

Town Hall Center Subarea Plan

Village Court Apartments (VCA)
Expansion- Phase IV Update

Town Council

March 15, 2018

Michelle Haynes

Planning & Development Services Director

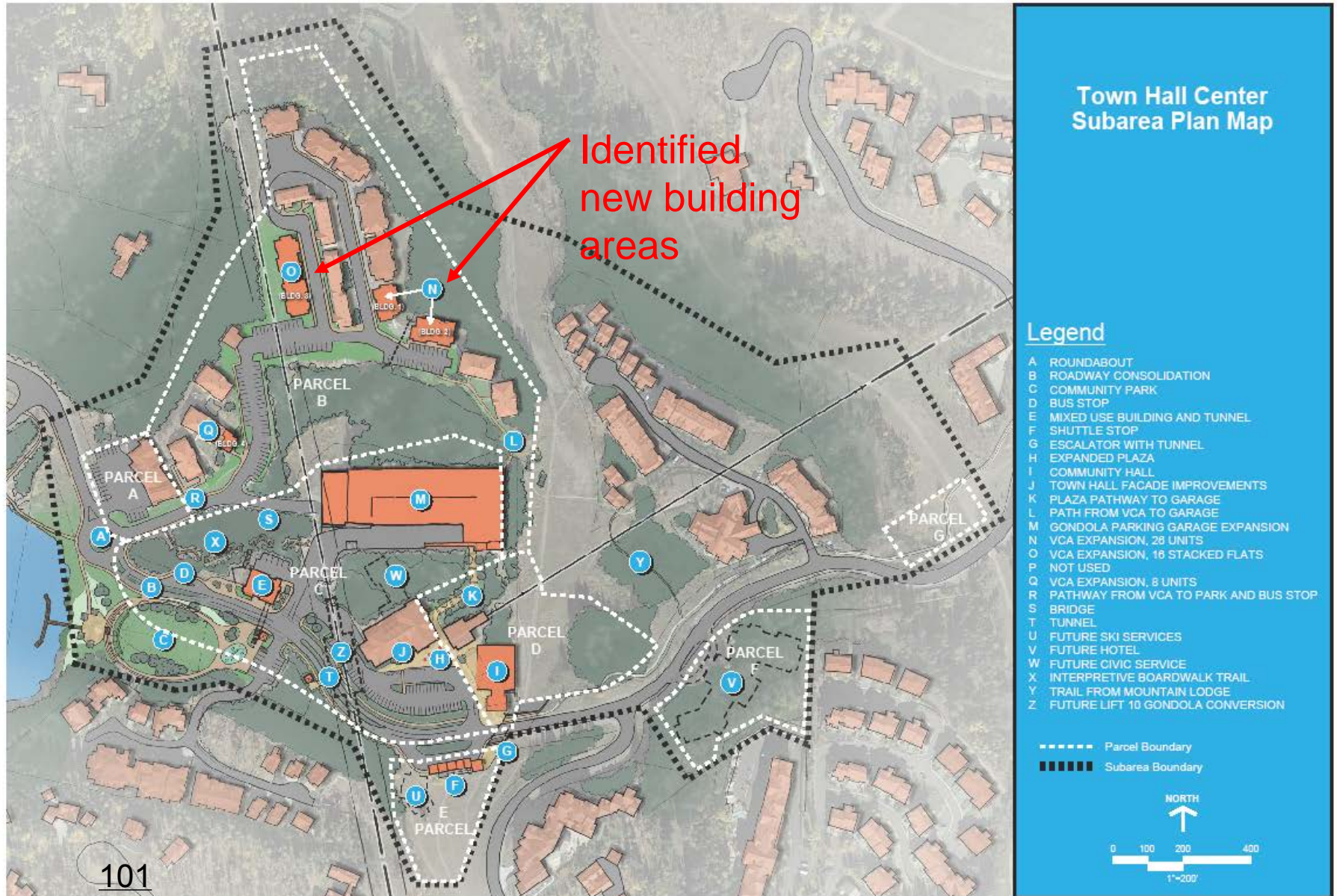


Presentation Overview

VCA Expansion Update

1. Summary of Work Completed in 2017
2. Summary of 2018 Work Plan (objectives)
 - a) Parking Study, Analysis and Findings
 - b) Summarize Building Site Analysis
3. Findings and Recommendations
4. Aspiration
5. Next Steps

Adopted Town Hall Center Subarea Map



2017 Village Court Apartments Expansion Work Completed

- Executed a final subdivision and zoning map, completed the density transfer and rezone approvals, finalized associated approvals such as a Conditional Use Permit and Parking Variation.
- Ordered an improvement survey plat that included wetland delineations and utility locates for the areas identified as new building areas
- Finalize a VCA property parking area feasibility map

2018 Work Plan (objectives)

- Analyze existing and anticipated parking requirements to determine whether the additional parking requirement of up to 50 parking spaces can be accommodated onsite.
- Prioritize the feasibility of each proposed building site based upon site specific information provided by the improvement survey plat.

VCA Parking Area Map Summary

Alternative Parking Approved for VCA Phase IV at

1 unit to 1 parking space = 50 parking spaces

- 2011 VCA parking plan indicated 172 striped parking spaces
- 2016 informal parking study indicated 246 parking spaces existing (not striped – residents parking anywhere)

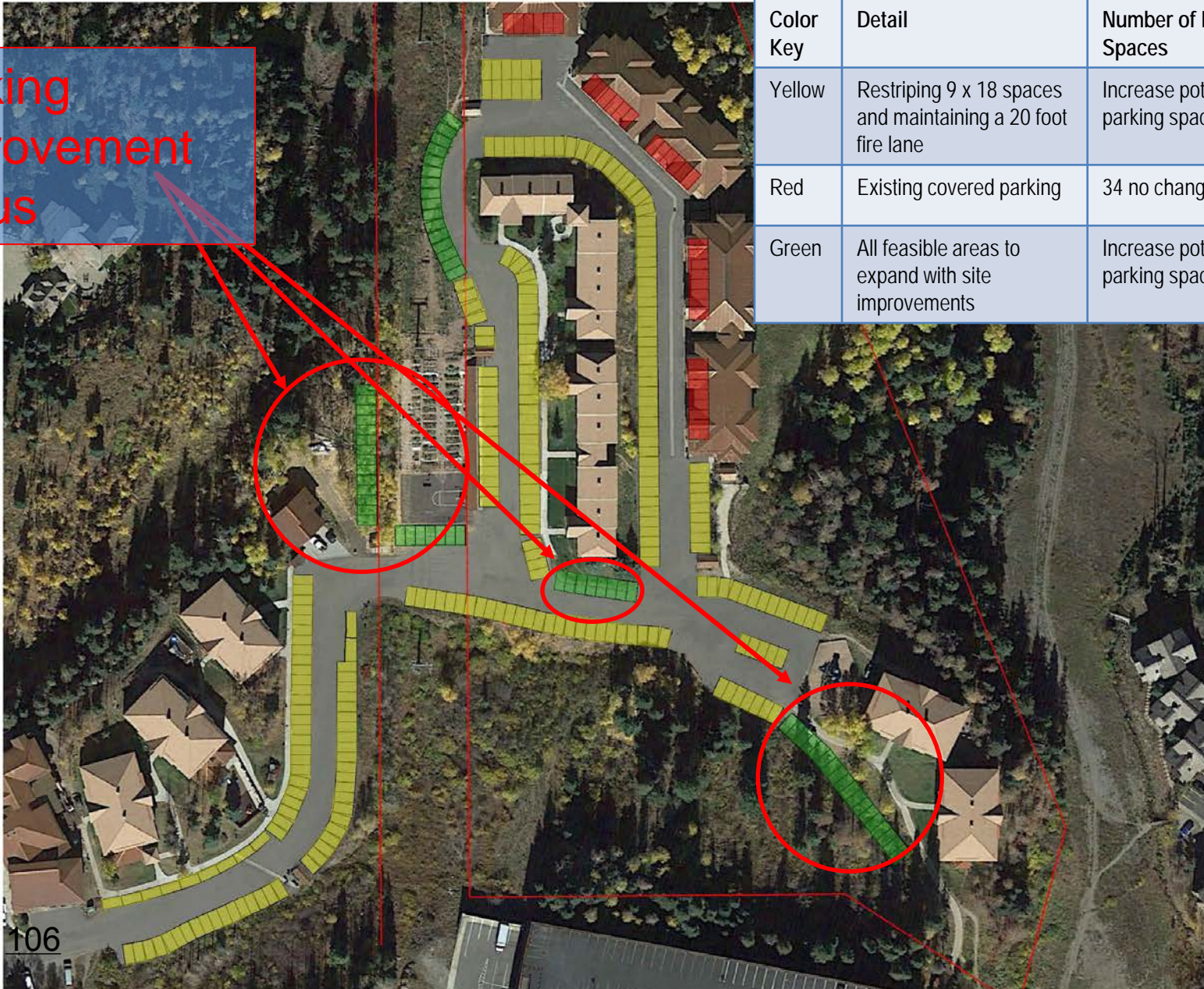
VCA Parking Area Map Study Findings

- Restriping – (budgeted in 2018)
 - Add up to 43 additional parking spaces
- Minor improvements – grading and asphalt
 - Add up to 15 additional parking spaces
- Major improvements – civil engineering, drainage and hardscape improvements
 - Add up to 48 additional parking spaces

BOTTOM LINE: We can meet and exceed our parking requirements onsite

VCA Property Parking Area Feasibility Map

Parking Improvement Focus



Color Key	Detail	Number of Parking Spaces
Yellow	Restriping 9 x 18 spaces and maintaining a 20 foot fire lane	Increase potential of 43 parking spaces by restriping
Red	Existing covered parking	34 no change
Green	All feasible areas to expand with site improvements	Increase potential of 63 parking spaces

VCA Parking

Town Council Requested Direction:

1) We can improve VCA parking in the fall of 2018 by restriping and improving areas indicated and add up to 100 parking spaces

2) This would allow parking to be minimally impact when construction begins in 2019 for the buildings (because of the material and construction lay down area will displace parking)

VCA Parking

Town Council Requested Direction:

This would require a 2018 budget adjustment of up to \$250,000 (maximum) for the survey, civil engineering and site improvement work (grading, drainage, sidewalk, curb asphalt and concrete) of the improved parking areas.

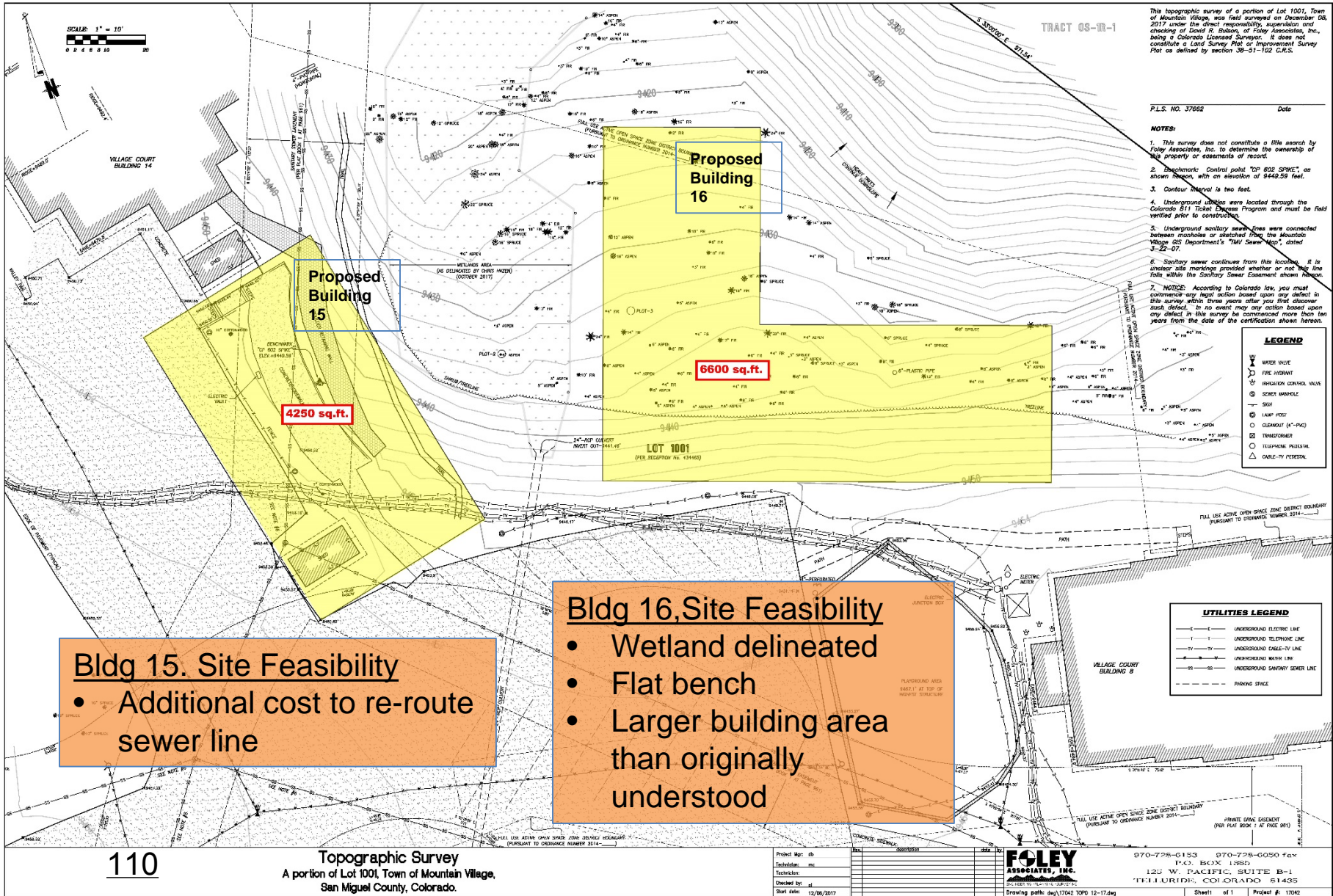
VCA Parking

Town Council Requested Direction:

If Town Council decides to defer the VCA parking improvements to 2019

- Displaced parking at VCA would be accommodated in the GPG parking garage
- The parking improvements costs would be folded into the overall building project budget.

Building Footprint Study



This topographic survey of a portion of Lot 1001, Town of Mountain Village, was first surveyed on December 05, 2017 under the direct responsibility, supervision and checking of David R. Bullock, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey, Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

F.L.S. NO. 37662 Date

- NOTES:**
1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of the property or easements of record.
 2. Benchmark: Control point "TP 602 SPK6", as shown above, with an elevation of 9449.29 feet.
 3. Contour interval is two feet.
 4. Underground utilities were located through the Colorado 811 Ticket Expense Program and must be field verified prior to construction.
 5. Underground sanitary sewer lines were connected between manholes or detected from the Mountain Village GIS Department's "TMV Sewer Map", dated 3-22-07.
 6. Sanitary sewer continues from this location. It is unknown site markings provided whether or not the line falls within the Sanitary Sewer Easement shown above.
- NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND

- WATER VALVE
- FIRE HYDRANT
- IRREGULAR CORNER MARK
- SEWER MANHOLE
- SKIN
- LAMP POST
- CLAMBER (4'-10")
- TRANSFORMER
- ILLUMINATION PULSHER
- CABLE-TV PEDESTAL

UTILITIES LEGEND

- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE-TV LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- TRUNKING SPACE

Bldg 15. Site Feasibility

- Additional cost to re-route sewer line

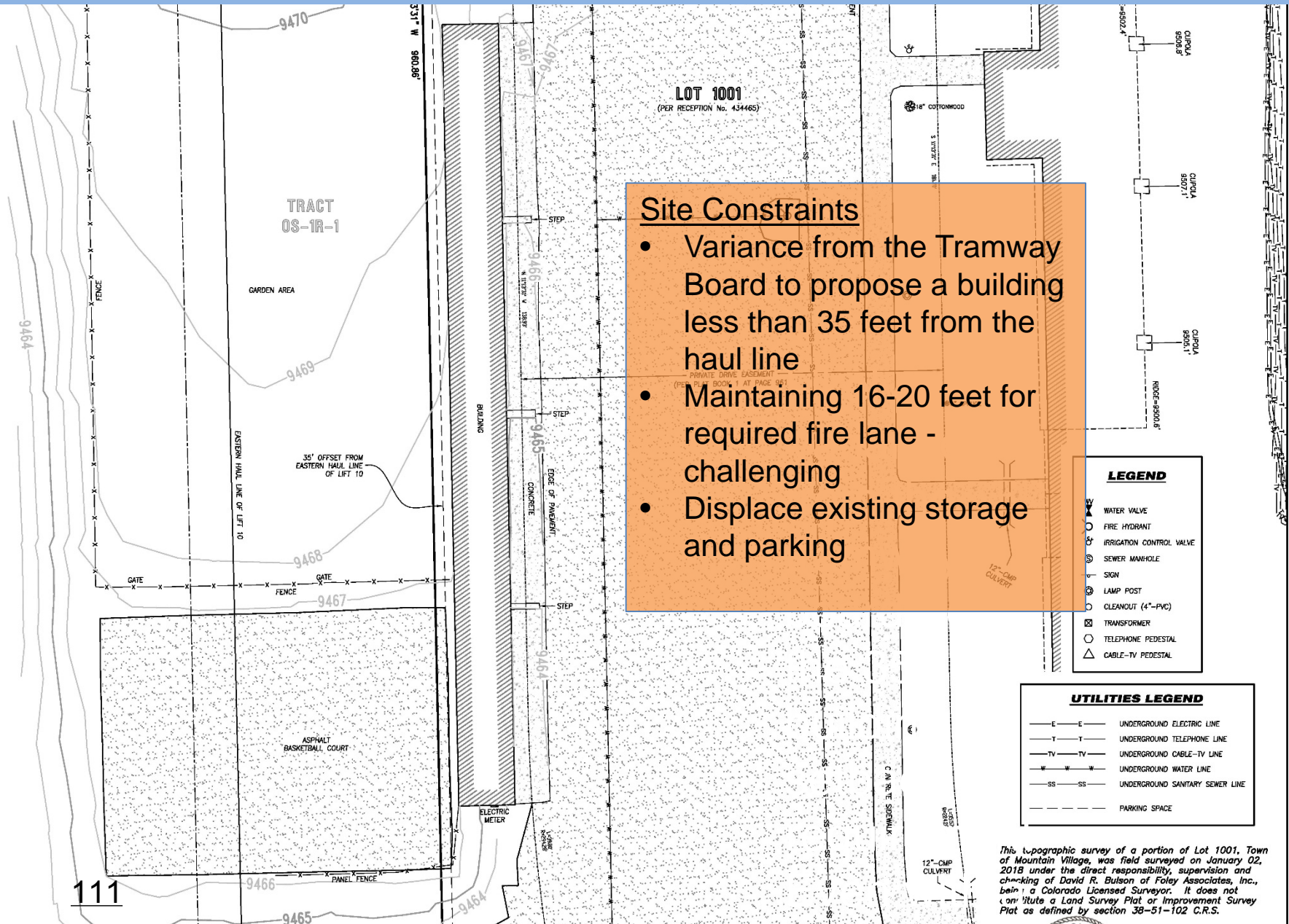
Bldg 16, Site Feasibility

- Wetland delineated
- Flat bench
- Larger building area than originally understood

Building Footprint Study

Site Constraints

- Variance from the Tramway Board to propose a building less than 35 feet from the haul line
- Maintaining 16-20 feet for required fire lane - challenging
- Displace existing storage and parking



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Building Footprint Feasibility Study Findings

in order of recommendation

1. Proposed Building 16

- Larger footprint than anticipated (once the wetland, topography and utilities were identified)

2. Proposed Building 15

- Additional costs because a sewer line runs beneath the building area – not insurmountable

3. Building area next to the community garden and dog park

- Variance from the tramway board from the 35' building setback requirement from the haul line
- Even with a variance fire lane requirements to be met
- Displace parking and storage

Recommendations

- Focus on proposed buildings 15 & 16 for Phase IV, third building as needed as Phase V
- All parking will be provided onsite with Phase IV with associated site improvements
 - Council budget consideration of funding the parking improvements in 2018 so that the parking improvements are completed by year end 2018
 - Building construction in 2019

Unit Mix

- Receiving the revised regional housing needs assessment within the next few months that is analyzing unit mix at VCA

- Existing VCA Waitlist information indicates in greatest demand order:
 1. 2 Bedroom Units - 70
 2. 1 Bedroom Units - 51
 3. 3 Bedroom Units - 33
 4. Studios Units - 11

(This data includes transfer requests within VCA from one unit type to another)

Unit Mix

- We have received community feedback to providing rental units to accommodate a professional level, middle-management (general term) demographic which can be accommodated with phase IV.

Rough Area Calculations

- Two Buildings – Rough area calculations
 - 40 apartment units
 - Average unit size of 750 square feet*
 - 20% of total floor area considered for circulation

* *Studio's average size is 350 square feet, 2 bedroom average unit size is 785 square feet.*

Aspiration

- Create a mix of comfortable unit sizes which may vary from our existing unit size standards and floor plans found at VCA
 - Create more storage within units as feasible
 - Create convenient additional laundry facilities within the buildings

Next Steps

- Existing Bond and Deed of Trust – reviewing financial requirements and obligations in order to propose Phase IV
- Unit Mix – to be determined once we receive the updated housing needs assessment information mid-year
- Move ahead with soil and geotechnical analysis
- Move ahead with RFQ for design, engineering and estimated construction costs by year end
- Move ahead with civil engineering of the parking improvements

Next Steps

- Council Direction regarding funding parking improvements to be constructed in the fall of 2018

Questions?