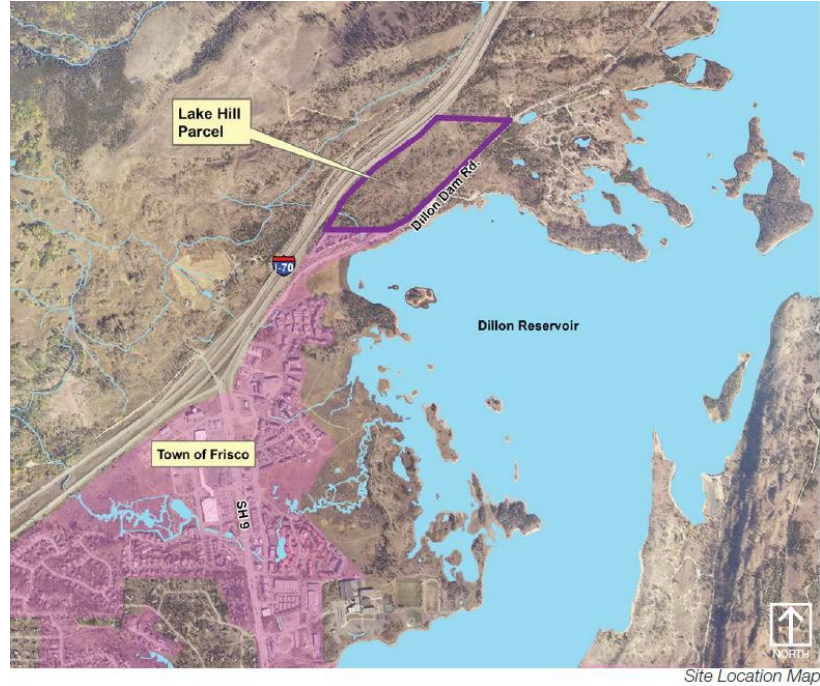


LAKE HILL PUD Class 5 & 6 Rezoning APPLICATION PROJECT NARRATIVE

PROJECT OVERVIEW:

Summit County Government is the owner of the Lake Hill Property, a 44.81 acre parcel located along Dillon Dam Road adjacent to the Town of Frisco, legally described as T5S, R78W, Section 23, Quarter 4, LKA Government Lots 7, 9 and 11 in Section 23 and Government Lot 3 in Section 24. As the property owner, Summit County is applying for a PUD Rezoning to rezone the property from Natural Resources (NR-2) to Planned Unit Development to accommodate the development of a new local workforce housing neighborhood for the Summit County workforce. The County has contracted Norris Design as planning consultants to prepare the PUD application and facilitate the rezoning process on behalf of the County.



BACKGROUND INFORMATION:

Summit County and the Town of Frisco began collaborative planning to lay the groundwork for the Lake Hill neighborhood in the early 2000s, and the County acquired the property from the U.S. Forest Service in February 2016 for the purpose of providing affordable housing for the County's local workforce.

Following the property acquisition, the Lake Hill Master Plan was developed through a community planning process conducted during March 2016 – July 2017. The Lake Hill Master Plan is a guiding document to provide vision and guidance for future development of the property.

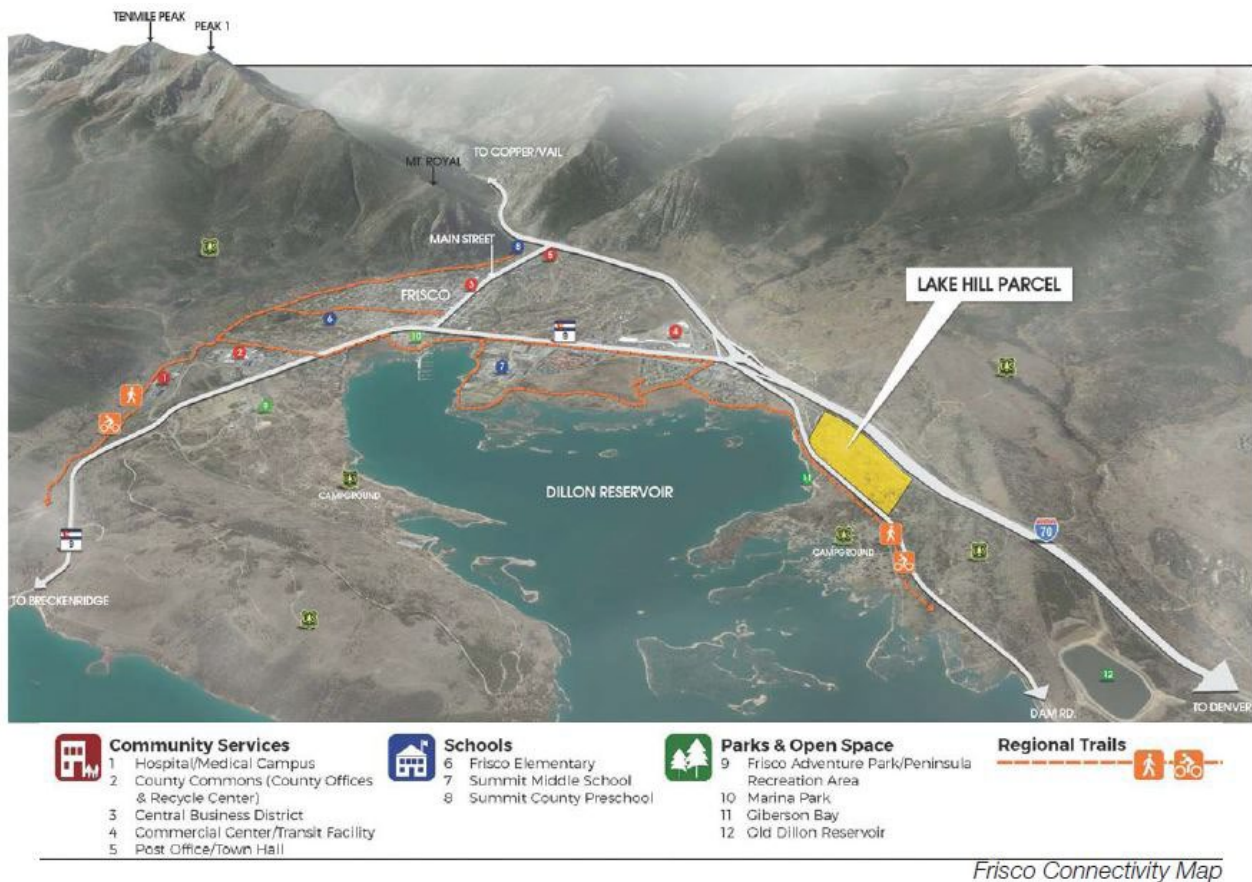
From October 2021 through March 2022, the County conducted a Class 3 PUD Rezoning Work Session process to discuss rezoning the property to a PUD with the Ten Mile Planning Commission and Board of County Commissioners, based on the guidance in the Lake Hill Master Plan. Key directives provided during the rezoning work session process were:

1. Increase the permitted density while maintaining the community character and values established in the master plan, to more effectively maximize efficient use of the land given the increasing demand for affordable workforce housing in Summit County.
2. Plan for onsite water and sewer infrastructure due to significant obstacles incurred with provision of public water and sewer service to the site.

SITE DESCRIPTION AND TOTAL DEVELOPMENT AREA:

The Lake Hill property is a 44.81-acre site located adjacent to the northeast limits of the Town of Frisco, in unincorporated Summit County. The property is situated between Interstate 70 (I-70) and the Dillon Dam Road, and generally slopes from northwest to southeast (from I-70 towards Dillon Reservoir), with stunning views of Dillon Reservoir and the surrounding mountain ranges. The right-of-way for I-70 forms the northwesterly property line and the Dillon Dam Road right-of-way forms the southeasterly boundary. A residential condominium development, Lake Forest Condominiums, is located adjacent to the southern parcel boundary within the Town of Frisco, and National Forest Service land is located to the north. The property has been logged to remove mountain pine beetle infested trees, and there are no structures or improvements on the property with the exception of overhead and underground electric and natural gas utilities. Vegetation consists primarily of scattered evergreens and aspen trees with dryland grasses and shrubs. No wetlands have been identified on the parcel; after accounting for the steeper sloped areas and utility easements, the usable acreage for development is approximately 40 acres.

The site is well suited for workforce housing because of its central location in the County and its proximity to public transit, recreational amenities and other community services. The Summit County Recreational Pathway (Rec Path) system is located immediately south of the property providing bicycle access along the Dillon Dam Road to Frisco and to Dillon, and the Summit Stage bus service currently operates the local public transit network within close proximity to the property. The property provides key opportunities to leverage the site's south-facing slopes and views, as well as connections to roads, public transit routes, the Rec Path system and other community amenities. The Existing Conditions Plan is attached as Exhibit A.



OVERALL DEVELOPMENT GOALS AND KEY COMPONENTS OF DEVELOPMENT:

The overall development goal is to create a vibrant residential community that blends into the development pattern of the adjacent Town of Frisco and provides a variety of Affordable Workforce Housing units, ranging from duplex and townhomes to multifamily apartments and condominiums, to address the range of workforce housing needed in the Tenmile Basin and the surrounding Summit County community.

Key development objectives:

1. **Housing Diversity:** Develop a mix of housing styles and types, with both rental and ownership opportunities that provide housing choices affordable to a variety of income levels to encourage a healthy, diverse community and address the range of Tenmile Basin workforce housing needs identified in the most recent Summit County Workforce Housing Needs Analysis.
2. **Efficient Land Use and Livability:** Maximize the number of housing units on the property while providing a sense of place, neighborhood livability, environmental sensitivity and ensuring compatibility with adjacent development and land uses.
3. **Connectivity and Sustainability:** Provide a network of open space, interconnected walking and biking trails, neighborhood parks and amenities, and accessibility to transit to foster a multi-modal and sustainable neighborhood.
4. **Flexibility and Economic Viability:** Provide flexibility for future site development to be programmed to best meet changing workforce housing needs over time and establish a financially viable and executable implementation plan to efficiently guide future construction and property development.

Proposed Land Uses and Areas:

The PUD Designation establishes the following four distinct Planning Areas, as shown on the attached Exhibit B – Planning Areas Map:

- a. **Planning Area A** – Duplex, Townhomes and Multifamily Residential
- b. **Planning Area B** – Duplex, Townhomes, Multifamily Residential, and Community Facilities
- c. **Planning Area C** – Duplex and Townhome Residential
- d. **Planning Area D** - Open Space

For each Planning Area, the PUD establishes the land uses that shall be permitted, a conceptual development plan and development standards and conditions, which must be adhered to by the owner/developer of the Property.

Planning Area	Land Uses	Dwelling Units	Acres
Planning Area A (PA-A)	Duplex, townhomes, multifamily residential, modular dwelling units	150 - 175	4.93
Planning Area B (PA-B)	Duplex, townhomes, multifamily residential, modular dwelling units, dormitory-style housing, cohousing, efficiency apartments, community facilities, childcare center, neighborhood commercial	700 - 750	25.64
Planning Area C (PA-C)	Duplex and townhomes	10 - 25	3.45
Planning Area D (PA-D)	Open Space	0	10.79
TOTAL		900	44.81

Key Components of the Development:

The existing character of the Dillon Dam Road and site proximity to I-70 influenced the proposed land uses for Lake Hill. Neighborhood scale is created along the Dillon Dam Road by protecting an open space buffer with natural vegetation along the road and locating duplex, townhomes and smaller scale multifamily units nearest to the road. Larger scale multifamily buildings are located along I-70 to block highway noise and create a buffer between the smaller scale homes and the highway.



The tallest buildings are planned along the upper portion of the site adjacent to I-70 and building height shall decrease toward the lower portions of the site adjacent to Dillon Dam Road, to preserve views to Dillon Reservoir and maintain southern solar access for all units. Structures will be designed to step with the topography and provide walk-out opportunities onto the central green belt.

Number of Residential Units Proposed:

As noted in the proposed PUD, the Lake Hill neighborhood will not exceed a total of 900 dwelling units. The PUD provides an estimated distribution of dwelling units between the planning areas, based on the conceptual development guidance set forth in the Conceptual Development Plan attached to the proposed PUD as Exhibit C. Although, to maintain flexibility for the future development of the site, the PUD notes the actual number of dwelling units in each planning area will be determined at Class 4 site plan review and that dwelling units may be transferred between planning areas, provided the overall number does not exceed 900 homes in total for the property.

Residential Density (units per acre):

The proposed residential density is 900 units on 44.81 acres, which is an overall total of 20 units per acre. This is the cumulative density proposed on the entire property. The density of each individual Planning Area will vary depending upon the site acreage and number of dwelling units for the individual development areas authorized during future Class 4 site plan approvals.

Integrating the Lake Hill neighborhood into the Town of Frisco's existing community fabric was an important discussion during the Lake Hill master planning process. Adjacent and nearby neighborhoods were studied, along with other neighborhoods in the community that have a mix of similar residential home types. The communities nearest to Lake Hill are primarily multifamily and townhome style units. Adjacent residential communities include Lake Forest Condos and Prospect Point, which have densities of 15 dwelling units per acre and 10 units per acre.

Planning Area Descriptions:

Planning Area A: Allows 2-3 story duplex and townhome residential structures and multifamily residential buildings up to 4 stories. The estimated number of dwelling units in Planning Area A is 150 - 175 units.

Planning Area B: Allows a range of residential unit types (ranging from 2-3 story duplex and townhomes, to multifamily buildings up to 5 stories in height), to provide flexibility for future site programming based on identified housing needs, and centrally located community facilities to serve the Lake Hill Neighborhood. Permitted community facilities include a community center with uses that may include shared flexible indoor and outdoor space, community room, indoor play space, childcare center, neighborhood commercial, leasing offices and property management, and storage. The estimated number of dwelling units in Planning Area B is 700 - 750 units.

Planning Area C: Allows for 10 – 25 duplex and townhome units along the northern portion of the property.

Planning Area D: Provides a continuous, accessible open space that links the community east to west with trails and passive and active recreation and amenities. Permitted uses within the Open Space Tract include parks, open space and trails, playgrounds, dog parks, multi-purpose play, pavilion and fire circle. No dwelling units shall be located within the Open Space Tract.

Proposed Open Space and Trails:

Planning Area D provides 10.79 acres of designated Open Space, including a central green belt and approximately 3 acres of native forest buffer on the south end of the property, which includes steep slopes and a natural drainage area. Additional open space will be provided within Planning Areas A, B and C, as shown conceptually on the Open Space Plan (Exhibit E), including open space buffers around the perimeter of the site and mini parks or pocket parks included within individual development areas.

The development also includes a proposed network of interconnected walking and biking trails for the benefit of Lake Hill residents, as shown conceptually on the Pedestrian and Bicycle Connections Map (Exhibit F).

Design Criteria:

The draft PUD includes proposed design guidelines for neighborhood and site design, roads and streetscape design, and building design, which have been developed based on the design recommendations outlined in the Lake Hill Master Plan.

Infrastructure Improvements:

The County has recently completed an updated Lake Hill Impact Study to analyze onsite and offsite infrastructure needs for the increased residential density and is currently in the process of working to plan for construction of water and wastewater treatment facilities on the adjacent U.S. Forest Service land north of the Lake Hill property. The PUD document has been drafted to reflect the County's plans for provision of required infrastructure improvements, including:

1. Roads and Driveways
2. Pedestrian and Bicycle Infrastructure
3. Water System and Wastewater Disposal
4. Fire Protection and Wildfire Hazard Mitigation
5. Public Use Areas – Parks, Open Space and Trails
6. Transit Stops

Development Phasing:

It is anticipated that design, planning, platting and construction of the Lake Hill neighborhood will be phased over several years. A conceptual phasing approach is shown in Exhibit G, delineating the portion of the property that is currently anticipated to be built as Phase 1, along with future phases. The phasing approach is intended to remain flexible, to allow future site development to be programmed to best meet changing workforce housing needs over time and respond to changing market conditions. Therefore, detailed phasing plans have intentionally been excluded from the proposed PUD document for this reason.

Site Sustainability:

The proposed PUD has been drafted to encourage the use of multiple principles of sustainability, to create an innovative design and energy efficient, sustainable development. Specific sustainable design features include:

1. Energy Efficiency and Renewable Energy
2. On-Site Recycling and Composting Enclosures
3. Water Conservation
4. Community Gardens
5. Modular Construction
6. Stormwater Drainage