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June 26, 2023

Ms. Kelley Amdur
Planner
Town of Carbondale
511 Colorado Ave
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kamdur@carbondaleco.net

Re: Response Letter and Summary Notes from ANB Mixed-Use Development Rezoning, Major Site Plan Review, and Conditional Use Permit Application: Planning Review (ANB Team LUDC Compliance Response added June 26, 2023)

Dear Kelley,

Thank you for providing your 5/24/2023 planning review comments for the ANB Bank Mixed-Use Development Rezoning, Major Site Plan Review, and Conditional Use Permit Application. We also wanted to thank you for the in person review session to discuss your comments and present more specific detail and information regarding our submittal package.

We are submitting a response summary package based upon the information provided in both your letter and our follow up meeting. We have addressed each response with specific follow up response in red text and have included the following updated Exhibits:

- ANB Team June 26, 2023 LUDC Compliance Responses
- Updated Floor Plans, Building Elevations, Sample Material Board, & Renderings
- Updated Civil Engineering Site Plan
- Updated Landscape Plan
- Summary of Outreach Efforts


We believe this response package fully addresses the specific items you brought up and look forward to moving the ANB Bank Mixed-Use Development Rezoning, Major Site Plan Review, and Conditional Use Permit Application on for referrals and to the Planning and Zoning Commission for review.

As always please call or email with discussion as needed.

Kind regards,

THE LAND STUDIO, INC

By: _____


Douglas J. Pratte



TOWN OF CARBONDALE

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TO: Doug Pratte, The Land Studio, Inc.
Sent via email to: landstudio2@comcast.net

FROM: Kelley Amdur, Planner cc: Jared Barnes, Planning Director

DATE: May 24, 2023

SUBJECT: ANB Mixed-Use Development Re-Zoning and Major Site Plan Review: Planning Review **(ANB Team LUDC Compliance Response added June 26, 2023)**

We have reviewed the combined application packet for compliance with the Carbondale Unified Development Code (UDC) and for consistency with the 2022 Comprehensive Plan. At this time our main concern is in regard to the project design. Because the proposed project is mixed-use, with both commercial and residential components, is located on Hwy 133, and contains more than 10,000 square feet, several sections of the UDC related specifically to design apply.

The application includes a description of how the project responds to Section 5.7.3 (General Site Layout Standards) and Section 5.7.4 (General Building Design). However, the application does not include information about how the project responds to criteria listed in Section 5.6 (Residential Site and Building Design) and Section 5.7.6 (Supplemental Standards for Buildings of 10,000 Square Feet or Greater). These sections are critical for large, mixed-use projects to consider in the development of their designs, since they include criteria related to building massing and form, roof lines, vertical and horizontal articulation etc.

The ANB Mixed-Use Development Re-Zoning, Major Site Plan Review, and Conditional Use Permit Application has been updated to respond to criteria listed in Section 5.6 (Residential Site and Building Design) and Section 5.7.6 (Supplemental Standards for Buildings of 10,000 Square Feet or Greater). The Floor Plans, Building Elevations, Sample Material Board, & Renderings have been modified and the drawings include notes regarding compliance with Sections 5.6 and 5.7.6. These updated plans, elevations, and renderings are attached as an Exhibit to this UDC Compliance Response Letter.

For example, these sections include requirements for *“each individual dwelling unit to be identifiable,”* and state that *“the mass of the building shall be reduced by varying setbacks and building heights of individual units.”* Section 5.7.6 B. states that *“no individual component shall have a length of more than 60 feet, measured horizontally.”* The central section of the project

facing Hwy 133, shown clad in limestone, measures approximately 100 feet long. Section 5.7.6.E.1. states that *“projects shall avoid large, unbroken expanses and long, continuous rooflines by variation in rooflines and height. The addition of dormers, balconies, deep eaves and overhangs may create visual interest. Box-like structures and flat roofs are discouraged.”*

The Floor Plans, Building Elevations, Sample Material Board, & Renderings have been modified and the drawings include notes regarding compliance with Section and 5.7.6. These updates 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 Sections 5.6 and 5.7.6. The east facade facing HWY 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 to this UDC Compliance Response Letter.



We would greatly appreciate the opportunity to meet with you to discuss these aspects of the project. We believe a presentation of the project to Planning staff will help us understand the concepts behind the design and will allow us to discuss with the team how the project may be found to be compliant with these sections of the UDC.

It was great to meet with you and Jared on June 6, 2023 at Carbondale Town Hall to review this project. Notes from this meeting are located at the end of this response letter. Responses to this discussion have been included in this response letter.

Below are our comments and questions related to other components of the project.

Vehicle Parking:

Per our emails sent on 5/18/23 and 5/19/23 the 15% reduction allowed per Section 5.8.4.D.2 applies only to the residential multifamily square footage of the project. The Carbondale Center Place project that is nearing completion on Hwy 133 used both of the Section 5.8.4.D.1 and D.2. parking reductions and they were applied in this way. Also, since one of the proposed 2-BR units is smaller than 800 sf, it only requires 1.5 parking spaces per unit instead of 1.75. With these changes our calculations indicate that the project would be required to provide 73 parking spaces. Let us know if you reach the same conclusion and update your application accordingly.

Parking calculations have been updated on the Architectural Site Plan and the Engineering Site Plan to reflect the parking requirements for each residential unit type and the bank/commercial/potential restaurant floor areas. The calculations have been updated to reflect the two reductions differently and the project will provide the required 74 stalls. Please see the updated area calculations, unit counts, and parking reduction calculations on the updated sheets.

Thank you for providing 4 electric vehicle parking spaces! Please specify whether these spaces are EV-installed, EV-Ready or EV-capable.

The four proposed electric vehicle parking spaces will be EV-installed.

Snow Storage:

Assuming 73 off-street vehicle parking spaces are required to be available year-round, please indicate other areas for snow storage on the Site Plan.

The snow storage areas have been updated on the Architectural and Civil Engineering Site Plan and include parking spaces that will not be required for the outdoor dining area in the winter months. The two storage stalls are associated with the outdoor dining area which will not be used in winter months providing an excess of two required stalls. The updated plans are attached as an Exhibit to this resubmittal.

Bicycle Parking:

Per Section 5.8.7 of the UDC, bicycle parking is required for commercial uses at a ratio of 1 bicycle space for every 3 vehicle spaces. Per our 5/19/23 email please take a look at the bicycle parking numbers shown on the Site Plan. Our calculations indicate that the project requires 18 bicycle parking spaces. It's great that the project is proposing more than that, but each space will need to meet the requirements of Section 5.8.7.B of the UDC for access, dimensions etc. Please

also indicate how the bicycle storage room shown on Level 1 Plan is accessed, and if it will be available to residential tenants as well as commercial tenants and/or visitors.

The project will provide 28 exterior bike parking spaces (1 space per 2.6 parking spaces) for residents and bank/commercial/potential restaurant customers. Each space meets the requirements of Section 5.8.7.B of the UDC for dimensions and access as illustrated on the updated Architectural and Civil Engineering Site Plans that are attached as an Exhibit. Please reference the revised site plan showing proposed outdoor bike stall size. Dimensioned clearances have been added to each stall on the illustrative plans. The stalls will be protected from vehicular and pedestrian conflicts, will be properly anchored, and have required head height clearance. Additional stalls have been located in different locations throughout the site plan As a follow up to Staff comments in our June 6th review session.

The interior bike storage room will be for residents and will include additional bike parking stalls.

Bulk Storage:

Per UDC Section 5.6.5.C.4:

- a. Bulk storage areas intended for storage of materials other than food and clothing, such as tools, bicycles, ski equipment, etc. shall be designed for this purpose. Such areas shall be free of encumbrances such as water heaters or other types of mechanical or electrical equipment.*
- b. A minimum of one cubic foot of storage for each three square feet of gross area of the dwelling unit shall be provided for each unit not including areas for bedroom closets, kitchen cabinets, and food storage areas.*

As shown above, the UDC requires bulk storage areas to be separated from kitchen cabinets and food storage areas. Based on the three enlarged floor plans included in the application, it appears that some of the bulk storage areas may be needed for kitchen and food storage and many are essentially entry closets. Please consider providing bulk storage areas that are separate from the dwelling units.

The required bulk storage areas have been reconfigured for each unit and have access that is separate from each of the dwelling units. Please reference the updated 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 response letter.

The application includes enlarged floor plans for 3 types of units, but there are 10 different unit types (based on square footages shown on the Level 1 and Level 2 Plans). In order to review the proposed bulk storage areas, please provide a Unit Matrix showing each type of unit and the

corresponding amount of bulk storage and an enlarged floor plan of each unit type. Please also provide all three dimensions of the bulk storage areas.

Updated Architectural Floor Plans that illustrate all unit types and the corresponding bulk storage in three dimensions are included as exhibits to this response letter.

Private Outdoor Open Space:

Thank you for adding dimensions to the Floor Plans confirming that each of the dwelling units includes a patio that meets the minimum requirements for Private Outdoor Open Space. Due to the exposed character of the south-facing dwelling units, please consider some form of shade structure/canopy/trellis. This feature could also help provide privacy on the sides of the ground floor residential patios.

Shade trellises have been added to the ground floor residential units. Please reference the updated elevations and renderings showing these trellis canopies that will provide shade to the outdoor patios on the south side of the building. These are illustrated in the updated plans & renderings that are attached as an Exhibit to this response letter.

Private Common Open Space:

Thank you for highlighting the areas on the Site Plan to indicate the Common Open Space Areas. It appears that the project, with approximately 18,860sf of private common open space, provides roughly twice the required amount, which is great. We have a few questions about the common open space:

- 1) The Project Narrative describes a plaza of some kind on the NE corner of the property. Please provide a bit more information on how this “plaza” will be activated- perhaps with some seating? Will it be hardscape or softscape? This would also be a good location for art.

There is no longer a plaza at the NE corner of the property. 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. The current design provides programmed open space to the south of the property.

- 2) The Site Plan also shows an outdoor dining area adjacent to the restaurant space. Please clarify how this dining area is to be used; if it is for the public, including residents, or just for patrons of the restaurant? If the dining area is for the use of the restaurant only, it will need to be included in the restaurant square footage and be part of the parking calculations.

The outdoor dining area is for use by the potential restaurant that is adjacent. This area has been added to the parking calculations as part of the GFA and two parking stalls have been planned for this use. The 300 SF

outdoor dining area and parking calculations are included in the updated Architectural and Civil Engineering Site Plans, which are attached as an Exhibit to this response letter.

- 3) Will the public be able to access the building at the SE corner of the bank, from the east (Hwy 133) side, and continue through to the west side of the building? If this entry is intended to serve pedestrians and cyclists using the Hwy 133 bike/ped trail, please consider adding some bicycle parking in this location.

This location will be for building user entry and not for pass through from the Highway 133 bike/pedestrian trail. Additional bicycle parking has been added in other locations to provide the need for the users of the Hwy 133 bike trail.

Landscape Plan:

We received a full-size 24"x36" copy of the Landscape Plan, but require a reduced size copy (11"x17") in the application with the other drawings.

Both 11"x17" and 24"x36" hard copies were provided in the Application. New 11"x17" and 24"x36" Architectural and Civil Engineering Plans hard copies will be provided with this response letter.

Community Housing:

Thank you for identifying the three proposed Community Housing Units on the Floor Plans. The Community Housing units should: reflect the project's overall unit mix in type and size; and should conform to the minimum square footages based on Unit Type and AMI Category as shown in Section 4 of the Carbondale Community Housing Guidelines. The Guidelines can be found here: <http://garfieldhousing.com/town-of-carbondale-community-housing-program/> Please take a look and let us know if you'd like to discuss how the proposed Community Housing Units might be able to comply with the Guidelines.

The Architectural Floor Plans have been updated to conform to the minimum square footages based on Unit Type and AMI Category as shown in Section 4 of the Carbondale Community Housing Guidelines. The updated Architectural Floor Plans are attached as an Exhibit to this response letter.

Community Outreach:

The Community Outreach section of the application contains information about the project and the project timeline, but does not mention any meetings. We know that you met with Carbondale Arts, and that you made a presentation to the Tree Board. Please provide a brief record of these meetings as part of this section of the application.

A record of the Community Outreach meetings is attached as an Exhibit to this response letter.

Lighting and Signage:

These aspects of the project will be reviewed at a later time after the design is considered Code-complying.

Lastly, please correct the following information on the drawings:

- Dwelling Unit Matrix information should reflect what is shown on the Floor Plans.
- The Required Private Outdoor Open Space number on the Floor Plan Level 1 (two units require 80 sf each).

The Dwelling Unit Matrix and Required Outdoor Open Space have been updated on the Architectural Floor Plans that are attached as an Exhibit to this response letter. Please reference the updated 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.

Please reference the updated unit plans and overall plans. The level one plans have been updated to exceed the 80sf requirement for private outdoor open space.

The project's proposed mix of uses, the building's general orientation and location on the site relative to Hwy 133, the location of the proposed parking lot and ANB's commitment to environmentally friendly design are all exciting aspects of the project. This concurs with what we heard from Jared initially. We look forward to hearing from you and working with you to make the project compliant with the UDC.

Feel free to contact me with any questions-
Best-

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2023/06/06 Meeting with Town of Carbondale

Jared Barnes
Kelley Amdur
Will Coffield
Roman Gershkovich
Kyle Sanderson
Julie Pratte
Doug Pratte

Meeting Notes and ANB Specific Responses

1. Possibly look for a couple of other locations on site to spread out bike racks. (The plan is currently code compliant, but we can evaluate another possible location. Already have a nice compliment of racks near the north building entry and a large rack to address south side.

ANB already has more bike racks proposed on the site than required per code, but has also added additional racks per the suggestion raised at the meeting.

2. Restaurant - Gross floor area. Jared didn't think that code allowed for parsing out occupied vs non occupied. Team conveyed that our interpretation of Town code did not read GSF for this use. We will want Jared's interpretation of this code prior to resubmitting.

ANB is resubmitting the response package which incorporates the entire restaurant and patio area as part of the parking calculations.

3. Town conveyed concern about height of 2 story building. Seems too large.

The two story design of the building was based on feedback originally received from both Planning and Zoning and the Board of Trustees about implementing a larger sized building that works within the scale of the surrounding buildings. The proposed two story building provides a very nice height transition from surrounding three story structures down to the other single story structures on the opposite side of the building.

That said, the design team evaluated the Town Planning Staff comment, and identified the opportunity to reduce the building height some, while still maintaining adequate floor to floor heights for successful retail, residential, and office programming. With this resubmittal, ANB has lowered the entire building both on the raised ends and on the center residential/retail section by 1'.

4. Town conveyed concern over a section of long flat roof. ANB team clarified actual flat roof itself was okay, but they are looking for potential undulations of middle section roofline to be compliant with code.

With this resubmittal, ANB has provided a revised design which undulates and breaks up the middle building section roofline.

5. Town referenced code stating "individual units". Stated that Town would accept encroachment of units out into 10' setback.

With this resubmittal, ANB has provided a revised design which provides both horizontal and vertical movements that better individualize the residential units, and incorporates the suggestion of utilizing the 10' setback.

6. Town suggested that is that some moves need to be made to center residential building section for Town to be able to say they support and we comply with architectural code sections.

With this resubmittal, ANB has provided a revised design which modifies the center residential building section to address all requirements of the architectural code sections.

7. Town planner Kelly commented on how benches along 133 would be nice. Doug conveyed corner at 133 would not be activated for safety reasons, Kyle referenced grading challenges.

The design team evaluated this comment and determined to maintain the current site layout and programming depicted in the plan.

8. Town comments on through public access of Knuckle. ANB said for safety reasons this would need to be access controlled.

ANB intends to keep this particular building entry access controlled for bank, residents, office users and retailer safety.

9. Doug noted we have a summarized outreach list. hard copies were provided and will be in the response package.

A copy has been provided in the response package.

10. Town commented on how they like natural landscape look that first bank did. Team responded that we feel that is a very unkempt look with lots of weeds. Julie conveyed that our design is clean, presentable, and has appropriate plantings for the area.

ANB has included the clean, presentable landscape design in the design package.

11. Town commented on wider sidewalk on south end. ANB said they would evaluate.

The design team evaluated this comment, and with this resubmittal ANB has widened sections of the sidewalk on the south side of the project.

12. Submit follow up as just as separate response package. In narrative or on plan sheets or both - Be sure to include some close up snips/images/blow ups of the architectural details that confirm compliance with code section.
13. Upon receipt of response package within 10 days Town would follow back with ANB on any further comment - and if okay, would then send out for referrals and start posting for hearing process.

