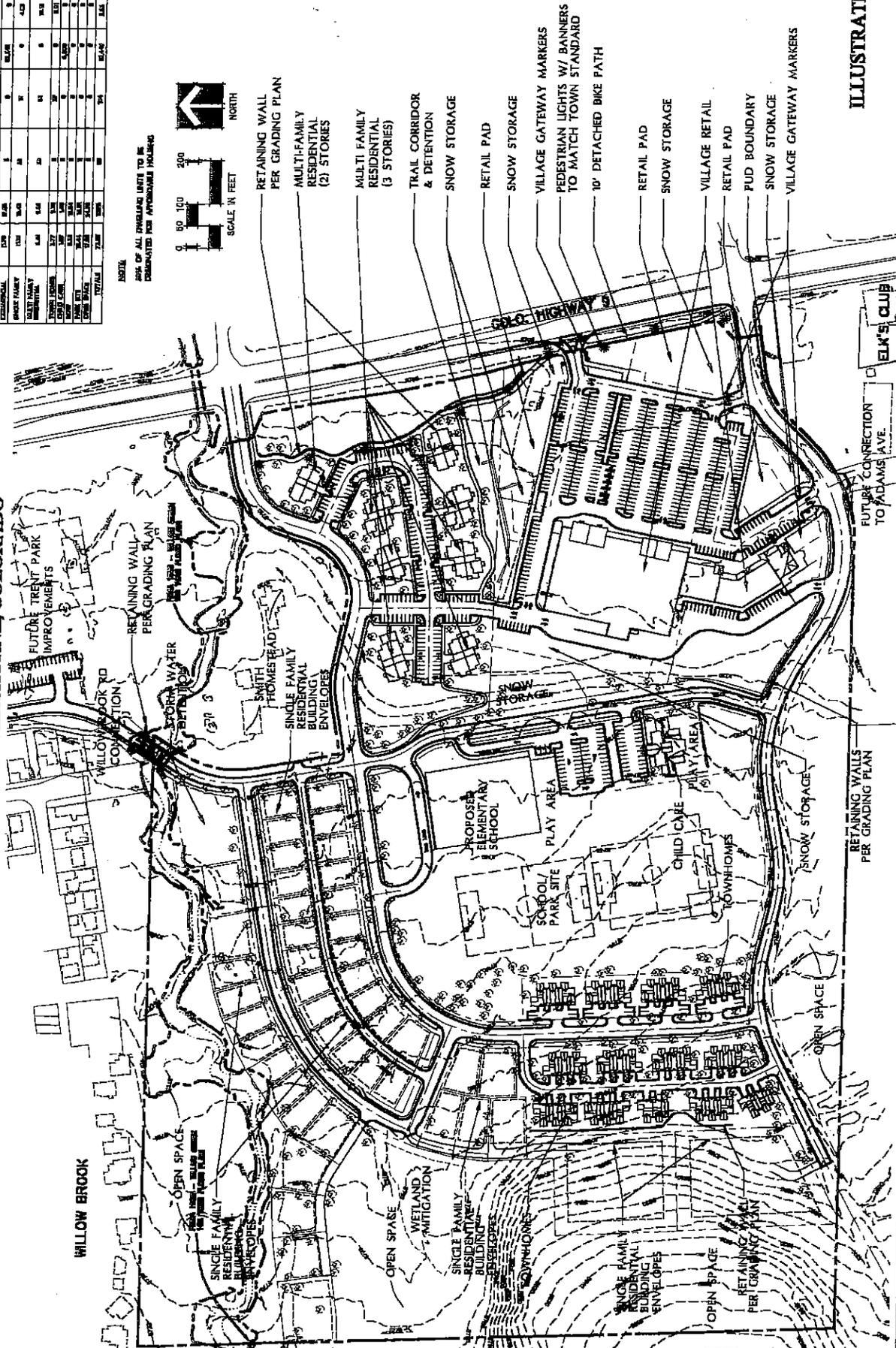


# SILVER MOUNTAIN VILLAGE PLANNED UNIT DEVELOPMENT SILVERTHORNE, COLORADO

SITE DATA TABLE

LAND USE	ADJACENT TO STATE HIGHWAY					
	FEET	FEET	FEET	FEET	FEET	FEET
CONVENTIONAL	100	100	100	100	100	100
SINGLE FAMILY	100	100	100	100	100	100
MULTI FAMILY	100	100	100	100	100	100
TRAIL CORRIDOR	100	100	100	100	100	100
RETAIL PAD	100	100	100	100	100	100
TOTAL	100	100	100	100	100	100

SCALE IN FEET  
0 50 100 200



- RETAINING WALL PER GRADING PLAN
- MULTI-FAMILY RESIDENTIAL (2) STORIES
- MULTI-FAMILY RESIDENTIAL (3 STORIES)
- TRAIL CORRIDOR & DETENTION
- SNOW STORAGE
- RETAIL PAD
- SNOW STORAGE
- VILLAGE GATEWAY MARKERS
- PEDESTRIAN LIGHTS W/ BANNERS TO MATCH TOWN STANDARD
- 10' DETACHED BIKE PATH
- RETAIL PAD
- SNOW STORAGE
- VILLAGE RETAIL
- RETAIL PAD
- PUD BOUNDARY
- SNOW STORAGE
- VILLAGE GATEWAY MARKERS



# **Master Plan for Silver Mountain Village**

Town of Silverthorne, Colorado

April 20, 2000

## Introduction

In the fall of 1998, Seminole Land Holdings, Inc. completed the assemblage of three properties in and adjacent to the Town of Silverthorne. In 1999 two additional properties were added. A series of community meetings were held over a period of nearly a year. The informational meetings were held with the broad community as well as with representatives of each specific neighborhood within close proximity to the properties.

Much input was gathered and to the extent practical, incorporated into the proposed master plans for the projects. The initial thrust of the current owners was to plan for the development of a high quality, low density golf oriented community on the Clark and Heitt parcels.

After considerable discussion with members of the community regarding other pressing community needs, the Shirley Company parcel was purchased and included in the planning effort in an attempt to address as many of these needs as possible. A previous request was made for a formal review of a Master Plan for both the Silver Mountain Village and Buffalo Mountain Ranch projects in March 1999. At that time, after discussion with Town of Silverthorne staff, the owners agreed to a temporary delay in the processing of the Master Plan until such time as the Joint Planning effort between the Town of Silverthorne Planning Commission and the Summit County Lower Blue River Planning Commission could be completed. In August, the joint planning effort was concluded which allowed the planning effort on the Silver Mountain Village and Buffalo Mountain Ranch to proceed. A brief description of each of the land components of the projects follows.

A common underlying objective of the overall master plans for the Silver Mountain Village and Buffalo Mountain Ranch projects is to create two additional neighborhoods from in-fill properties that compliment existing adjacent neighborhoods along this portion of the Blue River Valley. The master plan has been prepared recognizing the Town's Comprehensive Plan, the existing development patterns within the community and the patterns and densities associated with adjacent land uses in the county. Each of the projects has been broken down into a series of smaller clustered planning areas that relate to the adjacent uses and provide comfortable transitions to the other neighborhood planning areas within the property. The neighborhood plans serve to strategically complete and tie together Silverthorne's existing neighborhoods, providing a more integrated and functional community. The plan also proposes a range of amenities and housing types that reflect the broader needs of the community and those of the surrounding market area. Combined, the unique character of each neighborhood results in housing products that reflect the broad range of interests within the marketplace and add diversity and character within the context of the planned community. The following section provides a brief description of the two projects.

## Silver Mountain Village

The 71-acre Silver Mountain Village site (formerly the Shirley Company parcel) is located on the west side of Colorado Highway 9 just south of the Willowbrook neighborhood. 18.8 acres (26 %) of the property has previously been annexed to the Town of Silverthorne by Mr. Smith and the remainder is included in the Town's 3-Mile Plan as candidate property for annexation. Approximately one acre of the previously annexed land is zoned for commercial use and has a site plan and building permit approved for a mixed-use office-retail building at the corner of Highway 9 and Ruby Ranch Road. The balance of the property is currently zoned for agricultural uses.

The area surrounding the Smith family homestead including the house, barn and other structures is being retained by the Smith family.

A tract of land just west of the Smith homestead is currently owned by West Gas a unit of the Public Service Company of Colorado (New Century Energies) and is included in the application at this time since it has been included in an agreement for a land trade with Seminole to make a site on the Heitt parcel available for a proposed Public Service Company electrical substation. The site may be removed from the plan during the review process, in the event it cannot be acquired.

The development opportunities identified for this site include preserving key open space corridors along Willow Creek, providing a variety of affordable housing opportunities, providing key pedestrian and automobile links between existing Town of Silverthorne neighborhoods, providing convenient neighborhood commercial uses and additional tax base for the Town of Silverthorne, and providing much needed public neighborhood amenities including a site for a new Silverthorne elementary school and a day care facility.

Silver Mountain Village has been planned to compliment the golf course neighborhood proposed on the Seminole property located on the east side of the Blue River. In response to specific comments made during meetings with community residents, surrounding neighbors, the Town of Silverthorne staff, and with the Planning Commission and Town Council, the plan was formed to address many of the Town's pressing housing, economic development and community facility needs.

## Buffalo Mountain Ranch

The parcels named below have been combined to make up the site of the proposed Buffalo Mountain Ranch.

The Clark Parcel contains 192 acres and is part of the Eagles Nest PUD within the Town of Silverthorne. The Eagles Nest Master Plan and Preliminary PUD approved for this property in the early 1980's contemplated dense residential development (400 - 500 units in total) in predominantly multi-family structures and a 350-room convention hotel. The allowed height (up to 6 stories) and densities from the existing PUD are not consistent with the objectives

of the surrounding community or with the Town of Silverthorne's 3-Mile Plan. The Third Amendment to the Eagles Nest PUD adopted by Town Council on August 26, 1998 allocated 447 single family units of the Eagles Nest PUD unit allocation to the Clark parcel.

The easternmost 12 acre parcel owned by Western Skies (formerly part of The Ponds at Blue River), which lies between the Blue River and the Clark Parcel, has been added to the assemblage, as has the portion of the Oxbow Ranch, which lies above the Clark parcel to the East. A Contract to include the Western Skies Property has been executed and the Oxbow Property is the subject of ongoing discussions with the Arnold family. Both the Western Skies property and the Oxbow parcel are the subject of prior agreements with the Town of Silverthorne regarding access, utilities and zoning.

The 279 acre Heitt parcel, which is located southeast of the Clark Parcel and to the north of the Ptarmigan neighborhood remains in the jurisdiction of Summit County at this time, however in the joint planning effort completed during the summer of 1999 was identified for potential annexation by the Town of Silverthorne and subsequently added to the Town's 3-Mile Plan. A 10 acre tract currently owned by the USFS will be added to the Heitt property through the Summit County Land Exchange now being processed in exchange for a key parcel which the USFS wants for improved trailhead access near the existing Ptarmigan trail trailhead located near the southeast corner of the Ptarmigan neighborhood.

The Buffalo Mountain Ranch project will compliment the existing neighborhoods which surround it, be sensitive to the scenic quality of the site, preserve important open spaces and natural features, and accommodate important community needs such as improved trail access to the Ptarmigan Wilderness area, provide additional wintertime trails in conjunction with the proposed golf course, include an acceptable (and mostly hidden) location near the existing transmission lines for a proposed electrical substation, and accommodate a new water storage tank for the Town of Silverthorne.

The combined parcels represent an opportunity for the creation of two distinct but important new neighborhoods within the Town of Silverthorne. The plans create a private sector solution to meet such expressed community needs as affordable housing, convenient neighborhood commercial uses, additional parks and improved public recreational amenities, preservation of scenic corridors, open space, wetlands, and wildlife habitat, a neighborhood elementary school, reduced density overall from that allowed on the Clark parcel and Western Skies parcel from the Eagles Nest PUD, establish appropriately high quality architectural character and scale and develop pedestrian friendly neighborhoods.

Both projects are proposed to be considered together to insure that the combination of uses is mutually agreeable to both the Town of Silverthorne and the landowners.

#### Current Ownership Status

Both projects are currently owned by Seminole Land Holding, Inc. Lower Blue River, LLC. is made up of principals from Denver and Minneapolis. Lower Blue River, LLC. is in the process of completing a purchase of the Buffalo Mountain property. It is the intent of the

Lower Blue River, LLC. to complete the purchase of Buffalo Mountain from Seminole after it has received the necessary approvals and proceed to implement the proposed development. Due partly to this anticipated ownership change, and the somewhat delayed timing of the planning efforts on Buffalo Mountain, the status of land-use determinations and planning is further advanced on Silver Mountain Village at this time, therefore allowing it to proceed ahead of the Buffalo Mountain Ranch submittal. Therefore the balance of this document will focus on Silver Mountain Village. It is, however, the intent of the combined ownership groups to expedite the completion of the Buffalo Mountain planning effort to allow it to catch up during the review and approval process.

### Silver Mountain Village Project Overview

Silver Mountain Village (formerly the Shirley parcel) has been designed using traditional town planning principles, emphasizing pleasant, pedestrian friendly streets, open space linkages, a school/park site as the focus of the neighborhood and a careful integration of residential, public and neighborhood commercial uses.

In addition to the primary open space of the school/park site, extensive natural open space is reserved to protect the high quality wetlands and wildlife habitat, which exist along Willow Creek. This also protects the flood plain for this important natural drainage, which begins high above the site in the Gore Range Eagles Nest Wilderness Area. Additional open space creates a generous buffer along the Blue River Parkway (Highway 9) and to provide view and open space corridors. The historic Smith homestead is distinguished by the large yellow barn and complemented by the farmhouse and outbuildings. The homestead will be retained in ownership by the Smith family and is excluded from the Plan but is expected to remain as a local landmark for the foreseeable future.

The important principle in planning this neighborhood has been respect for the community's vision, which includes a wide range of housing types and amenities reflecting the diverse nature of the community and the market. The mix of housing needs identified in Silverthorne, ranges from multi-family rentals to affordable single family attached and detached homes to a few custom home sites.

Additional uses proposed include a day care facility for neighborhood children, a small inn with guest cabins and a restaurant, a neighborhood food market, a convenience/gas/retail store, additional retail/office space in two buildings, and three mixed use buildings with retail or office on the ground floor with residential units above.

The streetscape of Silver Mountain Village consists of residential, commercial and mixed-use buildings lining pedestrian friendly streets.

The school/park site is located in the center of the plan and functions as the village green for Silver Mountain Village. The green has been designed to allow for a larger and updated Silverthorne elementary school to be built at a future time when the District has the

resources to construct and operate it. In the interim, the site will be developed to provide a range of recreational amenities including a soccer and softball field, hard surface play areas, as well as providing critical open space in the heart of the neighborhood.

Transit accessibility is accommodated with a proposed transit facility located along the eastern edge of the project adjacent to the Blue River Parkway. The Summit Stage has been contacted and has agreed to serve the project and utilize the stop provided.

Silver Mountain Village is designed to be extremely pedestrian friendly. Pedestrian and bicycle circulation is provided in a variety of ways throughout the Village. The Blue River Parkway (Colorado Highway 9) Right of Way includes a main north-south bike path for primary pedestrian and bicycle access to other areas of Silverthorne. In addition all of the proposed streets within the neighborhood include 6 foot detached sidewalks on both sides of the street. A third provision for pedestrian movement includes a system of trails throughout the open space system including access to the Willow Creek corridor and the school/park site. One of the overall goals of this accessible and compact plan is to reduce the need for additional automobile trips.

#### Addressing Community Needs

The owners are committed to become long-term contributing members of the Silverthorne community and have proposed a number of ways to accomplish this goal. The planning team has solicited input through a series of interviews and meetings with Town staff, key individuals and groups throughout Summit County. Broadly-attended public meetings as well as meetings with homeowners from Eagles Nest, Hamilton Creek, South 40, Willowbrook and Willow Creek Highlands, Ptarmigan, Ruby Ranch and Blue River Valley Lakes Ranch Estates. The results of this community involvement led to the following elements being incorporated into the Plan:

##### 1. School/Park Site

An 9.5 acre parcel in the center of the Plan has been designated as a site to be dedicated to the Town of Silverthorne for ultimate use as a site for a new elementary school for Silverthorne to be constructed and operated by the Summit County School District. Until such time as the District needs the site it will be owned by the Town and developed as a Town Park in the initial stage of the Silver Mountain Village development. The site received a unanimous endorsement in a resolution from the Summit County Board of Education.

##### 2. Educational Outreach

At the suggestion of the School District, the applicant has proposed to provide opportunities for District students to participate in and learn about the planning and construction of Silver Mountain Village. Such concepts as students assisting in the design of the open space system, trails, the school site and the construction of the playfields and other amenities will be explored. The members of the design team will offer educational field trips to team offices to learn about architectural, planning, engineering and construction processes and technologies being utilized in the implementation of Silver Mountain Village. The Educational Plan also envisions an ongoing environmental education program that allows

students to learn about the environmental relationships and systems of the site associated with the preserved wetlands, wildlife and other natural areas.

### 3. Day Care Center

A site for a day care center has been incorporated into the plan immediately adjacent to the school/park site as a result of input from the community.

### 4. Support for Essential Service Workers

As a result of discussions with the sheriff, the police department and the fire district, it was deemed critical that the first priority to acquire Silver Mountain Village affordable homes or condominiums should be extended to employees who provide essential services to the Town of Silverthorne and Summit County.

This is an attempt to help assure that both the Town of Silverthorne and Summit County at large will have nearby housing available to those employees who, by the nature of their job, must be on-call on a 24 hour schedule in order to serve the community good.

### 5. Park Improvements

The developer is committed to expanding and improving Trent Park onto the adjacent land owned by the Town in conjunction with the SPORT Committee and other interested citizens of Silverthorne, as well as to create recreational fields on the new school/park site.

### 6. Public Service Substation (Buffalo Mountain Ranch)

The planning and development team has worked with the Public Service Company (New Century Energies), the Town, the Forest Service and surrounding neighborhoods to identify and help implement a site for a needed electrical substation to serve the Lower Blue area. With extensive public involvement, a site has been proposed which utilizes, in part, Buffalo Mountain Ranch roads for access and minimizes impacts to surrounding neighborhoods and the community at large by being located near the transmission line, hidden from view by large landforms with the ability to extend distribution lines down to Town utilizing underground lines.

### 7. Forest Service Trailhead/Improved Access (Buffalo Mountain Ranch)

The developers have proposed the acquisition of key private lands to be traded to the Forest Service in exchange for approximately 10 acres adjacent to the Heitt Ranch. The land traded to the Forest Service would be used for improved trailhead facilities to be located near the Southeast corner of the Ptarmigan neighborhood. This proposed trade is subject to USFS approval as part of the overall Summit County Land Trade now going through the approval process.

### 8. Trail System

The plan includes an extensive system of trails ranging from hard surface pedestrian/ bike trails to more natural surfaced hiking trails. A major hiking trail link is proposed across the Buffalo Mountain Ranch to connect the Blue River Bike Path to the Ptarmigan Trail. The final alignment and details will be coordinated with the Forest Service, the Town of Silverthorne and the SPORT Committee. These trails would also connect with the trails provided through the Silver Mountain Village neighborhood therefore linking the

school/park site with Trent Park and the Ptarmigan Wilderness. The new trails proposed in Three Peaks will provide a connection from these proposed trails into the Eagles Nest Wilderness Area.

## The Planning Process Analyzing the Site

Planning for Silver Mountain Village and the Buffalo Mountain Ranch began in the spring of 1998 and included an in-depth analysis of physical and environmental constraints of the property. This resulted in the identification of developable ground and opportunities on the site for recreation and other project amenities. The process included obtaining detailed aerial photography and the creation of digital topographic maps for the property. The data has allowed the consulting team to analyze the property in a fashion that ensures a high level of confidence as it relates to features on the ground. Once the digital information had been obtained, individual experts in a variety of fields conducted detailed field investigations and research in order to understand the physical relationships in greater depth and ground truth mapping interpretations. The range of environmental and physical analysis included:

### Wetlands & Hydrological Evaluation

Utilizing aerial photography and field investigations as well as past delineations, Dr. Eric Olgeirson evaluated the hydrology of the site and delineated the wetland areas and other hydrologic features of importance. Wetlands for the property were surveyed in the field and verified by the U.S. Army Corps of Engineers during an on-site inspection. In addition, Dr. Olgeirson began the process of identifying qualitative and functional characteristics of the different wetland areas.

Dr. Olgeirson also worked in cooperation with the Town to provide insights and recommendations for proposed wetland restrictions and the concept of functional buffers. As part of his analysis, Dr. Olgeirson identified those wetlands where impacts should be absolutely minimized as well as areas that provide the opportunity for enhancement.

On the Silver Mountain Village site, two drainages conduct water from the Gore Mountain Range to the west into the Blue River east of the project site. Willow Creek, a perennial stream, flows along the northern edge of the property and an intermittent stream flows along the southern property boundary.

Silver Mountain Village has been an active ranch for well over 100 years. As a result, the vast majority of the site is irrigated to produce one annual hay crop. In some years, cattle over grazed following hay harvest.

Because of the limited wetlands on site, an onsite wetland determination procedure was conducted following guidelines for areas less than 5 acres in size. Wetland boundaries were delineated and flagged based on the prevalence of hydrophilic vegetation, hydric soils, and indicators of a wetland hydrology.

After the Corps of Engineers found the delineation to be accurate, the delineated wetlands were surveyed. Numerous measures were observed in the plan to protect and preserve wetland areas, including:

- Siting houses a significant distance from the high water line of Willow Creek.
- Avoiding development in most areas south of Ruby Ranch Road.
- The plan will utilize Best Management Practices in siting homes and driveways.
- The homeowner covenants will require sediment control during and after construction and require that revegetation occur immediately after construction and coincide with the next growing season.
- The master drainage plan shall be designed to mitigate effects of runoff from impervious areas.
- A detailed wetlands mitigation plan will be prepared for the property for any wetlands to be impacted
- Additional wetland areas are planned to be constructed to enhance existing wetlands, improve water quality in surface drainage courses, and create additional wildlife habitat.

#### Wildlife Analysis

Rick Thompson, Certified Wildlife Biologist of Western Ecosystems, Inc., conducted an analysis of wildlife issues related to each of the properties and wildlife movement corridors in the surrounding areas. The analysis included on-site investigations, discussions with the Colorado Division of Wildlife and an evaluation of potential impacts associated with the development of the properties. The analysis led to shifting the alignment of the golf course and redefine areas of residential development early in our planning process to make our plan more compatible with continued use of the site by wildlife. In addition, Mr. Thompson also identified areas of potential conflict and established the framework for a Wildlife Mitigation Plan, which will be completed prior to final plat submittal. Discussions with the Division of Wildlife have suggested that the mitigation plan include a focus on educating the residents and the community at large in order to more comfortably coexist with wildlife in the area. Based on the experience at other mountain golf communities, the resulting open corridors provide a highly desired environment for a variety of wildlife, particularly during the times of the year and hours of the day when the course is not in play.

Silver Mountain Village contains a limited amount of native wildlife habitats, resulting mostly from its use as an irrigated hayfield as part of the on-going Smith Ranch operations. However, the property does support part of the Willow Creek riparian corridor on the north, a riparian corridor adjacent to Ruby Ranch Road on the south, and a forested knoll with an aspen/ mixed conifer community on the west.

Wildlife values associated with Smith Ranch will change minimally as the property is transformed from a largely agricultural land use to a mixed-use village with characteristics similar to developments contiguous to the north, south, and east.

The development plan as organized will avoid the majority of the higher quality wildlife habitats identified above. The zones of influence of these developments will likely result in some impact to these wildlife habitats and some wildlife use will be displaced. However, with sensitive site planning, design, and resident education, many of the wildlife values now present in these more produce habitats can be retained.

While the wildlife values associated with the hayfield and some the adjacent habitats will be lost, from a broad land use perspective, it is better for wildlife if development is sensitively located in areas that are already impacted by development, are within the developed portion of the community and close to infrastructure rather than further down the valley in more isolated, undeveloped settings.

### Geologic and Soils Analysis

Michael West & Associates conducted a detailed geologic analysis for both Silver Mountain Village and the Buffalo Mountain Ranch sites. His analysis included a review of previous studies prepared by Chen & Associates and others, as well as an in-depth field survey of the property and detailed mapping of geologic hazards and constraints. Mr. West had previously conducted extensive research of the geologic formations of the western side of the Blue River and is quite familiar with the geology of the area. From his detailed mapping, an interpretive map was created that identifies those areas with no geologic constraints, areas with some constraints where limited mitigation may be required and those areas with more severe constraints that may require additional geological studies prior to any construction.

Previous geological and Geotechnical studies indicated the parcels are underlain principally by marine clay-shales with some sandstones. While some landslide areas exist on the site, the risk of future movement can be reduced by avoidance and site planning practices.

The objectives of the engineering geologic studies were:

- to assess the principal geologic conditions across the proposed development;
- to assess the probable impact of those conditions on residential, commercial, golf course, and infrastructure design and construction;
- to recommend general procedures to avoid or reduce risks related to potential geologic hazards inherent to mountain property development; and
- to offer recommendations for additional work to reduce uncertainties in interpretation and to provide general engineering criteria for project designs.

In view of the general site conditions outlined above, foundation investigations will be completed at individual building sites to identify the possible presence of swelling soils at foundation levels and to provide criteria for foundation designs. For multi-family dwellings, adequate tests will be conducted to determine foundation conditions but will not necessarily include tests at each building location.

Areas mapped as discrete landslides have been generally avoided for construction of permanent structures and roadways. Setbacks will be established from known landslide

scarps and toe areas as a precaution. Avoidance of landslide areas or minimum setbacks either may not be possible or practical in all situations. In these cases, we will undertake site-specific engineering studies to assess the risks associated with specific construction plans and to provide methods to mitigate the risk of potential movement.

Recent alluvial fans will be avoided for permanent habitable structures. Utilizing the investigation conducted, we have developed a series of principles that have been used to guide the planning process. They include:

- Homes and other improvements have been sited in order to minimize the risk from known hazard areas.
- Purchase and sale literature will inform the owner of the need to research existing hazard information and understand the sensitive nature of development on the site.
- Homes have been sited to minimize any potential issues associated with flood plain hazards.

#### Wildfire Analysis

Silver Mountain Village wildfire hazard maps show that the areas are rated as low to severe wildfire hazard. Low wildfire hazard is the predominate rating.

Silver Mountain Village contains a small coniferous forest vegetation type mixed with shrub under story and aspen groves combined with steep slopes located on the west side of the property. The site otherwise contains hay meadow and wetlands which are classified as low hazard. An initial reconnaissance has been conducted with the High Country Office of the Colorado State Forest Service. A mitigation plan for wildfire hazard and forestry management will be prepared in conjunction with final plat submittals.

#### Wildfire Hazard Mitigation Plan

The following design standards and actions will be undertaken to minimize above wildfire hazards:

- To reduce wildfire hazard, trees will be thinned prior to construction of the home site. Assistance will be obtained under contract from the Colorado State Forest Service to provide timber marking, hazard tree clearing and other timber and fire management services.
- Fuel removal and mitigation around home sites will be required prior to occupancy.
- Fuel breaks will be developed along roadways during road construction operations.
- A site-specific wildfire hazard mitigation/ pre-attack Plan will be prepared and implemented for both sites. Such plans would be developed and agreed to with the Town of Silverthorne.
- Home sites have been clustered to simplify locations of fuel breaks and modify fuel.
- Secondary and emergency access roads have been designed to provide alternate escape routes for future residents of Buffalo Mountain Ranch and Silver Mountain Village.

## Developable Areas

Utilizing the analysis developed by each of the individual disciplines, the consulting team prepared a composite evaluation identifying the portions of this site most suitable and less suitable for development. The composite evaluation was based upon the following parameters for each area of analysis:

- Those areas with few or no constraints to development where development could occur with little or no impacts
- Those areas where development may occur, subject to limited mitigation and/or additional site specific, analysis, and
- Those areas where development should be restricted and/or where significant mitigation and additional studies would be required.

Utilizing this composite analysis, the team prepared the overall neighborhood plan for Silver Mountain Village. The plan identified primary areas of developable ground, key roadways and transportation networks, and primary and secondary amenities. In addition, the framework plan provided guidance with regard to integrating the overall concept into the surrounding community. Based on the plan concepts additional technical studies were conducted to identify the necessary project infrastructure for utilities, roadways and transportation and impacts to existing systems. Additional studies were completed to project market demand for housing and assess economic impacts to the Town. A synopsis of these efforts is presented here.

## Project Infrastructure

Rich Cassens, P.E., of ENS Engineering provided preliminary studies for storm water management and project infrastructure. Road alignments and grades were tested against the standards suggested by the Town. The engineering analysis identifies drainage basins both off site and on-site and calculates estimated run-off associated with development. The results of this analysis were used to size drainage structures. In addition, Town representatives were consulted to estimate appropriate quantities associated with water and sewer demand. These quantities were utilized to provide preliminary sizing and routing for both water and sewer within the property. This information together with proposed points of connection are included in the analysis. The results of this preliminary analysis indicate that the property can be developed to meet Town requirements for water, sewer, storm water drainage and roads.

## Street System

Access to the Silver Mountain Village project will include two locations on U. S. Highway 9. The northerly location is the existing access to the Homestead property. The southerly access is the existing Ruby Ranch Road. Office/Commercial streets shall be paved asphalt, with concrete curb and gutter, allowing for two 12-foot driving lanes and 8 feet of parking

on one side of the street. An 8-foot snow storage area/tree lawn and 6 foot detached sidewalk will be provided on each side of the street. Ruby Ranch Road will also be improved.

Residential streets shall be paved with curb and gutter, allowing for two 12-foot driving lanes and parking on one side of the street. An 8-foot snow storage area/tree lawn and 6 foot detached sidewalk will be provided on each side of the street. Ruby Ranch Road will also be improved.

#### Drainage System

The Silver Mountain Village development has been divided into two major areas for the purpose of conveyance of storm water flows and storm water detention. The westerly area extends from the east boundary of the school site to the westerly boundary of the property. The easterly area extends from Highway 9 on the east to the easterly boundary of the school site.

#### Easterly Area

Storm water flows in the easterly area shall be conveyed within the school site to a storm water detention area in the northeast corner of the school site. A collection system is proposed east of the athletic fields and west of the multi-family structures to convey storm water runoff from the fields to the detention area. The release from this detention area shall be through a storm sewer to Willow Creek.

#### Westerly Area

Storm water flows from the westerly area are proposed to be collected from the streets and conveyed to two interconnected storm water detention areas located on the west side of Highway 9 and approximately midway along the site in a north - south direction. The release from the easterly storm water detention areas shall be to an existing 24" CMP under Highway 9.

#### FEMA Willow Creek -100 Year Flood Plain

Willow Creek has a defined FEMA 100 year flood plain which transverses the northerly portion of the site in a west to east direction. The flood plain has minor impact on a few proposed lots, which are single-family detached houses without accessory units. Minor filling of the house pads on these lots will remove the potential impact of the 100-year flood plain.

#### Potable Water System

Preliminary water main sizing and looping is shown on the Master Utility Plan. The project is between elevation 8705 (U.S. Highway 9) and 8860 (the high side of Estate Lots at the

southwest boundary of the project) and therefore the property is totally within the Silverthorne Base Zone (8680 - 8880).

The project will be served by two water main stub outs (one at each entrance off of Highway 9) and an existing 12" water main, which enters the project from the south (450 feet west of Highway 9) and then extends westerly in Ruby Ranch Road.

A network analysis shall be performed, in conjunction with final design to establish line sizes for peak usage including fire flows.

#### Sanitary Sewage Disposal System

The existing 27" Joint Interceptor Sewer, on the west side of Highway 9 shall provide sewer service to the property. The calculation of Residential, Office/ Commercial, Day Care and School EQR's are shown in the technical appendix. The calculation of flow rates, by use area, is separated into the North Collector Sewer and the South Collector Sewer and is shown in the technical appendix.

The Silver Mountain Village sewer system shall consist of 8" and 10" PVC, SDR-35 sewer mains with a minimum slope of 1.0% and an n-factor of 0.013. It is anticipated that all facilities will have gravity sewer flow from the buildings to the sewer main in front of the buildings. An analysis of the sewer system to confirm slope, velocity and sewer main size shall be performed in conjunction with the final sewer main design.

#### Traffic and Transportation Issues

Leigh Scott & Cleary provided transportation analysis services for both neighborhoods. As part of that process, numerous discussions were held with local service providers, the Colorado Department of Transportation, and representatives from the Town to understand existing capacities and recent or planned improvements. The analysis created an overall trip generation model for the project, and was utilized to understand traffic flow on the Blue River Parkway, determine street cross sections, and identify potential transit stop locations. The transportation plan has resulted in the proposed location of a transportation facility central to the commercial village area of Silver Mountain Village. The plan incorporates convenient neighborhood commercial uses, key road connections to adjacent neighborhoods and interlinking pedestrian ways, all designed to reduce automobile traffic on the Blue River Parkway.

#### Economic Relationships

King & Associates provided a framework for analyzing the economic contributions and impacts of the mix of land uses proposed in the plan. Overall service provision and the incremental tax base contributions associated with the proposed land uses were measured.

## Proposed Land Uses

### Village Center

The first building to be constructed will likely be a retail/office building of approximately 20,000 square feet in a two-story building adjacent to the Elks Lodge at the southeast corner of the neighborhood. This building has been designed utilizing the one commercially zoned parcel on the Silver Mountain property. Proposed uses include a project office for marketing and operations and additional neighborhood support uses. The architectural character of this structure will compliment the other structures proposed and will reinforce efforts of the Town to enhance the overall architectural image. Since this building has previously been approved for site plan and building permits, it is not included in this formal application however, it is a key component of the Village Center concept.

Other commercial uses proposed include a site for a neighborhood scale food market to be located near the center of the commercial village. While it will likely draw people from outside of the immediate site due to its importance in filling a void currently existing in Silverthorne, it is located immediately across the street from the multi-family residential neighborhood and within walking distance to the entire Village utilizing the extensive walkway connections. It is also located adjacent to the transit facility allowing shoppers to use transit to access the site.

Additional retail or office uses will be located in two free standing buildings located to the north of the market and in the ground floor of three mixed-use buildings proposed near the south end of the Village Center. A key concept in the Village Center is the development of retail/office uses with residential units above the first or second floor to help animate the village after retail hours and to provide much needed affordable housing while building a support base for the neighborhood service oriented businesses. This mixed-use pedestrian environment is one of the key elements of "New Urbanism" incorporated into the Silver Mountain Village plan. An immediate demand for a convenience retail/gas station including a car wash will be met on a site located just north of the project entrance on Ruby Ranch road. Careful site design, architectural design and landscaping will be completed for all commercial, office and mixed-use structures to insure that the desired character of the village is achieved and that these uses contribute in a positive way to the overall community.

A proposed day care facility is located adjacent to the school site to round out the commercial uses proposed in the village center and to provide a much needed service for working parent households. The proximity of the facility with the school in close proximity with housing and neighborhood services will be attractive to families with small children.

### Inn and Cabins

A proposed Inn with rooms, a restaurant and guest cabins is proposed on a site near the southwest corner of the village. Its location is slightly removed from the village center near the trees on the hilltop to afford a more secluded setting while maximizing views out over the Blue River Valley and the Town below. The scale will be intimate and charming and the quality high to insure a compatible fit with the residential uses adjacent to the site and in Ruby Ranch.

### Residential Neighborhoods

One of the primary neighborhood land uses is an area for multi-family rental residences located adjacent to the village center. The two and three story buildings will provide a critical mass of much needed rental housing for Silverthorne residents and will help support the retail and office uses of the village center. The quality of this neighborhood component will be substantially higher than what exists in the current rental market. This type of residential use could be converted to ownership condominiums should the demand for ownership warrant such a change in the future.

The most unique aspect of Silver Mountain Village's affordable housing is located to the north and west of the school/park site. A series of single-family detached residences are located along tree-lined streets with front doors and porches accessed by detached sidewalks. Where possible the garages are located at the rear of the lots and are serviced by paved alleys. The alley location for the garages provides for an enhanced streetscape with an emphasis on pedestrian access, livability and neighborhood values rather than placing the focus on the automobile. Each single family residence will also have the option to include an accessory unit or home office above the garage, adding to the affordable housing supply and helping offset the cost of the primary residence. These units could be rented or retained for use of the primary household but could not be subdivided and sold separate from the primary residence.

Affordable single-family homes represent one of the more difficult products to provide in mountain communities due to the fact they are land intensive. Most communities have given up including them in their affordable housing programs. The needs assessment points out that, while the desire to own a single family home is high, the reality of the wage scales in the Summit County region suggest the market is small but significant. The applicant is convinced that a properly priced, quality residence will be very popular with the Silverthorne employee. In addition, it is important to the long-term success of the community to offer a broad range of housing in the program.

A third type of residential is proposed at the toe of the slope near the western edge of the village and immediately adjacent to the school site. The higher density townhouse configuration will allow for additional diversity in the residential mix and help keep these ownership units affordable. These units will benefit from backing up to the hillside open space and enjoy views out over the school/park site and village center below. The streetscape will feature detached, tree-lined walkways consistent with other areas of the village.

As a transition to the lower density residential uses on Ruby Ranch and to broaden the market range, the remaining residential use proposed for Silver Mountain Village includes a cluster of three low-density relatively large single family lots accessed by a private drive located to the west of the proposed school.

Options in its program.

The applicant has suggested that accessory dwelling units (ADU's) be an allowed use in all of the single-family homes, and the current plan reflects that possibility. These units could be used for a home office situation or they can be rented to offset ownership costs of the home.

Home sites

The applicant has requested the inclusion of three estate lots, in the area of the knob, and additional single-family home sites located in the upper area of the site, bordering Willow Creek.

Design Theme & Development Guidelines

Design guidelines for site development and architectural design have been prepared and protective covenants will be implemented at time of final plats to insure that the goals of the plan are protected and implemented over time.

The architectural theme for Silver Mountain Village is a composition derived from local regional and historical styles and patterns. This results in an arrangement of simple forms and elements that help to balance and provide beauty for the community as a whole and create harmonious pedestrian spaces. Although the scale of the buildings will vary based on use, all structures will be related in their fundamental massing and proportion and comprise common elements of materials, textures and colors that blend the uses into a single harmonious entity.

Common architectural components incorporated within the various building types at Silver Mountain Village will include porch and arcade elements and eave and overhang support structures. Architectural and structural detailing of materials and members will be based on a modernization of the timeless qualities of the Arts and Crafts, Bungalow and Craftsman styles. This will highlight and enhance the natural strengths and properties of wood, stone, and metal and other associated materials in form and function.

The architectural theme for Silver Mountain Village is a response to the utilization of new urbanism concepts. The architecture is planned to enhance the sense of community and enrich the living and business experience of its inhabitants. The design philosophy creates a

framework that unites the structures into a functioning community of local residences and businesses.

In response to these varying influences, the architecture is envisioned as a creative and up-to-date interpretation using the traditional materials, forms, and design expressions inherent in earlier structures found in the high Colorado Mountains. Simplicity of additive forms; protective sloped roofs; indigenous materials of stone, timber, and wood; colors that merge with the setting; crafted details that reflect regional heritage; expression of structure through mass walls or heavy frame; and well proportioned windows that respond to solar concerns and panoramic views all represent the timeless principles which form a basic framework and context for design. The composition of these principles and the opportunity for individual expression through creative design execution offer a potential and a richness that forms the design themes for Silver Mountain Village.

The architectural theme for these neighborhoods is also a direct response to the preservation of the natural environment. Through protection of the surrounding terrain and by enhancing it through architecture, the present character and qualities of the area will be maintained and will thrive in the execution of the development. Buildings on the property should be unique, but yet never stray from the underlying goal of creating cohesive residential neighborhoods linked together by the parks, landscape, and terrain winding through-out the community.

#### Recreation, Open Space & Trails

Silver Mountain Village and Buffalo Mountain Ranch are planned to carefully integrate outdoor recreation, open space and residential clusters to enhance recreation for residents of the two neighborhoods and the community at large.

The primary recreational amenity for Silver Mountain Village will be the extensive system of pedestrian and bicycle trails located throughout the neighborhoods. The principal goal of this system is to provide a safe system of off-street walks and trails to enhance the pedestrian friendly nature of the neighborhoods, promote alternatives to automobile traffic and enhance access to off-site trails through coordinated planning.

The internal trail system will be linked to the proposed Blue River Bike Path planned by the Town of Silverthorne. The proposed trail system will make key connections to the Ptarmigan Trail located to the east of Buffalo Mountain Ranch and to the existing Willowbrook Trail which provides access to the Eagles Nest Wilderness Area. Both connections have been discussed with the US Forest Service and will be coordinated further during final design. Access to the Eagles Nest Wilderness will also be available through trails planned as part of the Three Peaks development.

The extension of Adams Street across the Silver Mountain village neighborhood is consistent with the Town's transportation plan and will create a corridor in which to detach the bike path from the Blue River Parkway road edge and route it through the neighborhood, connecting it with Trent Park.

Silver Mountain Village is planned to have detached concrete sidewalks alongside each street to further enhance the network of pedestrian access.

Trails in natural corridors such as along Willow Creek and the primary east west trail to the Ptarmigan Trail across Buffalo Mountain Ranch, will be constructed using, as a guideline, current United States Forest Service trail design criteria which includes natural materials and drainage structures to be more in keeping with the natural environment.

### Project Trails Map

The single most defining element of the Buffalo Mountain Ranch neighborhood will be the integration of recreation and outdoor uses. Private trails will meander through the property, in places coinciding with golf course cart paths. These internal trails will connect to the Forest Service trails system at a specific trailhead location to provide convenient forest access. A buffer easement between the property and the Forest Service will enable access to Forest Service lands to be adequately controlled. A Nordic trail system will meander through the large alpine meadow and along portions of the golf course

### Housing Analysis

Rees Consulting conducted an in-depth housing analysis of the Town and surrounding areas in order to quantify community housing needs and demands within the existing marketplace. Her analysis identifies an existing supply and demand for a range of housing types within Silverthorne and the adjacent communities. The information was used to help identify target markets and ensure that the resulting plans would address the specific range of current and anticipated housing needs in the Town and ensure that the project would be successful in the marketplace. The study identified a very strong demand for quality rental products and, lesser, though real demand for ownership of affordable multi-family and single-family residential products. The proposed residential mix reflects the recommendations of the report.

### Affordable Housing Background

Silver Mountain Village has been proposed in direct response to input received by the Town of Silverthorne Staff, Council, and the general public who all have indicated that there is an increasing need for affordable housing within the Town. It is becoming evident that the stability and long term success of the average employee is threatened by rapidly increasing real estate values. A recently completed needs assessment, commissioned by the applicant, demonstrated in plain terms that the need for affordable housing has never been greater than it is today. Both rental and for sale markets are in demand.

This project is an attempt to help the Town fill the gap that is being created by relatively static wage scales, which limit the employees' buying power, and the escalating price of real estate. In all mountain communities there is a varying strata that exists within the employee pool. Seasonal employment coupled with a great number of entry-level service jobs, represent the employee who has traditionally relied on rental housing. Full time essential

service employees struggle to find adequate housing that allows them quick response time to community emergencies.

Mid to upper management staffs, who are also part of the backbone of the community, are also in need of home ownership opportunities. Even successful small business owners and professionals are beginning to feel the pinch. All sectors are critical to the short and long term success of Silverthorne. It is in this spirit that the plan focuses on a broad offering of housing products and, as result, is not targeting any one category of employee or resident.

#### Deed Restriction & Affordable Housing Guidelines

A deed restriction and affordable housing guideline has been proposed for the project. These documents will govern how the initial purchase and subsequent re-sale of any deed-restricted unit are handled. The documents were prepared with the input of the Town Attorney, Bond Council, the Applicant's consultant and attorney. The purpose of the documents is to assure the Town and the homeowners that the units will be sold initially to the intended market and to insure that they remain in the same market with subsequent sales. The following are key points proposed to be included in the documents:

- Eligibility- Will is broken down into three categories: essential community employees, residents or employees of Silverthorne, and all other employees of Summit County. This, by its intent, allows for a prioritization of employees for the units.
- Process - a system and procedures for selling the units has been established.
- Qualifications - Verification procedure have been defined.
- Enforcement, Foreclosures, and Speculation-Will all be addressed in the proposed documents.

It is the applicant's opinion that, while there are no price caps proposed on the units for subsequent sales, the units will remain affordable for the intended market by virtue of these documents. It is also necessary that the documents will be acceptable to all prospective lenders to insure the availability of adequate financing options.

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