PLANNING CONSIDERATIONS
A. Scalable 20 one-bedroom units in 5 elevated 2-story buildings
B. Four parking stalls on grade below each building
C. New housing buildings extend into interstate right-of-way and would require CDOT approval.
D. Some parking along I-70 is eliminated.
E. Utility relocation required.
PLANNING CONSIDERATIONS

A. Scalable 24 one-bedroom units in 4 elevated 3-story buildings
B. Six parking stalls on grade below each building
C. New housing buildings constructed up to property line
D. Some parking along I-70 is eliminated
E. Utility relocation required.
F. Replacement parking proposed west of Admin building.
4.12 PHASE-1 EMPLOYEE HOUSING I-70 BERM-B
4.13 PHASE-1 EMPLOYEE HOUSING - BUZZARD EXPANSION

PLANNING CONSIDERATIONS

A. Six one-bedroom units and six studio units next to the admin building.
B. Parking along I-70 remains unaltered.
C. New parking proposed west of the Admin building.
PLANNING CONSIDERATIONS

A. Six one-bedroom units and six studio units built in Phase-1.
B. 24 Units in Phase-2 constructed over parking lot.
C. Parking remains on-grade below Phase-2 building with another parking level underground.
PLANNING CONSIDERATIONS
A. Administration offices relocated and building demolished
B. 40 new units with parking below
B. Existing Buzzard Park building and parking lot remains
PLANNING CONSIDERATIONS

A. 40 new units with parking below constructed in Phase-1.
B. Buzzard Park building demolished and Phase-2 building constructed with 80 housing units with a net gain of 56 units.
C. Parking remains on-grade below Phase-2 building with two levels of parking below.
D. A joint-use community space connects between buildings.
The underpass will sufficiently handle traffic related to proposed Public Works facility projects and its current housing. The housing currently on site is all town owned and occupied by town employees. Residents and employees at the site undergo a safety program for passage through the underpass.

Recognizing that access to the site presents limitations, the following recommendations are proposed:

1. The underpass will need to be expanded if more than 24 housing units are added to the site.
2. The development of a frontage road turn lane and consideration of a new bus stop and turn-around within the Public Works site, are dependent upon future housing growth and density. Turn lane requirements are established by CDOT.
5.0 Master Plan Recommendations and Phasing

5.1 Proposed Master Plan Phasing
5.2 Proposed Phased Site Plan
5.3 Phase-1 Demo Plan
5.4 Phase-1 Plan & Model
5.5 Phase-2 Plan & Model
5.6 Phase-3 Plan & Model
5.7 Phase-3 Floor Plan
5.8 Phase-4 Plan & Model
5.9 Phase-5 40-unit Housing Plan
5.10 Phase-6 80-unit housing Plan
5.1 Project Phasing of Recommended Option C

Phase 1: 2-4 years
Demolition of existing streets building.
Relocate the existing greenhouse.
Construct new approximate 24,000 sq ft stand along Streets Building.
Expand Shipping and receiving.
Construct new Solar panels on the roof of new streets building.
Regrade and construct new first phase of permanent North Shoring wall behind new streets building.
Construct 12-24 scalable housing along the 1-70 berm.
Electric Utility upgrades for electric bus charging.

Phase 2: 3-5 years
Construct the balance of the permanent North Shoring wall.
Construct cold storage area behind the new new Streets Building with parking on the roof.
Construct Ramp to access the new parking.
Expand snow storage area.
Construct first set of Utility Grade Solar.

Phase 3: 5-7 years
Construct new Facilities Maintenance Building along North Shoring wall
Construct new Administration as Bridge and Meeting Room between the two buildings.
Provide new rooftop Solar on Administration Bridge and Maintenance Building.
Construct second set of Utility Grade Solar.
Option for temporary housing or other temporary use in Administration Building until it is torn down for new Housing.

Phase 4: 5-7 years
Upgrade Fleet Maintenance
Upgrade Transportation
Replace Roof on Fleet and Bus Barn to accept Solar Panel.
Construct Access improvement to site for additional housing

Phase 5: 10+ years
Demolish existing Administration Building.
Construct 40 new housing units in Administration Building Location with underground parking.

Phase 6: 10+ years
Demolish existing Buzzard Park.
Construct 80 new housing units and community building at Buzzard Park Site.
Recognizing the challenges of existing steep grades at the Public Works site, construction on steep slopes and tall retaining wall heights should be avoided where possible. As this is zoned General Use, Conditional use development standards will be reviewed for each construction project to balance program needs with site conditions.

AVOID 40% GRADES WHERE POSSIBLE
5.3 PHASE-1 DEMOLITION- OPTION C

EXISTING BUS GARAGE & MAINTENANCE
BUILDINGS TO BE DEMOLISHED
EXISTING GREENHOUSE TO BE RELOCATED
5.4 PHASE-1 STREETS BUILDING-OPTION C

EXISTING ACCESSORY BUILDINGS
EXISTING BUS GARAGE & MAINTENANCE

PHASE-1 WORK
- NEW STREETS BUILDING WITH ROOFTOP SOLAR
- 2-STORY SHIPPING/RECEIVING EXPANSION
- RELOCATED GREENHOUSE
- RELOCATED CINDERS
- 20 FT. HIGH LIMITED PERMANENT SHORING WALL
- ELECTRIC UTILITY UPGRADE FOR ELECTRIC BUS CHARGING
5.5 PHASE-2 STREETS BUILDING-OPTION C

PHASE-2 WORK
- COMPLETED 20 FT. HIGH PERMANENT SHORING WALL
- COLD STORAGE WITH MEZZANINE & ROOFTOP PARKING
- PARKING RAMP
- PARKING LOT ON GRADE - 30 STALLS
- IMPOUND LOT, BULK STORAGE, EVENT STAGING
- EXPANDED SNOW STORAGE AREA
- FIRST SET OF UTILITY GRADE SOLAR

EXISTING ACCESSORY BUILDINGS
EXISTING BUS GARAGE & MAINTENANCE
PHASE-1 WORK
5.6 PHASE-3 STREETS BUILDING-OPTION C

EXISTING ACCESSORY BUILDINGS
EXISTING BUS GARAGE & MAINTENANCE
PHASE-1 AND 2 WORK
20 FT. HIGH PERMANENT SHORING WALL
PARKING LOT, IMPOUND, BULK STORAGE, EVENT STAGING

PHASE-3 WORK
- FACILITIES MAINTENANCE & STORAGE
- SECOND LEVEL BRIDGE / RELOCATED ADMIN. OFFICE
- ROOFTOP SOLAR INSTALLED ON NEW ADMIN. ROOF
- ACCESS DRIVE REMAINS BELOW NEW ADMIN.
- SECOND SET OF UTILITY GRADE SOLAR
- OPTION FOR TEMPORARY HOUSING OR OTHER USE IN ADMIN. BUILDING PRIOR TO REMOVAL FOR HOUSING

POTENTIAL UTILITY GRADE SOLAR AREA

7,000 SF
5,000 SF
1. Cold Storage
2. Recreation District
3. Fire Dept.
4. Police Dept.
5. Landscape
6. Landscape Office
7. Mowers
8. Streets Offices
9. Shipping/Receiving

Relocated Greenhouse
5.8 PHASE-4 STREETS BUILDING-OPTION C

- NEW ROOF AND ROOFTOP SOLAR- 61,000 SF
- UPGRADE FLEET MAINTENANCE
- UPGRADE TRANSPORTATION
- CONSTRUCT ACCESS IMPROVEMENT TO SITE TO ACCOMMODATE ADDITIONAL HOUSING DENSITY

EXISTING ACCESSORY BUILDINGS
EXISTING BUS GARAGE & MAINTENANCE
PHASE-1,2,3 WORK
20 FT. HIGH PERMANENT SHORING WALL
PARKING LOT, IMPOUND, BULK STORAGE, EVENT STAGING
PUBLIC WORKS MASTER PLAN

EXISTING BUZZARD PARK HOUSING
EXISTING BUS GARAGE & MAINTENANCE
PHASE-1 WORK (12-24 SCALABLE HOUSING UNITS ALONG THE 1-70 BERM)

40 NEW HOUSING UNITS ON ADMINISTRATION BUILDING SITE WITH UNDERGROUND PARKING

5.9 PHASE-5 40 UNIT HOUSING
5.10 PHASE-6 80 UNIT HOUSING

- **PHASE-5 WORK**
  - 80 NEW HOUSING UNITS ON BUZZARD PARK SITE WITH SURFACE AND UNDERGROUND PARKING

- **EXISTING BUS GARAGE & MAINTENANCE**
  - PHASE-1 WORK (12-24 SCALABLE HOUSING UNITS ALONG THE 1-70 BERM AND 40 UNITS ON ADMIN SITE)