



AGENDA
HAYDEN PLANNING COMMISSION
THURSDAY, JUNE 9, 2022
7:00 P.M.
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE, HAYDEN

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES
Review and Consider Approval of May 26, 2022 Planning Commission Minutes
4. NEW BUSINESS
 - a. Woodruff Flats Site Plan Review – consideration of a mixed use residential/commercial development at 112 W Jefferson Avenue.
 - b. Request to table the Sandhill Annexation, Subdivision, and Rezone application to June 23, 2022.
6. STAFF UPDATES
 - a. Next meeting – Joint work session with Town Council on June 16, 2022 to review the Housing Needs Assessment.
7. ADJOURNMENT

NOTICE: Agenda is subject to change up to 24 hours before scheduled meeting. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.

The regular meeting of the Hayden Planning Commission was called to order by Vice Chair Michelle Lewis at 7:00 p.m. Other members present were Tim Frentress, Emily Waldron, Carly Kelly and Melinda Dudley. Community Development Director Tegan Ebbert were also in attendance.

Pledge of Allegiance Vice Chair Lewis led the Pledge of Allegiance.

Consideration of Minutes Commissioner Lewis moved to approve the Planning Commission minutes for the meeting held on March 10, 2022 as written. Commissioner Frentress seconded the motion. Motion approved unanimously.

Public Hearing – Adoption of an updated official Town Zoning Map Ms. Ebbert reviewed the request for Planning Commission to make a recommendation regarding the adoption of an updated official Town Zoning Map. She explained that the current map does not reflect zoning changes that have occurred since 2017 and one parcel in particular is misrepresented on the zoning map. It was discovered that the parcel has ambiguity surrounding its accurate zoning assignment and staff are recommending that the parcel be assigned Residential Medium Density in order to clarify its zone district and bring it into conformance with the adopted Future Land Use Map.

No members of the public were present to make comments.

Commissioner Waldron moved to recommend approval of the adoption an updated official Town Zoning Map; Commissioner Dudley seconded; the motion passed unanimously.

Adjournment The Vice Chair adjourned the meeting at 7:12 pm.

Recorded by:

Tegan Ebbert

APPROVED THIS _____ DAY OF _____, 2022

Amy Williams, Chair



Town of Hayden

Planning Commission Agenda Item

MEETING DATE: June 9, 2022

AGENDA ITEM TITLE: Public Hearing: 112 West Jefferson
Site Plan Review
Woodruff Flats

AGENDA SECTION: New Business

PRESENTED BY: Tegan Ebbert
Community Development Direct

APPLICANT: Brinkman Properties, LLC; representative Axial Arts, LLC

CAN THIS ITEM BE RESCHEDULED: Not recommended.

ATTACHMENTS: Site & Elevation Plans
Applicant narrative
Applicant narrative revised response (5/25/22)

BACKGROUND REVIEW:

The Applicant, Brinkman Properties, LLC, is the owner of the property located at 112 W Jefferson Avenue. The currently vacant parcel is 7,000 square feet in area and is zoned Central Business District (CBD). The parcel is located on the corner of W Jefferson Avenue and N Walnut Street.

A Site Plan Review application has been submitted to develop the lot into a three-story residential apartment structure with mixed use commercial/residential space on the ground floor. The three ground floor apartments all contain space on the Jefferson Avenue frontage to accommodate professional offices or small retail operations.

The applicant is proposing to construct fourteen (14) apartment units of which thirteen (13) are one-bedroom units and one (1) is a two-bedroom unit. The applicant has designed the site with fourteen (14) parking spaces, of which one is an ADA Compliant parking stall, and a covered bicycle parking area. The applicant has also proposed the improvement of the N. Walnut Street

frontage right-of-way to provide six (6) non-exclusive/non-overnight use parking spaces. Additionally, the applicant is proposing to improve the stop sign placement and landscaping on the east side of N Walnut Street.

Although the Hayden Development Code requires one parking space per bedroom, staff support the parking plan proposed of fourteen (14) parking spaces for the fifteen (15) bedrooms in the complex. The plan proposed includes one parking space per dwelling unit and the applicant is committing to the improvement of the N Walnut Street right-of-way parking for the benefit of the public by creating six (6) additional parking spaces. The project site is in close proximity to the regional transit bus stop and bicycle parking exists for residents.

In order to maximize on site parking, the applicant is proposing a snow removal plan in lieu of snow storage and a shared dumpster/recycling plan with a nearby property.

Multi-family dwelling structures, of up to 24 units per structure, are a use by right in the CBD Zone District with an approved Site Plan Review.

COMPLIANCE WITH HAYDEN FORWARD MASTER PLAN:

Section 7.16.020(f)(1)(iii) of the Hayden Development Code (Code) states that “[t]he reviewing authority shall review development applications for compliance with all relevant standards and criteria as set forth in the specific procedures for the particular application in [the Code]” as well as general criteria which apply including compliance “with the goals and policies of the Master Plan” (Plan). Therefore, any proposal should be considered in light of the applicable policies of the Plan. While the Plan contains numerous policies regarding land use and development, staff has selected the following checklist to highlight the policies most directly applicable to this application. Interested parties are encouraged to review the Plan to determine if there are other policies that may be applicable to the review of this application.

Specific Policies and Actions to Implement the Policies of the Master Plan

HE.ED1: Locate higher density residential near the Town core to support down town activation.

HE.ED4: Encourage housing and land use alternatives for location-neutral and home-based workers.

HE.HL1: Provide a continuum of housing for all cycles of life to include seniors, families, single occupancy households, co-living, etc.

T.ED.1: Highway 40: Improve the aesthetics and functionality of the Jefferson Avenue /US Highway 40 corridor.

RE.ED2: Economic Development Strategy: Support a holistic approach to economic development that promotes the entire community and its assets including a range of housing products, consistent quality of life, stable business climate, and natural resources that appeal to residents and visitors alike.

CD.ED1: Encourage infill and redevelopment that maximize economic development opportunities and advance the goals of the plan.

COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the Hayden Development Code (Code) contains numerous regulations regarding land use, staff has selected the following checklist to highlight the regulations directly applicable to this application. Interested parties are encouraged to review the Code to determine if there are other regulations that may be applicable to the review of this application.

Chapter 7.20 – Zone Districts and Official Zoning Map

Section 7.20.100 – CBD Central Business District

Complies	Section	Standards
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>(a) Intent. The intent of this district is to support traditional downtown uses (civic, office, retail, restaurant and cultural) with historic areas to be preserved and rehabilitated. Infill development is encouraged to create a multi-block, walkable downtown area. Residential development is encouraged above the first floor or to the rear of buildings along the Jefferson Avenue/US Highway 40 corridor with residential infill (multi-story) along perpendicular streets. Rooftop amenities are encouraged to provide additional outdoor spaces in more dense environments and are not to be included within height limitations. <i>Staff comment: CBD zoning for this lot conforms to the direction provided by the Hayden Forward Master Plan. The applicant is proposing mixed use, pedestrian friendly development on a lot that is currently vacant and unused in the core of Hayden’s downtown.</i></p>

Chapter 7.24 – Development Standards

Section 7.24.030 – Application of Community Design Standards.

The Planning Commission ... will evaluate each proposal based on these principles and the context within which each project is located. The principles are intended to be specific enough to guide development, but not to preclude creative design solutions. Applicants must substantially conform to the design principles in this Section unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

Section 7.24.040 – Compact Urban Growth

Complies Yes	No	Section Standards
		General Provisions.
√ _____	_____	(a) It is important to maintain a continuity of density, diversity and interconnectedness. Urban development should occur adjacent to the Town’s core so that the community’s prime agricultural land remains usable, natural areas are preserved, and public infrastructure and utilities are used as efficiently as possible. <i>Staff Comment: See analysis herein. A recommended finding in this regard is included below.</i>

Section 7.24.100 – Parking

Complies Yes	No	Section Standards
		(b) General Provisions. In all zone districts, off-street parking facilities for the storage of motor vehicles for the use of occupants, employees and patrons of the building or structures hereafter erected, altered or extended shall be provided and maintained as herein prescribed.
√ _____	_____	(11) <u>Adjacent on-street parking in the CBD: Central Business District.</u> In order to promote a pedestrian scale and encourage a perception of safety in the CBD: Central Business district, parking for other than residential or overnight uses may be satisfied using adjacent on-street parking or shared rear-lot parking areas. A parking study and shared parking agreements shall be used to demonstrate the adequacy of the parking supply as a substitute for standard parking requirements. <i>Staff comment: The site plan shows N Walnut adjacent to the lot</i>

being used to satisfy required parking. This parking area is non-exclusive/non-overnight.

(c) **Paved off-street parking requirements.**

√ _____

- (1) Paved off-street parking shall be provided according to the minimum requirements as specified: Apartment dwellings: 1 space per bedroom, up to 2 per unit; **Staff comment:** *The apartment complex requires 15 spaces however 14 are being proposed onsite along with bicycle parking. The applicant is proposing the improvement of N Walnut Street adjacent to the site and the installation of 6 additional parking spaces for non-exclusive/non-overnight use. Each apartment unit has one dedicated parking space onsite. Staff support the proposed parking plan due to the overall benefit to the public of the improved right-of-way parking, the proximity to the regional transit bus stop, and the promotion of compact urban growth in the core of the Town. A condition is recommended below that requires that the 14 onsite parking spaces and the 6 offsite parking spaces be paved. Hayden Public Works and Hayden Police Department were involved in discussions regarding parking and the proposed plan is supported by both.*

√ _____

- (2) Off-street parking for commercial uses shall be sufficient to provide parking for employees of all proposed uses as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and signage. Parking shall be located at the rear and sides of buildings to the greatest extent possible and screened from the view of streets as provided in this Chapter. Required parking in the CBD: Central Business district can be met with on-street and shared parking for other than residential or overnight uses. **Staff Comment:** *The first-floor space that can serve as professional office/small retail space is integrated within the proposed apartments on the same floor. The parking for the employee of that space is the same as the residential parking space. The right-of-way parking on N Walnut Street is adequate to accommodate commercial activities in those spaces.*

(e) **Handicap parking spaces.**

√ _____

- (4) Number of handicap parking spaces: Total parking spaces in lot: 1-25: 1 space required. **Staff Comment:** *A van accessible parking space is proposed to be provided.*

Section 7.24.110 – Sidewalks

Complies		Section	Standards
Yes	No		
		(b)	General Provisions.
<u>√</u>	_____	(2)	<u>Sidewalks required.</u> In all zone districts, except for the O district, sidewalks are required along both sides of a street. <i>Staff comment: Sidewalks already exist on the south side of the lot and the applicant is proposing sidewalks along the east side of the lot.</i>

Section 7.24.160 – Landscape Design

Complies		Section	Standards
Yes	No		
<u>√</u>	_____	(b)	General Provisions. All land development applications shall be accompanied by an appropriate landscape plan ... [a]ll landscaping within the community shall comply with the intent of these regulations. <i>Staff Comment: The Site Plan indicates the landscaped area and plant varieties. The applicant is proposing planter boxes, benches, and landscaping improvements on the right-of-way in addition to traditional plantings in order to enhance the appearance of the property and maximize the landscaped area. The proposed design meets the intent of landscaping in the CBD promoting an attractive environment for people to walk and shop.</i>
<u>√</u>	_____	(7)	<u>Guarantee of Installation.</u> Required landscape improvements shall be installed prior to issuance of a Certificate of Occupancy (CO) for all structures. If weather conditions prevent installation, the developer shall post a financial guarantee for the improvements. This guarantee shall be released upon completion of the installation of the landscaping. <i>Staff Comment: A condition is recommended below that requires that the landscaping be installed prior to the issuance of any CO or a financial guarantee and associated agreement be provided.</i>

Section 7.24.190 – Commercial and Industrial Architecture.

Complies		Section	Standards
Yes	No		
_____	_____	(c)	CBD: Central Business District architectural standards.
√ _____	_____	(2)	<u>Multi-story, mixed-use structures.</u> Commercial uses shall be contained in multi-story (two or three stories) mixed-use structures with commercial/retail uses on the ground level and above and/or apartment dwellings or offices on the upper levels. Such building shall vary in terms of footprint and architectural elevation. <i>Staff Comment: The applicant is proposing commercial/retail space on the first floor in the portion of the structure that frontages on Jefferson Avenue with residential space on the first-floor area that faces the parking area. The second and third floor are entirely devoted to residential space. The commercial/retail spaces have access off of the sidewalk on Jefferson Avenue with parking on N Walnut Street.</i>
√ _____	_____	(3)	<u>Entries.</u> Transparent entries and large store-front windows are strongly encouraged. Recessed and other styles of window openings are desired.

Section 7.24.210 – Lighting

Complies		Section	Standards
Yes	No		
√ _____	_____	(a)	Concealed light source. Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on adjacent property and away from the vision of passing motorists. All lights shall be directed downward and the light source shall be equipped with “cut-off” devices so that it will not be visible from any adjacent property and to ensure that ambient skyward light is eliminated. Accent and flagpole lighting shall be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property. Light fixtures installed under canopies, awnings, overhangs and the

like shall be fully recessed. *Staff Comment: A condition of approval has been recommended pertaining to lighting standards.*

RECOMMENDATION:

Site Plan Review

Findings of fact:

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. The proposed parking plan is appropriate for the development because of the improvements to public parking along N Walnut Street adjacent to the subject property, the inclusion of bicycle parking that exceeds the requirements, and the compact urban growth proposed within the core downtown area of the Town.

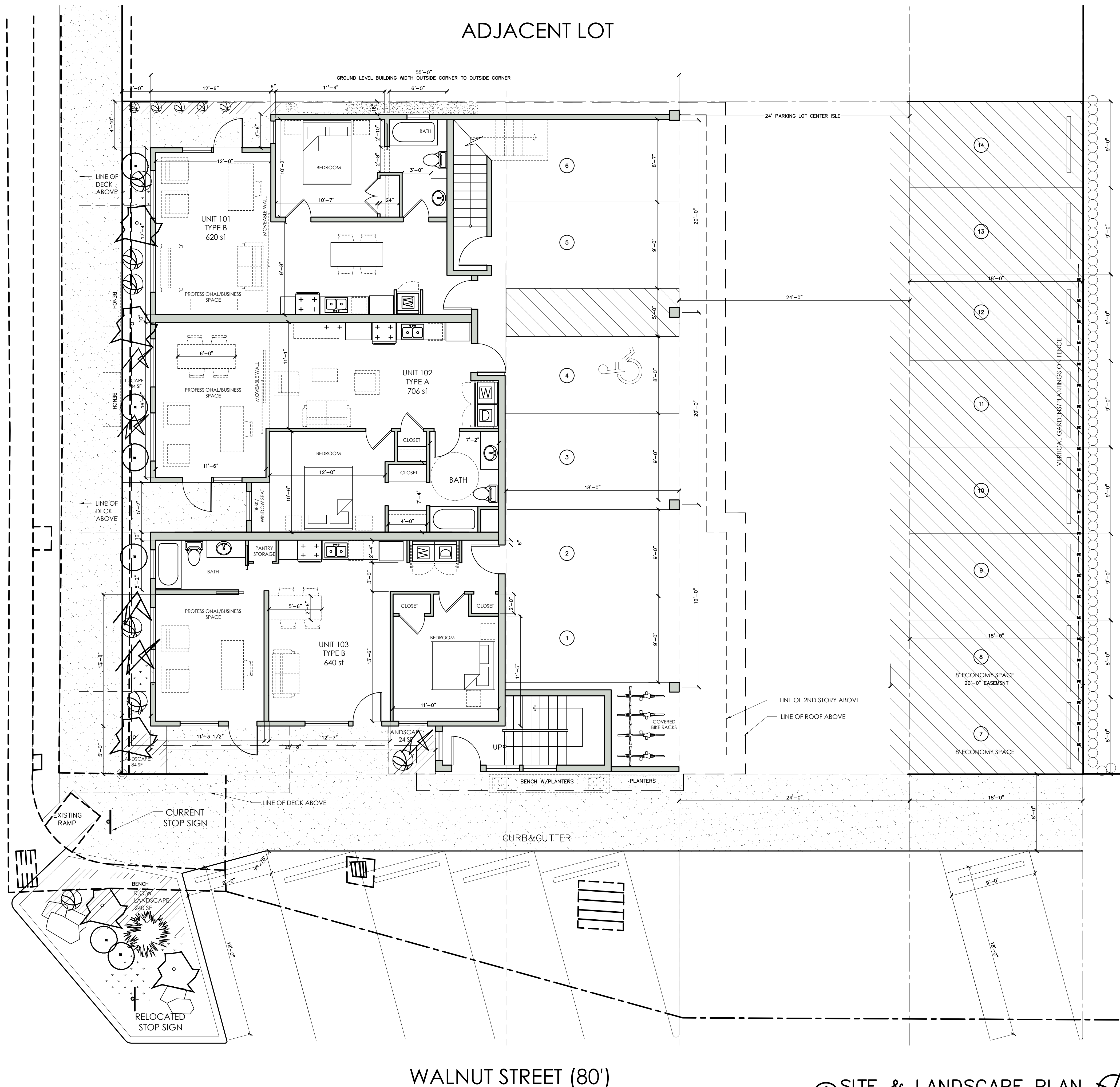
Subject to the following conditions of approval:

1. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire three (3) years from its effective date, unless application for a building permit is made within the term of the approval or unless application for renewal of the Site Plan approval is approved pursuant to Section 7.16.020, Hayden Development Code (HDC).
2. The fourteen (14) parking spaces shown on the subject property and six (6) adjacent parking spaces located on N Walnut Street shall be paved.
3. The landscaping, improvements to the N Walnut Street right-of-way, and sidewalk shall be installed prior to the issuance of any Certificate of Occupancy (TCO/CO) or a financial guarantee and associated agreement shall be provided.
4. A sign permit shall be obtained under the applicable provisions of the HDC prior to placing any retail signage is erected on the property.
5. Snow management plan will be provided in detail to Town Staff for Town Manager approval prior to issuance of a building permit.
6. Evidence of a dumpster/recycling agreement will be provided to Town Staff prior to issuance of a any Certificate of Occupancy.
7. Lighting must be downcast and opaquely shielded.

MANAGER'S RECOMMENDATION/COMMENTS: *I concur with this recommendation.*

JEFFERSON AVE.

ADJACENT LOT



WALNUT STREET (80')

1 SITE & LANDSCAPE PLAN
A1.0 1/8"=1'-0"



3 EXISTING LANDSCAPE
A1.0 PHOTO 4/6/2022, NOT TO SCALE

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE
	2	POPULUS TREMULOIDES	ASPEN	20'-50'
	1	PINUS MUGO VAR. PUMILIO	DWARF MUGO TREE	3'-5' TALL 6'-10' WIDE
	7	ARTEMISIA FRIGIDA	FRINDGED SAGE	6-15" TALL 18-24" WIDE
	6	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	30-36"
	7	POTENTILLA JACKMANII	NATIVE CINQUEFOIL	4'-5' TALL 3'-4' WIDE
	15	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS 'KARL FOERSTER'	4'-6' TALL 2' WIDE
	MISC AREAS	POLINATOR MIX - PLANTERS + INFILL SECTIONS CLEOME SP., SALVIA GUARANTICA 'BLACK & BLUE', COLEUS SP., FORTULAGA GRANDIFLORA ZINNIA SP.,		VARIES
	MISC AREAS	ASSORTED GROUND COVERS & PERENNIAL FLOWERS		VARIES

--- METAL + WOOD LIVE FENCE AT NORTH LOT LINE ---

IRRIGATED AREA NOTE: ALL PLANTING AREAS, INCLUDING NATIVE GRASS AREAS, ARE TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED

2 PLANTING LEGEND
A1.0 NOT TO SCALE

AXIAL
ARTS

PO Box 1041
Hayden, CO 81639
Phone: 970.471.2789
kevin@axialarts.com
wendy@axialarts.com

STAMP

WOODRUFF FLATS
112 WEST JEFFERSON AVENUE, HAYDEN, COLORADO
ROUFT COUNTY, CO

ISSUED FOR:

No.	Date	Remarks
-	11/19/2021	PROGRESS SET
-	11/30/2021	PROGRESS SET
A	12/06/2021	HAYDEN PRE-APP REVIEW
-	12/31/2021	PROGRESS SET
-	01/19/2022	PROGRESS SET
-	02/01/2022	PROGRESS SET
-	2/22/2022	PROGRESS SET-SITE PLAN
-	2/26/2022	PROGRESS SET-SITE PLAN
-	3/3/2022	PROGRESS-SITE
-	3/7/2022	SCHEMATIC ELEVATIONS
-	3/22/2022	PROGRESS SET
B	4/4/2022	MAJOR SITE PLAN SUBMITTAL
-	5/25/2022	MAJOR SITE PLAN REVISIONS

PROJECT NO: 2111

PHASE: CD
DRAWN BY: AxA
CHECKED BY: AxA

SITE &
LANDSCAPE
PLAN

SHEET NAME

A1.0

SHEET NUMBER



Woodruff Flats

112 W. JEFFERSON AVENUE
HAYDEN, CO

**AXIAL
ARTS**

PO Box 1041
Hayden, CO 81639
Phone: 970.471.2789
kevin@axialarts.com
wendy@axialarts.com

STAMP

WOODRUFF FLATS
112 WEST JEFFERSON AVENUE, HAYDEN, COLORADO
ROUIT COUNTY, CO

SYMBOL KEY

DRAWING TITLE & SCALE	1 A2.1 1/4" = 1'-0"	PLAN	
EXTERIOR ELEVATION	1 A3.0		EARTH CONCRETE GRAVEL WOOD STUD WALL STONE WOOD (ROUGH) WOOD (FINISHED) PLYWOOD PLASTER/GWB/STUCCO BATT INSULATION RIGID INSULATION C.M.U.
INTERIOR ELEVATION	1 9.3		
WALL SECTION	1 A4.0		
BUILDING SECTION	1 A4.0		
DETAIL	1 D9.7		
DETAIL ENLARGEMENT (Plan or Section) OR AREA ENLARGEMENT	1 6.2		
COLUMN CENTER LINE, GRID & REFERENCE	1		CORRIDOR 110 LOBBY 121
ROOM NAME ROOM NUMBER	LIVING 101		DOOR NUMBERS FOR SCHEDULING ARE A COMBINATION OF THE DOOR TAG AND THE ROOM NUMBER INTO WHICH THE DOOR SWINGS (IE: 121A NOT 110A) SELECT EXCEPTIONS: CLOSETS
INTERIOR PARTITION TYPE	1		WINDOW NUMBER 2
EXTERIOR WALL SYSTEM	1		REVISION NUMBER 3
DRAWING NUMBER SHEET NUMBER	1 A3.0		ELEVATION (Sections) ELEVATION (Floor Systems)
			DRAWING NUMBER DETAIL NUMBER 1 D8.1

PROJECT DESCRIPTION

PROJECT DESCRIPTION

THIS PROJECT INVOLVES NEW CONSTRUCTION OF A 15-UNIT APARTMENT BUILDING AT 112 W. JEFFERSON AVE., HAYDEN, COLORADO. THIS 7,000 SF LOT (.16 AC) IS SITED IN THE CENTER OF TOWN, AT THE INTERSECTION OF TWO MAIN THROUGHFARES- JEFFERSON STREET (US HWY 40) AND WALNUT STREET. ZONED AS CBD (COMMERCIAL BUSINESS DISTRICT) THIS SITE REPRESENTS AN IDEAL, BY-RIGHT LOCATION TO PROVIDE MUCH NEEDED, HIGHER DENSITY HOUSING. THE 15 RESIDENTIAL UNITS RANGE IN SIZE FROM 415 TO 706 SF. THE THREE UNITS ON THE GROUND FLOOR ARE LAID OUT TO ACCOMMODATE PROFESSIONAL OFFICE OR RETAIL WORK SPACES WITH DIRECT ACCESS TO MAIN SIDEWALK ALONG JEFFERSON AVENUE.

LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE EAST 70 FEET OF LOTS 7, 8 AND 9, BLOCK 3

GENERAL NOTES

1. THE SCOPE OF WORK REPRESENTED HERE IS FOR DESIGN SERVICES ONLY. THE ACTUAL METHODS OF CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR ENGINEERS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, PERMITS, AND CONTRACT DOCUMENTS
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, THE G.C. SHALL NOTIFY THE OWNER AT ONCE FOR INSTRUCTIONS HOW TO PROCEED.
5. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS TO THE SITE AND TO THE AREAS PERMITTED BY THE OWNER AND/OR THE PERMITTING COUNTY.
6. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER, WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
7. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
8. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND/OR ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY MISCELLANEOUS BLOCKING AND BACKING SUPPORT FOR BUILDING COMPONENTS SUCH AS LIGHT FIXTURES, TOWEL BARS, ET.AL.

LAND USE TABLE

DEVELOPMENT CRITERIA	PROJECT PROVIDED
EXISTING ZONING:	COMM. BUSINESS DISTRICT (CBD)
MIN. LOT AREA PER ZONING:	0
LOT SIZE	7,000 SF/ .16 AC.
MAX. LOT AREA PER ZONING/PROVIDED:	0
LAND USE DESIGNATION	EXISTING-CBD
MAX BUILDING HEIGHT-ALLOWED/PROPOSED:	35'-0"/35'-0"
BUILDING SETBACKS PER ZONING	0 ON ALL SIDES
PROPOSED BLDG FLOOR AREA	9,523 SQ FEET
	FIRST LEVEL: 2,357 SF SECOND LEVEL: 3,583 SF THIRD LEVEL: 3,583 SF TOTAL: 9,523 SF
MIN. LANDSCAPE AREA OF 15%:	1,052 SF
PROPOSED LANDSCAPING:	1,055 SF
	AROUND SITE: 744 SF LIVE FENCE @ N. LOT: 64 SF R.O.W. LANDSCAPE: 225 SF TOTAL: 1,055 SF
PARKING REQUIRED:	15 SPACES
PARKING PROVIDED:	15 SPACES
	ONSITE PARKING SPACES: 11 INCLUDES 1 ACCESSIBLE ADJACENT ON STREET: 4 TOTAL: 15 PARKING SPACES

SHEET INDEX

A0.0	COVER SHEET
-	SURVEY
A1.0	SITE & LANDSCAPE PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
C.1	CIVIL-EXISTING CONDITIONS PLAN
C.2	CIVIL-SITE PLAN
C.3	CIVIL-UTILITY PLAN

DIRECTORY

OWNER	BRINKMAN PROPERTIES, LLC PAUL BRINKMAN
ARCHITECT	AXIAL ARTS, LLC KEVIN & WENDY LIND PO BOX 1041, HAYDEN, CO 81639 WENDY@AXIALARTS.COM CELL: 970.471.2789
BUILDER	ANDREW PICKING, 728 LINCOLN AVE. PICKING CONTRACTING, INC. STEAMBOAT SPRINGS, CO 80487
CIVIL ENGINEER	FOUR POINTS SURVEYING & ENGINEERING WALTER MAGILL, PE & PLS 440 S. LINCOLN AVE/PO BOX 775966 STEAMBOAT SPRINGS, CO 80477 (970) 819-1161
SURVEYOR	DOWLING LAND SURVEYORS GORDON DOWLING, PLS 300 W JEFFERSON AVE., HAYDEN, CO 81639 (970) 276-3613



VICINITY MAP

112 West Jefferson Avenue,
Hayden, Colorado

ISSUED FOR:

No.	Date	Remarks
-	11/19/2021	PROGRESS SET
-	11/30/2021	PROGRESS SET
A	12/06/2021	HAYDEN PRE-APP. REVIEW
-	12/31/2021	PROGRESS SET
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-	02/22/2022	PROGRESS SET-SITE PLAN
-	02/26/2022	PROGRESS SET-PLANS
-	3/3/2022	PROGRESS-SITE
-	3/17/2022	SCHEMATIC ELEVATIONS
-	3/22/2022	PROGRESS SET
B	4/4/2022	MAJOR SITE PLAN SUBMITTAL

PROJECT NO: 2111
PHASE: CD

COVER SHEET

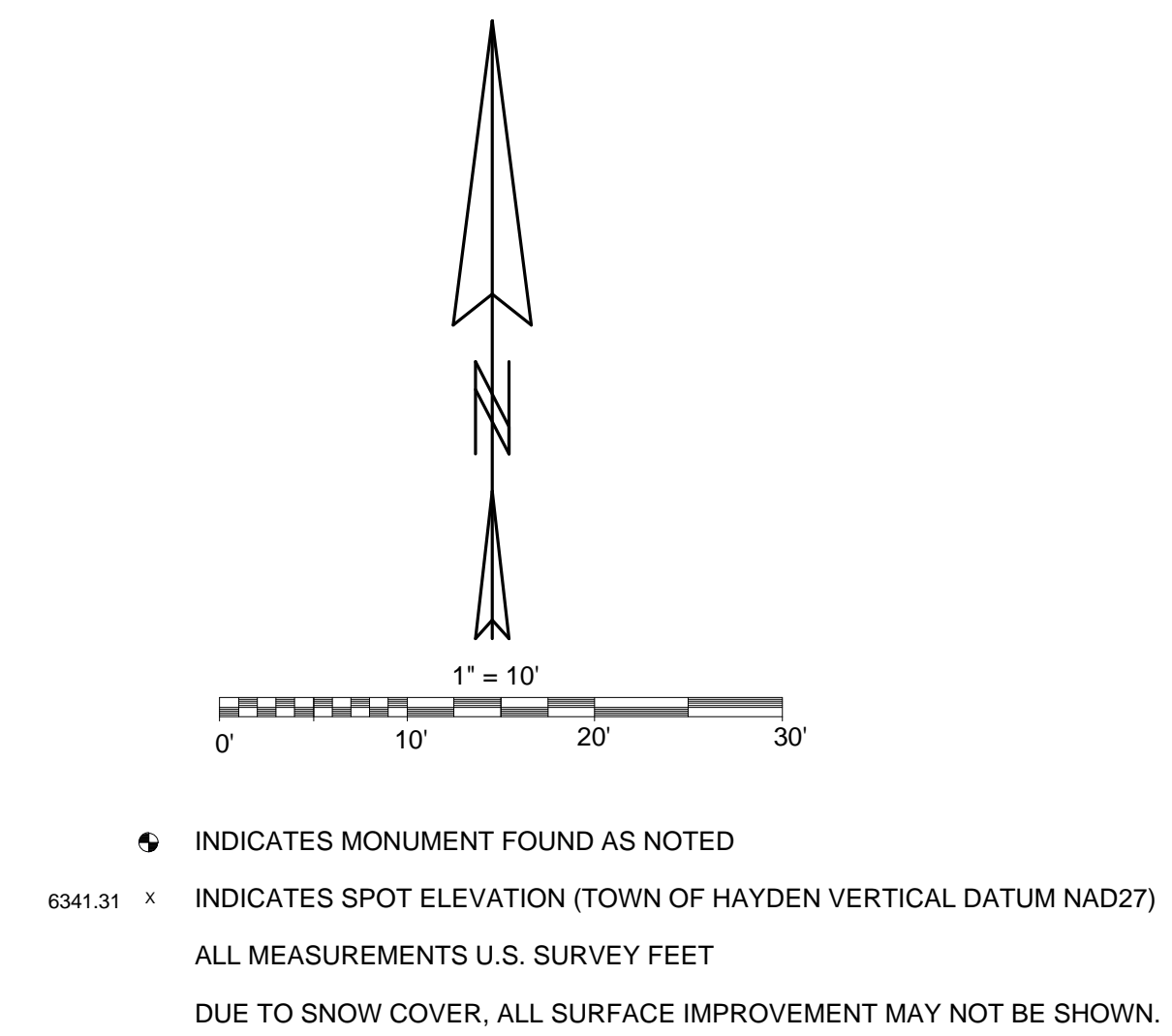
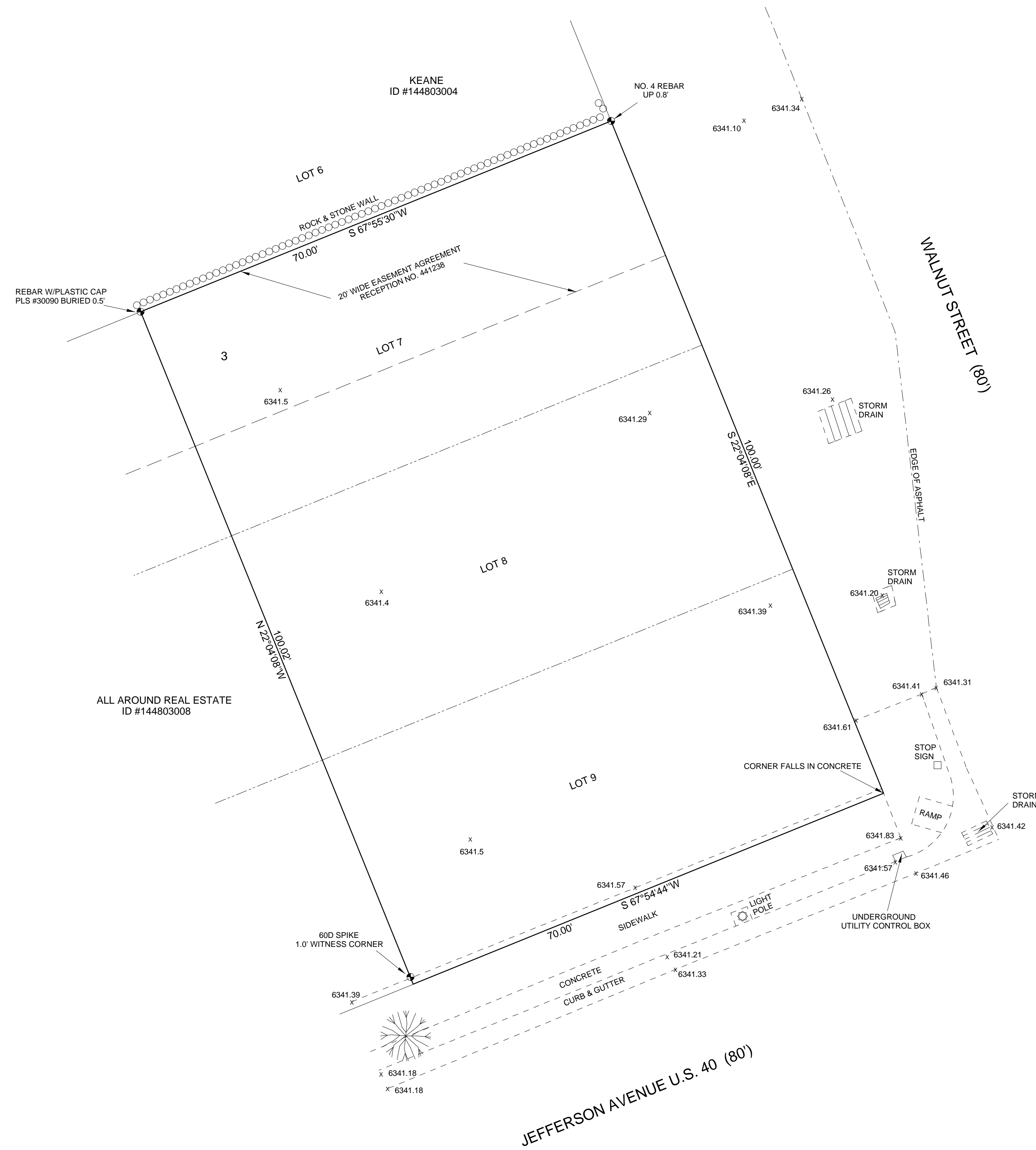
SHEET NAME

A0.0

SHEET NUMBER

IMPROVEMENT SURVEY PLAT

THE EAST 70 FEET OF LOTS 7, 8 AND 9, BLOCK 3 TOWN OF HAYDEN, COUNTY OF ROUTT, STATE OF COLORADO



CERTIFICATE OF SURVEY
I, GORDON R. DOWLING, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO BRINKMAN PROPERTIES, LLC THAT THE HEREON SHOWN IMPROVEMENT SURVEY AND PLAT THAT IT REPRESENTS WAS PERFORMED AND PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT BOTH ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE, MONUMENTS WERE SET OR FOUND AS INDICATED.

1/19/22

NOTICE OF RESEARCH
Pursuant to C.R.S. § 38-51-106 (1) (b) (i), research regarding the Rights-of-Way and easements as shown hereon was obtained by Title Order No. F0724104-385-710-GSC, as prepared by FIDELITY NATIONAL TITLE COMPANY as of September 16, 2021, and not from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BRINKMAN PROPERTIES LLC					IMPROVEMENT SURVEY PLAT
THE EAST 70 FEET OF LOTS 7, 8 AND 9, BLOCK 3					
TOWN OF HAYDEN ROUTT COUNTY, COLORADO					DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 FAX 276-4595
SCALE	DWG	DATE	REV	FILE	
1" = 10'	GRD	1/18/22		198344Y	

AXIAL ARTS
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 Phone: 970.471.2789
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 wendy@axialarts.com

STAMP

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 ROUTT COUNTY, CO

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No.	Date	Remarks
-	11/19/2021	PROGRESS SET
-	11/30/2021	PROGRESS SET
A	12/06/2021	HAYDEN PRE-APP REVIEW
-	12/31/2021	PROGRESS SET
-	01/19/2022	PROGRESS SET
-	02/01/2022	PROGRESS SET
-	2/22/2022	PROGRESS SET-SITE PLAN
-	2/26/2022	PROGRESS SET-SITE PLANS
-	3/3/2022	PROGRESS-SITE
-	3/7/2022	SCHEMATIC ELEVATIONS
-	3/22/2022	PROGRESS SET
B	4/4/2022	MAJOR SITE PLAN SUBMITTAL

PROJECT NO: 2111
 PHASE: CD
 DRAWN BY: AxA
 CHECKED BY: AxA

EXTERIOR ELEVATIONS

SHEET NAME
A3.1
 SHEET NUMBER



2 SOUTH EXTERIOR ELEVATION
 1/4"=1'-0"



1 NORTH EXTERIOR ELEVATION
 1/4"=1'-0"

3 EXT. LIGHT FIXTURE-WALL
 A3.1 NOT TO SCALE

AXIAL ARTS
 PO Box 1041
 Hayden, CO 81639
 Phone: 970.471.2789
 kevin@axialarts.com
 wendy@axialarts.com

STAMP

WOODRUFF FLATS
 112 WEST JEFFERSON AVENUE, HAYDEN, COLORADO
 ROUTT COUNTY, CO

ISSUED FOR:

No.	Date	Remarks
-	11/19/2021	PROGRESS SET
-	11/30/2021	PROGRESS SET
A	12/06/2021	HAYDEN PRE-APP REVIEW
-	12/31/2021	PROGRESS SET
-	01/19/2022	PROGRESS SET
-	02/01/2022	PROGRESS SET
-	2/22/2022	PROGRESS SET-SITE PLAN
-	2/26/2022	PROGRESS SET-SITE PLANS
-	3/3/2022	PROGRESS-SITE
-	3/7/2022	SCHEMATIC ELEVATIONS
-	3/22/2022	PROGRESS SET
B	4/4/2022	MAJOR SITE PLAN SUBMITTAL

PROJECT NO: 2111
 PHASE: CD
 DRAWN BY: AxA
 CHECKED BY: AxA

EXTERIOR ELEVATIONS

SHEET NAME
A3.1
 SHEET NUMBER

4 EXT. LIGHT FIXTURE-SIGN
 A3.1 NOT TO SCALE



Exterior Signage Lights

Model # (MPN) K2/G1/E32/MR16
 Manufactured by Baseilight

These commercial grade sign lights are great for adding illumination and accent lighting to business signs, entry ways, patios, etc. This fixture is hand spun and made in America. Using only a high grade 1100-O aluminum this fixture is made to last. Finished with a durable powder coat finish and ready to hang.

Specifications:
 Number of bulbs: 1
 Bulb base: GU-5.3
 Bulb type: MR16
 Max wattage: 50w
 Bulb included: no
 Watts per bulb: 50
 Height: 4.25"
 Width: 3.5"
 UL Listed: yes
 UL Rating: wet location*
 Mounting: e32 arm extension*
 Canopy: 5" round

STAMP

WOODRUFF FLATS
112 WEST JEFFERSON AVENUE, HAYDEN, COLORADO
ROUTT COUNTY, CO

ISSUED FOR:

No.	Date	Remarks
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B	4/4/2022	MAJOR SITE PLAN SUBMITTAL

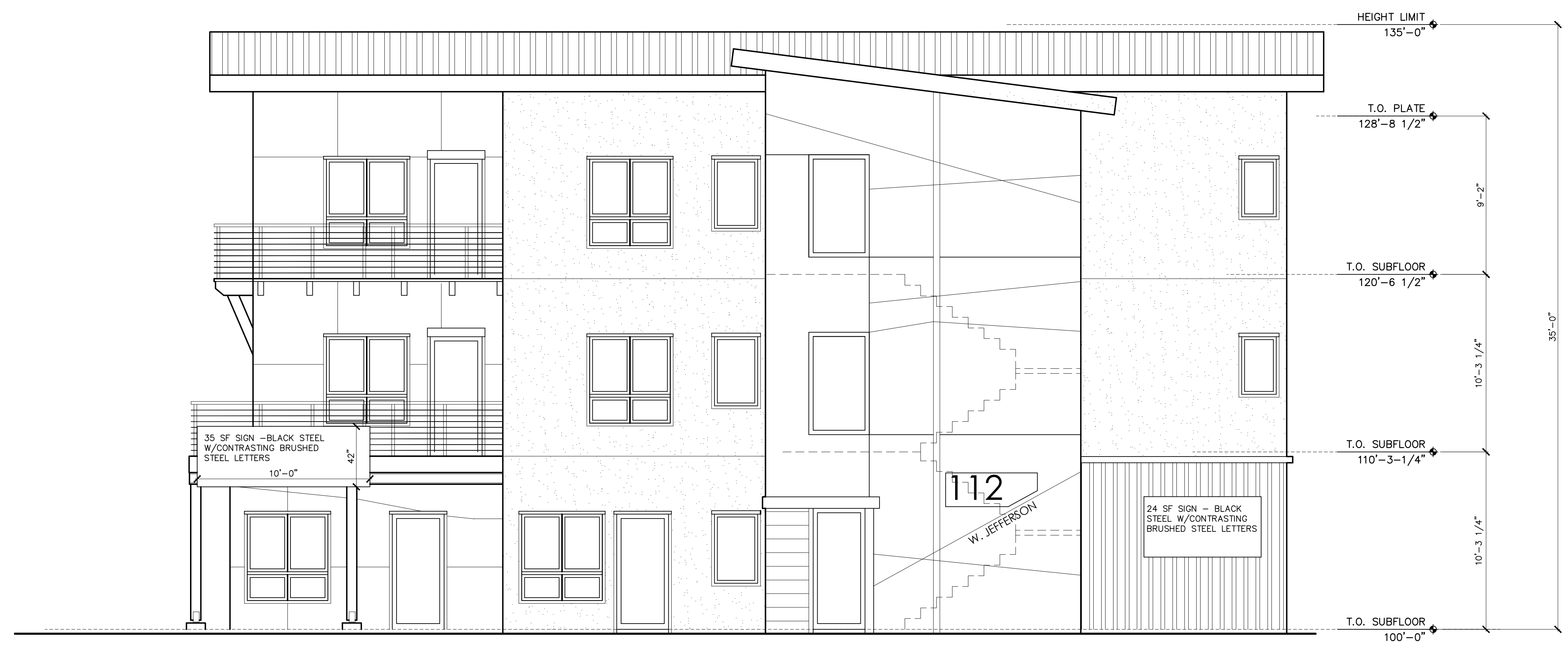
PROJECT NO: 2111
PHASE: CD
DRAWN BY: AxA
CHECKED BY: AxA

**EXTERIOR
ELEVATIONS**

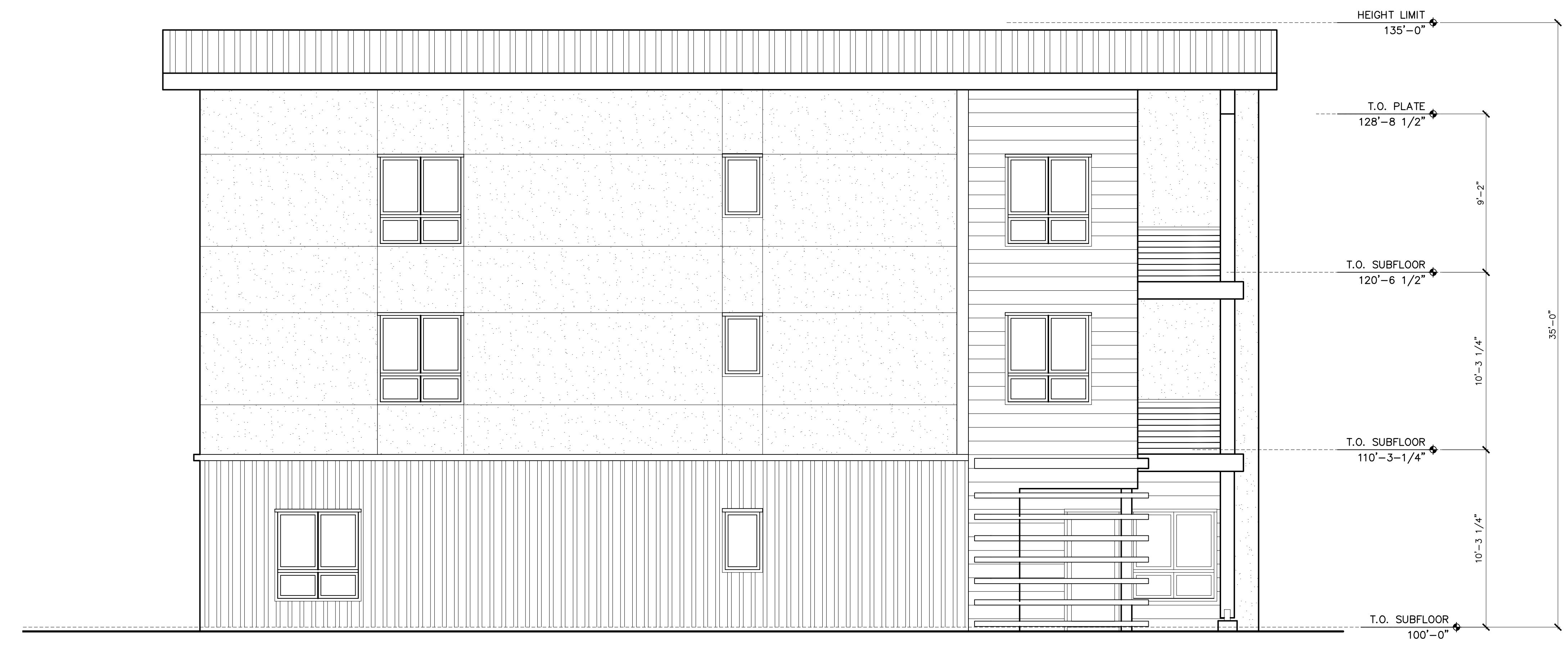
SHEET NAME

A3.2

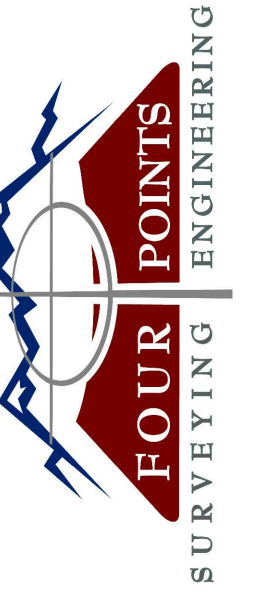
SHEET NUMBER



2 EAST EXTERIOR ELEVATION
A3.2 1/4"=1'-0"



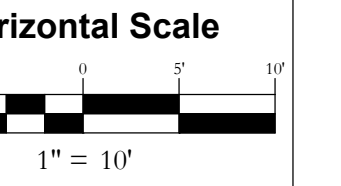
1 WEST EXTERIOR ELEVATION
A3.2 1/4"=1'-0"



440 S. Lincoln Ave, Suite 4A
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970)-871-6772
 www.fourpointse.com

INT	REVISIONS	No.	DATE

**EAST 70 FEET OF LOTS 7, 8, AND 9
 BLOCK 3, TOWN OF HAYDEN
 112 WEST JEFFERSON AVENUE
 HAYDEN, CO 81639**



Contour Interval = 1 ft
 DATE: 3-30-2022
 JOB #: 1092-008
 DRAWN BY: WNM/CFB
 DESIGN BY: WNM/CFB
 REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A
 FORMAT OTHER THAN A4 X 36", THE
 GRAPHIC SCALE SHOULD BE UTILIZED.

**EXISTING
 CONDITIONS PLAN**

DRAWING:
 SHEET #
C1

- GENERAL NOTES:**
- LEGAL DESCRIPTIONS PROVIDED BY ROUITT COUNTY ASSESSOR
 - OWNER: BRINKMAN PROPERTIES, LLC
 - LOT SIZE: 0.160 ACRES
 - ZONING: 0
 - PHYSICAL ADDRESS: 112 W JEFFERSON AVE HAYDEN, CO 81639
 - FIELD SURVEYING COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING ON MARCH 21, 2022.
 - TOPOGRAPHY GENERATED FROM 2018 GIS LIDAR DATA.
 - ALL REFERENCES HERON TO BOOKS, PAGES, FILES, REFERENCES, AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUITT COUNTY COLORADO.
 - UTILITY LOCATES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED IN THE FIELD. FOUR POINTS SURVEYING AND ENGINEERING SHALL NOT BE RESPONSIBLE FOR UTILITY LOCATES OR THE FAILURE TO NOTE THE LOCATION OF ANY OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN.
 - ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.



- ABBREVIATIONS:**
- | | |
|------|--------------------------|
| BOW | BOTTOM OF WALL |
| BLDG | BUILDING |
| CL | CENTERLINE |
| CMU | CONCRETE MASONRY UNITS |
| CO | CLEAN OUT |
| CONC | CONCRETE |
| ELEV | ELEVATION |
| EOC | EDGE OF CONCRETE |
| EOG | EDGE OF GRAVEL |
| EX | EXISTING |
| FFE | FINISHED FLOOR ELEVATION |
| FND | FOUNDATION |
| HP | HIGH POINT |
| INV | INVERT |
| LF | LINEAR FEET |
| PR | PROPOSED |
| SF | SQUARE FEET |
| SS | SNOW STORAGE |
| TOW | TOP OF WALL |

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF CONCRETE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EDGE OF CONCRETE
	EXISTING DRAINAGE DITCH
	EXISTING STORM SEWER
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT



LAND USE APPLICATION

Staff Use Only	
Application Number:	_____
Application Fee(s) = \$ 950	
Received By:	_____
Date Received:	_____
Application Deemed Complete:	
Date:	_____
By:	_____

1. Application is made for: *(please bold/underline one of the following)*

- | | | |
|-------------------------|---------------------------|----------------------------------|
| Administrative Plat | Annexation | Conditional Use |
| Historic Designation | Historic Renovation | Major Subdivision 1 2 3 |
| Petition | Planned Development | Minor Subdivision |
| Zoning | Right of Way Construction | Sign Permit |
| <u>Site Plan</u> | Variance or Appeal | Waiver |
| Other: _____ | | |

2. Project Name: **Woodruff Flats**

3. Contact information: *(a list of additional contacts may be attached)* please print or type legibly

Owner Name: Brinkman Properties, LLC	Applicant Name: Axial Arts, LLC
Address: PO Box 77037, Steamboat Springs, CO 80477	Address: PO Box 1041, Hayden, CO 81639
Telephone: 970-217-1503	Telephone: 970-471-2789
E-mail: paul.brinkman@brinkmanpartners.com	E-mail: wendy@axialarts.com

4. Property Description:

Address or Location: 112 W. Jefferson Avenue

Existing Zoning: CBD Existing Use: currently vacant

Proposed Zoning: CBD, as is existing Proposed Use: Residential apartment building

5. Purpose: *(describe intent of this application in 1-2 sentences)*

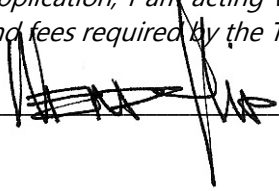
This application is submitted to obtain Town of Hayden planning approval for a 3-story, 15 unit apartment building on 112 W. Jefferson Avenue in Hayden, Colorado. Located within Hayden's Commercial Business District (CBD), this by-right project has been developed in response to the long standing need for residential housing in Hayden and the surrounding area at large. The three units on the ground floor are laid out to accommodate professional office or retail work spaces with direct access to main sidewalk along Jefferson Avenue.

6. Certification: *(must be signed in ink)*

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner:  _____ Date: 04.06.2022

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.

Applicant:  _____ Date: 04.06.2022

Submittals:

- Completed application form
- Owners' Power of Attorney, if application is not signed by property owner
- Title insurance commitment – dated within sixty (60) days of application submittal
- Legal description of the property
- Survey no more than three (3) years old stamped by Colorado licensed surveyor
- Fees
- Required studies and reports (please list): _____

- Other (please list): _____

Office Use Only

Referrals Mailed/Delivered	Date: _____	By: _____
	Agencies: _____ _____	
Notices Mailed to Property Owners w/in 150'/300', (as applicable)	Date: _____	By: _____
Legal Notice Publication	Sent to paper: _____	Publication Date: _____
	Posted: _____	By: _____
Property Posted	Date: _____	Proof of Posting Rec'd: _____

Woodruff Flats- Major Site Plan Application

To: Town of Hayden Planning & Zoning

Project: Woodruff Flats, 112 W. Jefferson Avenue, Hayden, CO

Date: 4.4.2022



Project Narrative

112 W. JEFFERSON AVENUE | HAYDEN, CO

Located in the Commercial Business District (CBD) of Hayden, Colorado, Woodruff Flats is a proposed residential project at 112 W. Jefferson Avenue, and the intersection of main thoroughfares Jefferson Street (US Hwy 40) and Walnut Street. Sited within Hayden's expanding hospitality and retail sector, Woodruff Flats is directly located on a network of vehicle, pedestrian, and bicycle routes, making the project's central location ideal for much needed residential growth.

Woodruff Flats was conceived with one central goal: providing efficient and reasonably priced long term rental units, within walking distance to all downtown amenities. In consideration of the existing site conditions—easements, lot configuration, nearby built structures and their uses—as well as the Hayden Development Code and existing housing needs within the community, the project offers 15 rental units, ranging in size from 415 to 710 sq ft. The three units on the ground floor are laid out to accommodate professional office work spaces with direct access to the main sidewalk along Jefferson Street, and have covered parking.

The project is named in celebration of Dorothy Woodruff, who journeyed to Hayden in 1916 to after being hired to teach at the new Elkhead school with best friend and fellow New York socialite, Rosamond Underwood. Their adventuresome spirit and determined grit came to the forefront as they persevered through harsh conditions in the rugged terrain to teach the children of homesteaders settling in the rugged terrain north of Hayden. Their story was later recounted in the New York Times bestselling book, *Nothing Daunted*.

PARKING | LANDSCAPE

Site Considerations

Woodruff Flats is laid out to provide sidewalk access along Jefferson and Walnut streets, with the long access along Jefferson taking advantage of ideal southern exposure while the opposing side provides views to the mountains to the north. The parking area is behind the building, shielded from primary views. 17 parking spaces are accounted for- two more than the required 15, including 11 spaces on site (off street), including 1 accessible space. An additional 6 spaces are located on adjacent Walnut Street, consistent with the parking guidelines specific for the CBD. Outlined below is the Hayden Development Code, with Woodruff Flats accommodations noted in bold.

Hayden Development Code, 7.24.080 - Parking

1. Surface. All parking and driveway areas and primary access to parking facilities shall be surfaced with asphalt, concrete or similar materials.
- As shown on sheet C2, all parking, driveway, and pedestrian areas are to be surfaced with asphalt, concrete, or similar.

AXIAL ARTS ARCHITECTURE

po box 1041, hayden, co | cell: 970.471.2789 | office 970.276.7295

2. Integrate Parking Lots with Surroundings. Parking lots shall not dominate the frontage of pedestrian-oriented streets, interfere with designated pedestrian or bicycle routes, or negatively impact surrounding neighborhoods. The pedestrian character of streets and buildings shall be maximized through continuity of buildings and landscape frontage
 - **The project has been designed to place parking on the north side of the site, thereby placing the building and sidewalks/entrances for primary interaction with pedestrian, bicycle and street routes.**
3. Location. Parking lots shall be located to the rear or side of buildings or in the interior of a block whenever possible.
 - **Project parking is located on the north side of the site, which is the rear side of the building.**
4. Landscaping. Parking lots shall be landscaped, screened and buffered as provided in this chapter
 - **Landscaping and hardscaping areas are located throughout the site, including between the building and adjacent sidewalks, between parking areas and sidewalks, and on west side between the parking areas and western adjacent property.**
5. Off-Street Parking Design. Any off-street parking area shall be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility or other structure.
 - **Off street parking for this project is accessed via a two way access drive isle, thus avoiding any need for vehicles to back onto public streets. Additionally, the project's off street parking does not encroach into public right away or sidewalks, etc.**
6. Circulation Area Design. Circulation areas shall be designed to facilitate the safe movement of vehicles without posing a danger to pedestrians or impeding the function of the parking area.
 - **See response for item #6 above- vehicles circulate via a two-way access drive isle, with uninterrupted and clear view of pedestrian and vehicle traffic on Walnut street and associated sidewalk.**
7. Adjacent On-Street Parking in the CBD: Central Business District. In order to promote a pedestrian scale and encourage a perception of safety in the CBD: Central Business district, parking may be satisfied using adjacent on-street parking or shared rear-lot parking areas.
 - **As specified above and as discussed in the Pre-Application meeting with town planner Mary-Alice Page-Allen, existing gravel parking spaces on the eastern edge of the site on N. Walnut street, are included in the parking space count. As part of a final agreement with the Town of Hayden, project developer will bring these parking spaces on N. Walnut up to standard and maintain them—including paving, striping, and plowing—in a way that is mutually beneficial for both the Town of Hayden at large and project residents.**

Hayden Development Code, 7.24.150- Landscape

2. Business/commercial development landscaping standards.
 - a. *Landscape improvements within the CBD and C zone districts shall be designed to enhance the overall appearance of the development and to integrate the project with adjacent land uses and into the surrounding neighborhood. A minimum of fifteen (15) percent of the site (gross) shall be landscaped area.*
 - > **As shown on sheet A1.0-Site Plan, a variety of pocketed landscape areas have been provided around the building, attaining the required 15% of gross site area (7,000 sq ft x .15) equaling 1,050 sq ft**
 - b. The developer or assigns shall provide:
 - i. *Site trees—plant a minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed on the site.*

- ii. *Shrubs—plant a minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted for up to one-half (½) of the required shrubs at the rate of one (1) tree for six (6) shrubs.*
- iii. *Groundcover—establish irrigated grass turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed free and maintained at a maximum height of eight (8) inches. There shall be a minimum of seventy-five (75) percent live materials between the building and the street unless otherwise approved by the Town. For active recreation areas a turf type tall fescue or a brome/fescue mix will be used.*
- iv. *Landscape setback to parking lots—fifteen (15) feet from arterials and other streets. The purpose of the setback is to provide a buffer between the street and parking areas.*
--Items i through iv above, are addressed on sheet A1.0-Site Plan. The overall landscape intent is to incorporate native Plants, trees, and shrubs where possible, prioritizing species that require minimal water once established. Both smaller and larger rock materials- such as gravels, rocks, and boulders, will be placed in selective areas to create a more informal design that ties into the drainage plan while promoting ground infiltration where possible.
- c. *Screen loading areas. Loading areas (including vehicles being loaded), service and storage areas visible from the public right-of-way or adjacent property must be screened from view with an opaque screen that is an integral part of the building architecture, or by landscaping. Chain link fencing with slats, tires or used building materials are not acceptable screening materials.*
--Woodruff Flats has very minimal loading requirements, with storage areas located internal to the structure. The refuse dumpster is located at the furthest western property line, and will be enclosed in a structure that is similar to the building.
- d. *The building owner or occupant shall maintain the yard and landscaping within the adjacent road right-of-way in accordance with Town regulations.*
--This mandate will be followed by Woodruff Flats' property management team.
- e. *When an applicant wishes to offer a fee-in-lieu of landscaping, the applicant must coordinate with the Town Planner and Public Works Director to determine how landscaping for the proposed use will be made available. A statement of the agreed upon plan for a fee-in-lieu of landscaping must be included with the application. Final acceptance of any fee-in-lieu is at the complete discretion of the Council.*
--Should this option need to be employed, the above noted process will be followed.

Architectural Design

The architectural design of the project is highlighted by cohesive variations in exterior materials as well as shifts in the footprint and vertical walls, as outlined in the Hayden Development Code for the CBD zone:

Hayden Development Code, 7.24.190-Commercial and Industrial Architecture

C: CBD: Central Business District Architectural Standards

1. *Setbacks. Buildings shall abut the front property line. Building facades may be recessed if an arcade or similar structure abuts the front setback. Architectural projections including cornices, balconies, canopies and entry features may encroach into public rights-of-way, subject to permits as required by Town Codes.*
--Woodruff Flats is designed around the lot's zero setback zoning. Any distance of between the edge of property line and the building are incorporated to allow landscaping.
2. *Multi-Story, Mixed-Use Structures. Commercial uses shall be contained in multi-story (two to three stories) mixed-use structures with commercial/retail uses on the ground level and above and/or apartment dwellings or offices on the upper levels. Such building shall vary in terms of footprint and architectural elevation.*

--Woodruff Flats is a three story structure, with the ground floor units incorporating spaces that can be used for divided off professional spaces, with signage and covered dedicated entrances. Variations and indentations in the building footprint are provided to create defined entrances and provide breaks in surfaces that correspond to external material transitions.

3. Entries. *Transparent entries and large store-front windows are strongly encouraged. Recessed and other styles of window openings are desired.*

--The project primarily follows this aesthetic, with exception to more private spaces, such as bedrooms and bathrooms.

4. Windows. *Street-level storefront windows are strongly encouraged. Office and residential windows organized in a generally regular pattern are encouraged.*

--This design approach has been employed, as seen on exterior elevations.

5. Awnings/Canopies. *Awnings or canopies, which provide a generally consistent cover along the pedestrian walk, are strongly encouraged. Signage is allowed on awnings. Arcades are desired to maintain a more continuous weather protected walk.*

--Signage, awnings, canopies and second level decks are used to provide covered walkway areas.

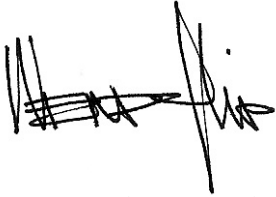
6. Historic Buildings. *Where feasible, historic structures shall be preserved and restored to allow for reuse as businesses.*

--As there are no pre-existing buildings on the site

7. Additional Architectural Standards. *Where applicable, it is recommended that projects in the CBD zone district meet the architectural standards identified below in Section 7.24.180.(d): Commercial District Architectural Standards.*

--This is understood, and will be referred to in applicable situations

Thank you for your time in considering this project, which we respectfully present as a worthy and much needed amenity to the growing Hayden community.



Wendy Lind, architect
Axial Arts Architecture

Woodruff Flats- Major Site Plan Application

To: Town of Hayden Planning & Zoning

Project: Woodruff Flats, 112 W. Jefferson Avenue, Hayden, CO

Date: 4.4.2022



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112 W. JEFFERSON AVENUE | HAYDEN, CO

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PARKING | LANDSCAPE

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- iv. *Landscape setback to parking lots—fifteen (15) feet from arterials and other streets. The purpose of the setback is to provide a buffer between the street and parking areas.*
--Items i through iv above, are addressed on sheet A1.0-Site Plan. The overall landscape intent is to incorporate native Plants, trees, and shrubs where possible, prioritizing species that require minimal water once established. Both smaller and larger rock materials- such as gravels, rocks, and boulders, will be placed in selective areas to create a more informal design that ties into the drainage plan while promoting ground infiltration where possible.
- c. *Screen loading areas. Loading areas (including vehicles being loaded), service and storage areas visible from the public right-of-way or adjacent property must be screened from view with an opaque screen that is an integral part of the building architecture, or by landscaping. Chain link fencing with slats, tires or used building materials are not acceptable screening materials.*
--Woodruff Flats has very minimal loading requirements, with storage areas located internal to the structure. The refuse dumpster is located at the furthest western property line, and will be enclosed in a structure that is similar to the building.
- d. *The building owner or occupant shall maintain the yard and landscaping within the adjacent road right-of-way in accordance with Town regulations.*
--This mandate will be followed by Woodruff Flats' property management team.
- e. *When an applicant wishes to offer a fee-in-lieu of landscaping, the applicant must coordinate with the Town Planner and Public Works Director to determine how landscaping for the proposed use will be made available. A statement of the agreed upon plan for a fee-in-lieu of landscaping must be included with the application. Final acceptance of any fee-in-lieu is at the complete discretion of the Council.*
--Should this option need to be employed, the above noted process will be followed.

Architectural Design

The architectural design of the project is highlighted by cohesive variations in exterior materials as well as shifts in the footprint and vertical walls, as outlined in the Hayden Development Code for the CBD zone:

Hayden Development Code, 7.24.190-Commercial and Industrial Architecture

C: CBD: Central Business District Architectural Standards

1. *Setbacks. Buildings shall abut the front property line. Building facades may be recessed if an arcade or similar structure abuts the front setback. Architectural projections including cornices, balconies, canopies and entry features may encroach into public rights-of-way, subject to permits as required by Town Codes.*
--Woodruff Flats is designed around the lot's zero setback zoning. Any distance of between the edge of property line and the building are incorporated to allow landscaping.
2. *Multi-Story, Mixed-Use Structures. Commercial uses shall be contained in multi-story (two to three stories) mixed-use structures with commercial/retail uses on the ground level and above and/or apartment dwellings or offices on the upper levels. Such building shall vary in terms of footprint and architectural elevation.*

--Woodruff Flats is a three story structure, with the ground floor units incorporating spaces that can be used for divided off professional spaces, with signage and covered dedicated entrances. Variations and indentations in the building footprint are provided to create defined entrances and provide breaks in surfaces that correspond to external material transitions.

3. Entries. *Transparent entries and large store-front windows are strongly encouraged. Recessed and other styles of window openings are desired.*

--The project primarily follows this aesthetic, with exception to more private spaces, such as bedrooms and bathrooms.

4. Windows. *Street-level storefront windows are strongly encouraged. Office and residential windows organized in a generally regular pattern are encouraged.*

--This design approach has been employed, as seen on exterior elevations.

5. Awnings/Canopies. *Awnings or canopies, which provide a generally consistent cover along the pedestrian walk, are strongly encouraged. Signage is allowed on awnings. Arcades are desired to maintain a more continuous weather protected walk.*

--Signage, awnings, canopies and second level decks are used to provide covered walkway areas.

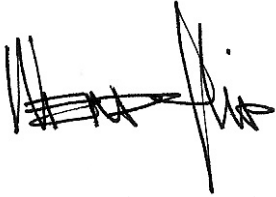
6. Historic Buildings. *Where feasible, historic structures shall be preserved and restored to allow for reuse as businesses.*

--As there are no pre-existing buildings on the site

7. Additional Architectural Standards. *Where applicable, it is recommended that projects in the CBD zone district meet the architectural standards identified below in Section 7.24.180.(d): Commercial District Architectural Standards.*

--This is understood, and will be referred to in applicable situations

Thank you for your time in considering this project, which we respectfully present as a worthy and much needed amenity to the growing Hayden community.



Wendy Lind, architect
Axial Arts Architecture

Woodruff Flats- Major Site Plan Application

To: Town of Hayden Planning & Zoning, 05.25.2022



Response Revisions

This purpose of this document, **Woodruff Flats- Major Site Plan Application-Response Revisions**, is to provide revisions to previous documents submitted on 04.04.2022, identified as ISSUE B- MAJOR SITE PLAN SUBMITTAL. These revisions have been made in response to initial comments received from various Town of Hayden departments, including Planning, Public Works, Police Department, and the Town Manager. These revisions, as outlined below and further shown on the accompanying submittal sheet, A1.0, Site and Landscape Plan, supersede and further detail information submitted on 04.04.2022 ISSUE B- MAJOR SITE PLAN SUBMITTAL.

Items addressed:

1. Snow Management Plan:
 - a. Snow will be plowed and removed to an approved offsite location as needed by a professional service.
 - b. See attached document, EXHIBIT A: WOODRUFF FLATS SNOW REMOVAL PLAN
2. Number of Units and Parking:
 - a. The number of units has been reduced to 14.
 - b. Per the recommendation from the Hayden town planning department, to help resolve parking constraints, two of the third level units have been combined into a single two(2) bedroom unit. Relatedly, the town planning department noted it to be acceptable to provide one parking unit for this two bedroom unit.
 - c. Additional non-exclusive overflow parking can be accommodated in the alley per previous discussions in meetings with the town planning.
 - d. The dumpster/recycling has been accommodated via an agreement to and shared appropriately sized trash and recycling dumpsters at 200 N. Walnut.
 - e. See attached document, A1.0, Site and Landscape Plan
 - f. Though they will not be exclusively used by Woodruff Flats, the eastern frontage of the property along Walnut street will be upgraded to include 6 additional public parking spaces and improved landscape and stop sign placement.
3. Business space:
 - a. From the onset, the ground level units of Woodruff Flats have been specifically designed to accommodate office/retail space, similar to a live/work scenario. This allows tenants in these units to have full living accommodations as well as an office or retail space that can be separated off from the living areas, as has been shown on the floor plan that is part of Sheet A1.0.
 - b. Per discussions in the initial Pre-Application meeting, this approach has proven to be very successful in similar projects, as it provides tenants with cost effective business space with high visibility along Jefferson Ave. This further adds to the desired environment for the CBD district.
 - c. Please see attached document, A1.0, Site and Landscape Plan, which shows the business spaces that have been designed into the ground unit layouts.

Thank you again for your time in considering this project, which we respectfully present as a worthy and much needed amenity to the growing Hayden community.

A handwritten signature in black ink, appearing to read 'Wendy Lind', is written over a horizontal line.

Wendy Lind, architect
Axial Arts Architecture

AXIAL ARTS ARCHITECTURE

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EXHIBIT A: WOODRUFF FLATS SNOW REMOVAL PLAN
SAMPLE SCOPE OF SERVICES

Contractor shall perform the following services:

1. Vehicle Area Snow Plowing & Snow Removal

- a. Contractor will perform snow shoveling and/or plowing services for all vehicle parking areas located on site.
- b. Contractor will also remove any accumulations of snow will to an offsite location.
- c. Contractor shall mobilize when snow accumulation reaches 2" or snow accumulation is imminent in these service areas described above.
- d. Contractor will begin snow and ice removal operations and continue as needed.

2. Pedestrian Area Snow Removal

- a. Contractor will perform snow shoveling and/or plowing services on walkways and footpaths that are not maintained by the Town of Hayden.

3. De-Icing Services

- a. Contractor will apply de-icing materials to service areas and walkways as needed to provide safe pedestrian usage



Town of Hayden

Planning Commission Agenda Item

MEETING DATE: June 9, 2022

AGENDA ITEM TITLE: Consideration to table the public hearing for the Sandhill annexation, subdivision, and rezone applications to June 23, 2022.

AGENDA SECTION: New Business

PRESENTED BY: Tegan Ebbert

CAN THIS ITEM BE RESCHEDULED: Yes but not preferred.

BACKGROUND REVIEW: The initial public notices were circulated with a Planning Commission Public Hearing date of June 9, 2022 however the project timeline has been amended. We are requesting that the public hearing be tabled to a date certain. The preferred new Planning Commission Public Hearing date is June 23, 2022.

RECOMMENDATION: Move to table the Planning Commission public hearing for the Sandhill annexation, subdivision, and rezone applications to June 23, 2022.

MANAGER RECOMMENDATION/COMMENTS: *I concur with the recommendation.*