building Entrance

The proposed building incorporates many architectural elements than enhance the pedestrian scale. There is a focus on activating the retail spaces which will be critical to the success of this development by using transparent glass that activates the pedestrian experience. The building overhangs above to create a more sheltered entry, and additional scaled elements such as canopies are used to provide additional ground floor activation and integrate signage and lighting seamlessly into the design. Additional focus has been taken to emphasize the residential and bank entries into the building through accentuated recesses, canopies, and special wood materiality to queue visitors to the entries without reliance on signage. These zones rely less on glazing and more on durable, high quality materials to provide privacy and create a different experience from the retail which relies much more on transparency and visual activation.

The Architectural Floor Plans and Elevations that demonstrate compliance with this provision are attached as an Exhibit.

- 5.7.6.D.2. Design for Pedestrians – Pedestrian Amenities

As mentioned above, the proposed building incorporates many architectural elements than enhance the pedestrian scale. There is a focus on activating the retail spaces which will be critical to the success of this development by using transparent glass that activates the pedestrian experience. The building overhangs above to create a more sheltered entry, and additional scaled elements such as canopies are used to provide additional ground floor activation and integrate signage and lighting seamlessly into the design. Additional focus has been taken to emphasize the residential and bank entries into the building through accentuated recesses, canopies, and special wood materiality to queue visitors to the entries without reliance on signage. These zones rely less on glazing and more on durable, high quality materials to provide privacy and create a different experience from the retail which relies much more on transparency and visual activation.

The Architectural Floor Plans and Elevations that demonstrate compliance with this provision are attached as an Exhibit.

- 5.7.6.D.3. Design for Pedestrians – Transparency

UDC Code 5.7.6 D-3: On the facade facing the principal street at least 30% of the ground floor wall area shall be transparent glazing.

69% of ground floor wall area is transparent glazing. The Architectural Floor Plans and Elevations that demonstrate compliance with this provision are attached as an Exhibit.

- 5.7.6.E.1. Architectural Elements, Materials, and Color – Roof Forms

This design avoids large, unbroken, continuous rooflines by varying the height of multiple parapet walls and engaging various plan changes that create

smaller forms carefully joined together to create a balanced overall mass and form. There are various rooftop planes, each gradually building up to the mechanical screen which is the highest. With multiple roof planes and parapet walls, there is no single continuous roof plane but rather a series of planes gradually working up the entire mass. Additionally, great care has been taken to sculpt the experience at the ground level where the retail, residential, and bank/office experiences vary between the materiality, scale, and transparency.

The Architectural Floor Plans and Elevations that demonstrate compliance with this provision are attached as an Exhibit.

- 5.7.6.E.2. Architectural Elements, Materials, and Color – Materials

The use of neon is prohibited for any architectural application, such as building trim. See Section 5.9.4.G: Neon Signs, for standards relating to the use of neon in signs.

No neon trim or neon signs are proposed in this Application. The Architectural Floor Plans and Elevations that demonstrate compliance with this provision are attached as an Exhibit.

- 5.7.6.E.3. Architectural Elements, Materials, and Color – Color

- a. Bright colors shall be used minimally and may be considered only for accents and decorative details such as window details and entrances.
- b. Colors shall be used to coordinate the entire building facade as a composition.

Colors have been coordinated for the entire building façade. Bright colors are not proposed for accents, decorative details, window details, or entrances. The Architectural Floor Plans and Elevations that demonstrate compliance with this provision are attached as an Exhibit.

22. Compliance with 5.8 Off-Street Parking

Required:

Bank -	(4/1000 GFA)	3,269 GFA	13.1 Stalls
Office -	(1/300 GFA)	3,695 GFA	12.3 Stalls
Retail -	(1/200 GFA)	4,593 GFA	23.0 Stalls
Restaurant (Dining) -	(1/150 GFA)	2,505 GFA	16.7 Stalls
Household Living:			
Studio (Efficiency) Unit	(1.25/ Unit)	3 Units	3.75 Stalls
One Bdrm Units	(1.5/ Unit)	9 Units	13.5 Stalls
Two Bdrm (Under 800)	(1.5/ Unit)	1 Units	1.5 Stalls
Two Bdrm (Over 800)	(1.75/ Unit)	3 Units	5.25 Stalls
Total Required			89.1 Stalls
Reductions:	5.8.4.D1	(89.1 x .15)	-13.4 Stalls
	5.8.4.D2	(24 x .15)	- 3.6 Stalls

Total Required (w/ reduction)

72.1 Stalls

Total Provided

74 Stalls

Per Carbondale UDC Section 5.8.5, all uses located in MU zoning are eligible for a 15% reduction in parking and per Carbondale UDC Section 5.8.4.d.2., a 15% reduction in parking requirements is available to multifamily residential projects within 300 feet of a transit stop.

Bicycle parking required is 1 space per 3 vehicle parking stalls.

Minimum bicycle parking: 25 Spaces

Provided bicycle parking: 26 Spaces

23. Compliance with 5.10 Exterior Lighting

ANB Bank Carbondale lighting plans are attached as an Exhibit to this Application.

24. Compliance with 5.11.4. Residential Development Mitigation Requirements

This proposed mixed use project with multi-family residential units includes 12 one-bedroom rental units and 4 two-bedroom rental units. This new mixed use development will set aside rental residential units for Community Housing per the following:

- ANB proposes 12 one bedroom units and 4 two bedroom units = 16 total residential units.
- 20 total bedrooms are proposed.
- 20% of 16 units required for AMI Category Units = 3.2 units = 3 units with rounding.
- 15% of 20 total bedrooms = 3 bedrooms
- ANB proposes 3 one bedroom units as AMI Category Units per the following:
 - First mitigation unit: Category 2 (100% AMI)
 - Second mitigation unit: Category 1 (80% AMI)
 - Third mitigation unit: Category 3 (120% AMI)
- The three mitigation units are illustrated on the architecture floor plans submitted as an Exhibit to this Application.

Because this is a rental project, no Resident Owner Occupied units are proposed or required.

25. Exhibits

- Exhibit A Land Use Application Form
- Exhibit B Pre-Application Conference Summary
- Exhibit C Owner Authorization Letter
- Exhibit D Adjoining Property Zoning & Neighboring Property / Mineral Estate Owners
- Exhibit E Community Outreach Summary
- Exhibit F Engineering Report & Drawings
- Exhibit G Floor Plans, Building Elevations, Sample Material Board, & Renderings
- Exhibit H Landscape Plan
- Exhibit I Lighting Plan
- Exhibit J Subsoil Study
- Exhibit K Title Commitment & Warranty Deed
- Exhibit L Signage Package
- Exhibit M Energy Analysis
- Exhibit N Completion Response Letter and Completion Checklists
- Exhibit O Compliance Response Letter and Exhibits