



City of Aspen
Historic Preservation Commission
130 South Galena Street, 3rd floor
Aspen, CO 81611

September 29, 2021

Re: 1020 East Cooper Project Remand

Dear Historic Preservation Commission and Community Development,

Thank you for your thoughtful comments on August 25, 2021. We have spent the past month redesigning the project to address your remarks about mass and scale related to the third story, and to provide more information on the proposed relocation. The primary goal for this project is to maintain a balance of historic preservation and affordable housing. We have redesigned the project to remove the third story and two parking spaces to accommodate a larger ground floor unit in the detached new building. This results in a significantly smaller project than originally proposed with less height, less floor area, less FTEs, less density, and less onsite parking.

The 1020 Project preserves the landmark, meets the historic preservation design guidelines, and meets or exceeds the requirements of the Land Use Code – below grade space is maximized, housing units are efficient and sized appropriately, trash requirements are met onsite, parking is exceeded onsite, engineering design requirements are met, non-conformities are cured, and extra storage is included - and all of this is accommodated without any Code variations.

The revised project proposes a two story detached building behind the landmark. Density is reduced from 5 units to 4 units. A total of 12 bedrooms in a mix of unit types: one 2-bedroom unit, two 3-bedroom units, and one 4-bedroom unit which has been vetted with APCA staff. Two parking spaces are proposed onsite, where no onsite spaces are required by Code. Alternative transportation measures, such as membership to the City's carshare program and bike share program, are included in the project commitments to discourage car ownership. We continue to provide extra storage and private outdoor space for each unit, and a common outdoor amenity space by the preserved spruce tree.

We appreciate your review of the 1020 East Cooper Project as an appropriate and important balancing of community objectives fully within the Land Use Code. A comparison of the proposed revisions to the August 25, 2021 project is below.



Figure 1: Revised proposal with two story detached building behind landmark.



Figure 2: August 25, 2021 proposal with three story detached building behind landmark.



Figure 3: Revised proposal with two story detached building behind landmark.



Figure 4: August 25, 2021 proposal with three story detached building behind landmark.

Historic Preservation

The 1020 Project preserves a unique landmark that contains two attached 19th century buildings, and adapts the property to multi-family housing which is likely its original use. The Design Guidelines are met in the proposal as demonstrated in Exhibit 1, and the project is contextual to the neighborhood and historic development patterns.

Relocation Two HPC members raised concerns about relocating the historic landmark forward on the property. The landmark is actually two 19th century buildings stitched together. This implies that the buildings are not in their original location – the lack of building materials after the Silver Crash meant a lot of salvaging buildings and materials throughout town which results in some interesting situations like 1020 East Cooper. The lack of integrity related to location and context qualifies this building for relocation without adversely impacting the landmark. The proposed forward relocation pulls the landmark out of the shadows of the neighboring three story non-historic buildings. As noted in Design Guideline Chapter 9 and Chapter 1:

***HPDG Chapter 9 Introduction** It may be acceptable to reposition a structure on its original site if doing so will accommodate other compatible improvements that will assure preservation. For example, if a house straddles two parcels, shifting it to one side may accommodate construction of a new detached structure. Doing so may better protect the scale or the original structure, as opposed to erecting a large addition in close proximity to the landmark.*

***HPDG Chapter 1 Introduction** The defining elements of the site need to be identified, and the placement of the historic resource reviewed for its consistency or deviation from the context of the neighborhood or district.*

The 1020 project aligns with the Design Guidelines – shifting the landmark forward pushes new construction to the rear of the property, facilitates a completely detached building, and preserves the footprint of the existing building. Relocation also brings the landmark into compliance with the east side yard setback requirement. The survey in Figure 5 shows about 2.5' between the siding and the property line, and even less space considering the neighbor's fence encroaches on the 1020 property. This lack of a side yard holds moisture, snow, and debris against the landmark accelerating deterioration of any remaining historic material. Moving the landmark to meet setback allowances will provide adequate space for proper maintenance.

An analysis of existing setback conditions in the block demonstrates the appropriateness of the proposed 6'6" front setback

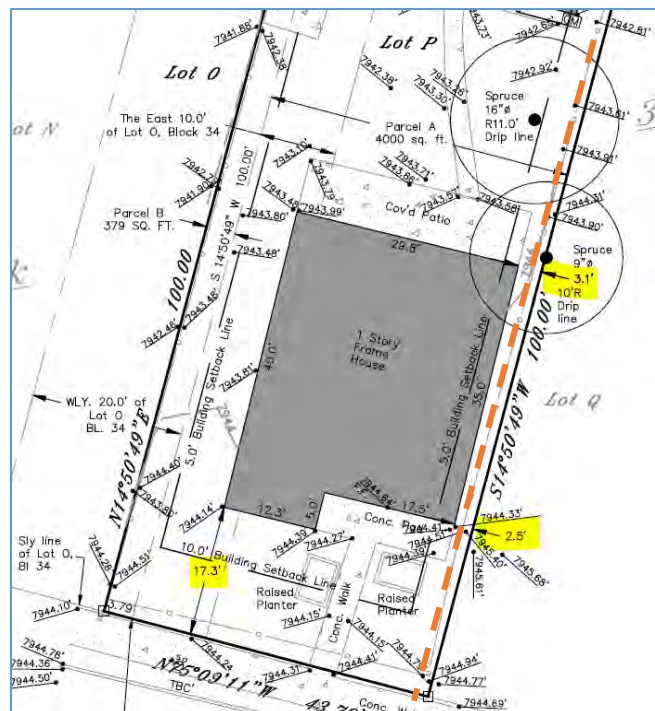


Figure 5: Detail of improvement survey: existing setbacks from property line are highlighted in yellow. A portion of the existing fence is shown in orange.

requested for the landmark, specifically in consideration of the Project not seeking any setback variations compared to other properties that have larger front setbacks, but also have side or rear yard setback variations. There are two other historic landmarks within the block- 1006 East Cooper owned by the Stovers was granted relocation approval in 2012 to shift the home toward Cooper Avenue and construct a large rear addition attached to the landmark; and 1000 East Cooper owned by the McDonalds appears to be in its original location.

Pushing the landmark further back on the site will compromise its visibility and prominence from Cooper Street, and starts to infringe on the required protection zone around the preserved spruce tree. In addition, shifting the entire project toward the alley reduces window sizes and overall livability of the units based on Fire Code requirements for property line protection.

Many community goals are achieved through the proposed building location including:

***2012 AACP Policy IV.1** Affordable housing should be designed for the highest practical energy efficiency and livability; and*

***2012 AACP Policy IV.5** The design of new affordable housing should optimize density while demonstrating compatibility with the massing, scale and character of the neighborhood.*

***HPDG Chapter 1 Site Planning & Landscape Design** HPC's intent is that any project acknowledges the history of the surrounding area and uses the strongest and most common features as a framework for proposed development.*

***HPDG 1.1** All projects shall respect the historic development pattern or context of the block, neighborhood or district.*

***HPDG Chapter 9 Excavation, Building Relocation & Foundations** It may be acceptable to reposition a structure on its original site if doing so will accommodate other compatible improvements that will assure preservation.*

***HPDG 9.3** Site a relocated structure in a position similar to its historic orientation.*

Mass and Scale HPC members cited Design Guidelines 11.3 and 11.4 as reasons to continue the public hearing on August 25, 2021, and the 1020 team has responded by reducing height, mass, scale and density of the detached new building.

***HPDG 11.3** Construct a new building to appear similar in scale and proportion with the historic buildings on a parcel.*

***HPDG 11.4** Design a front elevation to be similar in scale to the historic building.*

The 1020 Project has been revised to reduce the proposed height by 7 feet and to remove the third floor and 2-bedroom housing unit.¹ The proposed detached new building is now shorter

¹ Please note: The grade slopes down toward the alley which makes the actual height measurement of the detached building taller than actually perceived from Cooper Avenue because height is measured from

than the 2019 HPC approved single family home (which also approved relocation of the landmark).

The proposed two story building is similar in scale and proportion to the landmark. The roof form is simplified in the redesign and the footprint of the detached building is similar to the L-shape of the landmark. Materials are primarily vertical siding with simple details to provide interest and to break up the perceived mass. Fenestration is modern to maximize natural light and to differentiate between historic and new construction.



Figure 6: Rendering showing relationship of landmark to new building on west elevation. This would be the view from the adjacent condominium building. Please note: Riverside Condos is not shown to the east because we cannot access the correct camera angle to add building context while staying within the boundary of the 1020 property.

As noted in the Historic Preservation Design Guidelines Chapter 11 Introduction, shifting floor area to detached new construction is preferred when balancing a historic preservation project.

***HPDG Chapter 11 Introduction** A new building must be compatible in mass and scale with its historic neighbor and not overwhelm it. At the same time, minimizing any addition to the historic resource and shifting square footage to the new structure is generally desired.*

This Project is consistent with existing, past, and future neighborhood development (HPDG Chapter 1 Introduction) – it is located between three story buildings to the east and west of the 1020 property. Based on the City’s strict multi-family replacement Land Use Code requirements, it can be reasonably assumed that the existing multi-family buildings in the vicinity will not be redeveloped and reduced in size or height. The new building at the rear of the 1020 property successfully completes the streetscape in this high density residential neighborhood, meets community goals to optimize density for affordable housing projects, and preserves a one story historic cabin at the front of the property.

grade. The attached renderings are a better representation of the final product than solely looking at elevations.

Table 1: RMF Zone District Comparison

RMF Zone District	Dimensional Requirement	January 13, 2021	February 17, 2021 & August 25, 2021	November 10, 2021
Lot Size	No lot size minimum for historic properties	4,379 sf	No change to lot size.	No change to lot size
Floor Area	1:25:1 and 5,474sf	0.97:1 and 4,049 sf	0.89:1 and 3,899 sf	078: 1 and 3,413.89 sf
Density Allowances	No limit	5 units	5 units	4 units
Max. height	32 ft	31 ft 8.25 in	South: 27 ft 6in North: 26 ft 8.5 in East: 29 ft 8.5 in West: 29 ft 1.5 in	South: 20 ft 6 in North: 20 ft 8.5 in East: 23 ft 8.5 in West:23 ft 4 in
Front Setback	5 ft	5 ft	6 ft 6in	6 ft 6in
Side Setbacks	5 ft	5 ft	5 ft	5 ft
Rear Setback	5 ft	5 ft	5 ft	5 ft
Parking	0 onsite spaces required. Mitigation for 4 spaces required.	4 onsite spaces provided, cash in lieu payment for 1 space	4 onsite spaces provided, cash in lieu payment for 1 space	2 onsite spaces provided, cash in lieu payment for 2 spaces
Min Trash and Recycle Area size	120 sf	124.72 sf	124.72 sf	124.72 sf

RMF Zone District

The Project is fully compliant with the Residential Multi-family Zone District and is well below the allowable floor area as demonstrated in Table 1. The RMF allowances demonstrate by-right development and create parameters for the application of the Historic Preservation Design Guidelines which work to shape the appearance of the project. Calculations and floor plans were reviewed with the City Zoning Officer and Building Department for Code compliance.

Affordable Housing

The Land Use Code authorizes HPC to conduct all Land Use reviews associated with the 1020 Project – similar to HPC’s review authority for 611 West Main Street and 210 West Main Street. As with 611 and 210, this Project is a voluntary 100% affordable housing project that requests affordable housing credits in exchange for creating voluntary deed restricting units. Four housing units are proposed – one 2-bedroom unit, two 3-bedroom units, and one 4-bedroom unit. A breakdown of the unit sizes and locations is provided in Table 2. A total of 11.75 full time equivalents (FTEs) are

generated by the 1020 Project, which is a reduction of 1 FTE from the previous proposal. The units are proposed to be rentals that are sold to Pitkin County employers to rent to APCA qualified employees. According to the Land Use Code and APCA Standards, category designation will be finalized at the time of deed restriction by the owner but will be at Category 4 or less.

Table 2: Affordable Housing Unit Breakdown

Unit	Beds	Basement Net Livable Area (sf)	Ground Level Net Livable Area (sf)	Second Level Net Livable Area (sf)	Third Level Net Livable Area (sf)	Total Size (sf) Excluding exterior storage	Total Size (sf) Including exterior storage	Size range(sf)	Private Deck	Stacked Unit
landmark 101	2	462.52	450.47	104.27*	x	912.99	1,017.26	900 -720	y	y
landmark 102	3	482.85	477.60	182.9	x	1,143.34	1,171.29	1,200-960	y	y
103	4	653.2	657.61	x	x	1,310.81	1,344.83	1,450 - 1,160	y	y
201	3	X	x	990.91	X	990.91	1,011.91	1,200-960	y	n
301 removed	3	*	*	*	786.7	786.7		900-720	y	n
TOTAL Net Livable Area (sf)						4,358.05	4,545.29			

*Unit 101 has a storage loft accessed interior to the unit.

The Land Use Code discourages subgrade affordable housing units by requiring that at least 50% of net livable area is located above grade. The 1020 Project has maximized below grade living space within the 50% threshold. We have designed the three stacked units to comply with this Code requirement.

Unit 102 has been revised to have a full bathroom on the main level for easy access to the second floor bedroom.

The 1020 Project meets adopted community policies and proposes an appropriate balance of affordable housing and historic preservation. The proposal is well below the maximum floor area, below maximum height, and is a story shorter than adjacent multi-family buildings in the neighborhood.

2012 AACP Housing Policy IV.1 Affordable housing should be designed for the highest practical energy efficiency and livability.

2012 AACP Housing Policy IV.5 The design of new affordable housing should optimize density while demonstrating compatibility with the massing, scale and character of the neighborhood.

2012 AACP Housing Policy IV.6 Residents of affordable housing and free market housing in the same neighborhood should be treated fairly, equally, and consistently, with regard to any restrictions or conditions on development such as parking, pet ownership, etc.

IV.6.a During the review of any new affordable housing development, the prohibitions, constraints, and permissions generally found in the neighborhood, such as those regarding parking and pets, should be consistently applied to the proposal. New affordable housing development must not be the subject of discrimination.

2012 AACP Housing Policy II.1 The housing inventory should bolster our socioeconomic diversity.

The proposed units are thoughtfully designed with large windows, well planned interiors, and private outdoor areas. Creative storage solutions are found throughout the 1020 project. Communal bike storage and ski/snowboard storage is proposed on the non-historic building. Each unit has private assigned storage and ample closets. Hanging storage, that can fit a kayak or storage bins, is proposed above the parking spaces in the carport. All of these creative storage solutions provide organized landing zones that help reduce visible clutter.

As noted during the February 17, 2021 HPC hearing, the applicant voluntarily agrees to restrict occupancy to one unrelated adult per bedroom. The applicant intends to prohibit smoking on the property through the condominium declarations for the property; however, in accordance with AACP Policy IV.6 and IV.6.a above, any restrictions at 1020 such as smoking or pets fall to ownership to control.

Parking

The current single family residence does not have any onsite parking. The 1020 Project is required to mitigate for four parking spaces – one “space” per unit. Mitigation can be 100% cash in lieu with no onsite parking spaces, or a mix of onsite and cash in lieu. The project is parked 50% onsite with the remaining 2 spaces via cash in lieu.

The 1020 Project is conveniently located a few blocks from downtown, bus stops, and trails and meets the following goals of the 2012 Aspen Area Community Plan that encourages transportation alternatives.

2012 AACP Transportation Policy V.1 Develop a strategic parking plan that manages the supply of parking and reduces the adverse impacts of the automobile.

2012 AACP Transportation Policy III.1 Reduce vehicular trips that are generated by employment, special events, construction activity, schools, recreation, the service industry, local residents and other activities.

Carshare memberships will be offered to each unit for their first year to discourage car ownership, in addition to Wecycle memberships, and onsite bike racks. A welcome packet detailing alternative forms of transportation, bike and walking trail maps, and bus schedules will be provided to tenants. All of these measures, detailed in Exhibit 5, discourage car ownership, reduce vehicular trips, and encourage Aspen’s robust alternative transportation options.

Residential Design Standards

Residential Design Standards (RDS) are required for multi-family residential projects that are not listed on the Historic Inventory. The new building is subject to RDS and meets all requirements as demonstrated in Exhibit 6.

Tree

The large spruce tree located within the property boundaries between the rear of the house and the non-historic sheds has been previously approved for removal by the Parks Department. The spruce tree that straddles the east property line is not proposed for removal and mitigation unless consent is received from the Riverside Condominiums because it sits on the shared property line with roots extending to both properties. A 10' radius drip line was a determined



Figure 7: Rendering of outdoor space beside preserved tree.

requirement by the City Forester on July 14, 2020 and is accommodated in the application. The tree protection area restricts development along the east property line, but also creates an opportunity for an outdoor amenity space and a natural buffer behind the landmark.

Thank you for the opportunity to present this important project that balances many community goals including affordable housing and historic preservation. Together, as a community, we can address the lack of housing with thoughtful projects throughout town. As stated in the 2012 Aspen Area Community Plan *"the creation of affordable housing is the responsibility of our entire community, not just government."* Preserving a historic resource as part of an affordable housing plan is a welcome challenge that results in an authentic project with genuine character, adaptive reuse of a historic asset, and lights on vitality.

Sincerely,

Sara Adams, AICP
BendonAdams LLC

Exhibits

- 1 – *Historic Preservation Reviews revised*
 - 1.a *Conceptual HP Design Review*
 - 1.b *Demolition of Non-Historic Sheds*
 - 1.c *Relocation*
- 2 – Relocation Letter [no change]
- 3 – *Growth Management and Establishment of Housing Credits revised*
- 4 – *Parking and Transportation revised*
- 5 – *Transportation Impact Analysis revised*
- 6 – Residential Design Standards for non-historic new building [no change]
- 7 - Pre-application summary [no change]
- 8 - *Land Use Application revised dimensional requirements form*
- 9 – Proof of Ownership [no change]
- 10 – Letter regarding lot size [no change]
- 11- Authorization to Represent [no change]
- 12- Agreement to Pay [no change]
- 13 - Vicinity Map [no change]
- 14 – Mailing List [no change]
- 15 – HOA letter [no change]
- 16 – Survey and Drainage letter [no change]
- 17 – *Streetscape revised*
- 18- Response to Development Review Committee comments from 2020 [no change]
- 19- *Drawing set revised*
- 20 – *Renderings revised*

Exhibit 1 Historic Preservation Reviews

26.415.070. Development involving designated historic property or property within a historic district.

No building, structure or landscape shall be erected, constructed, enlarged, altered, repaired, relocated or improved involving a designated historic property or a property located within a Historic District until plans or sufficient information have been submitted to the Community Development Director and approved in accordance with the procedures established for their review. An application for a building permit cannot be submitted without a development order.

- b) The procedures for the review of conceptual development plans for major development projects are as follows:
- (1) The Community Development Director shall review the application materials submitted for conceptual or final development plan approval. If they are determined to be complete, the applicant will be notified in writing of this and a public hearing before the HPC shall be scheduled. Notice of the hearing shall be provided pursuant to Section 26.304.060.E.3 Paragraphs a, b and c.
 - (2) Staff shall review the submittal material and prepare a report that analyzes the project's conformance with the design guidelines and other applicable Land Use Code sections. This report will be transmitted to the HPC with relevant information on the proposed project and a recommendation to continue, approve, disapprove or approve with conditions and the reasons for the recommendation. The HPC will review the application, the staff analysis report and the evidence presented at the hearing to determine the project's conformance with the City Historic Preservation Design Guidelines.

Response: Applicable Design Guidelines are addressed below:

Streetscape

1.1 All projects shall respect the historic development pattern or context of the block, neighborhood or district.

- Building footprint and location should reinforce the traditional patterns of the neighborhood.
- Allow for some porosity on a site. In a residential project, setback to setback development is typically uncharacteristic of the historic context. Do not design a project which leaves no useful open space visible from the street.

Response – The historic and existing development pattern of the neighborhood are similarly dense with a range of front setbacks and open space on each property. Buildings face the street with small front yards if any. A comparison of the 1896 Willits Map to the existing conditions and the proposed project is below.



Figure 1: 1896 Willits Map



Figure 2: Bird's Eye View of proposed project with existing context.

Standard 1.1 references historic building placement and existing neighborhood development patterns to ensure that a historic project fits into the context of the neighborhood. 1020 is mid-block between a generous front setback to the west and a 0' front setback to the east. Many community goals are achieved through the proposed building location including:

2012 AACP Policy IV.1 Affordable housing should be designed for the highest practical energy efficiency and livability; and

2012 AACP Policy IV.5 The design of new affordable housing should optimize density while demonstrating compatibility with the massing, scale and character of the neighborhood.

HPDG Chapter 1 Site Planning & Landscape Design HPC's intent is that any project acknowledges the history of the surrounding area and uses the strongest and most common features as a framework for proposed development.

HPDG Chapter 9 Excavation, Building Relocation & Foundations It may be acceptable to reposition a structure on its original site if doing so will accommodate other compatible improvements that will assure preservation.

The proposed project reinforces the traditional street grid with both buildings perpendicular to Cooper Street. Open space is provided between the two buildings and surrounding both buildings. Visible open space surrounds the historic building, and an existing spruce tree will be visible directly behind the landmark. The front setback is measured from the frontmost wall of the structure to the front property line.

1020 East Cooper has a typical cross gable footprint that incorporates an open front porch which provides more open space than the front yard setback measurement implies. The placement of the historic building exceeds the 5' minimum front yard setback required in the RMF zone district – 6' 6" is proposed, measured to the frontmost gable end and 10' 6" feet is proposed, measured to the front door.

The proposed 6'6" front setback still accommodates a 5' rear yard setback and 10' setback between buildings. One of the most important historic preservation goals - to preserve the footprint of the landmark without a large addition - is achieved in this proposal. Furthermore, maintaining a 5' rear yard setback for the new detached building meets Fire Code requirements for property line protection and allows large openings for the housing units along the north elevation that would not otherwise be allowed if the structure were shifted closer to the rear property.

1.2 Preserve the system and character of historic streets, alleys, and ditches.

When HPC input is requested, the following bullet points may be applicable.

- Retain and preserve the variety and character found in historic alleys, including retaining historic ancillary buildings or constructing new ones.
- Retain and preserve the simple character of historic ditches. Do not plant flowers or add landscape.
- Abandoning or re-routing a street in a historic area is generally discouraged.
- Consider the value of unpaved alleys in residential areas.
- Opening a platted right of way which was abandoned or never graded may be encouraged on a case by case basis.

Response – Two non-historic sheds sit in the alley and are proposed to be demolished. Removal of these structures from the alley greatly improves access. Other than removal of the sheds, no changes are proposed in the right of way unless required by Engineering and Parks Departments. Sidewalk, curb and gutter replacements are proposed in the civil drawing set and have been reviewed by applicable City departments. Street trees are under Parks Department purview.

1.3 Remove driveways or parking areas accessed directly from the street if they were not part of the original development of the site.

- Do not introduce new curb cuts on streets.
- Non-historic driveways accessed from the street should be removed if they can be relocated to the alley.

Response – There is currently no driveway access or onsite parking at 1020.

1.4 Design a new driveway or improve an existing driveway in a manner that minimizes its visual impact.

- If an alley exists at the site, the new driveway must be located off it.
- Tracks, gravel, light grey concrete with minimal seams, or similar materials are appropriate for driveways on Aspen Victorian properties.

Response – All vehicular access is proposed off the alley. The non-historic sheds that sit partially in the alleyway are proposed to be demolished which will allow vehicular access off the alleyway, onsite parking at 1020, and will facilitate better circulation throughout the alleyway.

1.5 Maintain the historic hierarchy of spaces.

- Reflect the established progression of public to private spaces from the public sidewalk to a semi-public walkway, to a semi private entry feature, to private spaces.

Response – A simple straight walkway is proposed from the sidewalk to the front porch of the historic buildings. A low fence is contemplated across the front of the property for further design and discussion during Final Review. Access to the rear building is proposed from the alley or via Cooper Avenue. The transition from public to private is achieved through the direct walkway from the street to the front yard, and then to the semi-private front porch. The hierarchy of space proposed in the 1020 project reflects the traditional circulation patterns found on most Aspen Victorian properties.

1.6 Provide a simple walkway running perpendicular from the street to the front entry on residential projects.

- Meandering walkways are not allowed, except where it is needed to avoid a tree or is typical of the period of significance.
- Use paving materials that are similar to those used historically for the building style and install them in the manner that they would have been used historically. For example on an Aspen Victorian landmark set flagstone pavers in sand, rather than in concrete. Light grey concrete, brick or red sandstone are appropriate private walkway materials for most landmarks.
- The width of a new entry sidewalk should generally be three feet or less for residential properties. A wider sidewalk may be appropriate for an AspenModern property.

Response – A simple walkway perpendicular from the street to the front porch is proposed off the sidewalk.

1.7 Provide positive open space within a project site.

- Ensure that open space on site is meaningful and consolidated into a few large spaces rather than many small unusable areas.
- Open space should be designed to support and complement the historic building.



Figure 3: Conceptual landscape plan.

Response – Open space is preserved around the historic building in compliance with the required setbacks in the RMF zone district. The front yard has been increased by a foot. Communal open space is provided between the buildings and beneath the preserved spruce tree in the east yard.

Open space does not only mean landscaping or lawn – the intent of this standard is to design areas that do not contain building mass. The 1020 affordable housing project strives to balance housing needs and historic preservation, and proposes to achieve these goals by incorporating deck and porches that support and complement the historic building (AACP Policy IV.5 below). These private spaces also improve livability for residents (AACP Policy IV.1 below).

2012 AACP Policy IV.1 Affordable housing should be designed for the highest practical energy efficiency and livability; and

2012 AACP Policy IV.5 The design of new affordable housing should optimize density while demonstrating compatibility with the massing, scale and character of the neighborhood.

1.8 Consider stormwater quality needs early in the design process.

- When included in the initial planning for a project, stormwater quality facilities can be better integrated into the proposal. All landscape plans presented for HPC review must include at least a preliminary representation of the stormwater design. A more detailed design must be reviewed and approved by Planning and Engineering prior to building permit submittal.
- Site designs and stormwater management should provide positive drainage away from the historic landmark, preserve the use of natural drainage and treatment systems of the site, reduce the generation of additional stormwater runoff, and increase infiltration into the ground. Stormwater facilities and conveyances located in front of a landmark should have minimal visual impact when viewed from the public right of way.
- Refer to City Engineering for additional guidance and requirements.

Response – Storm water design is considered as part of the design and a preliminary plan was included in the drawing set submitted for the January 13, 2021 hearing. A dry well is located beneath the parking spaces. Sopris Engineering is currently working on a revised stormwater design to include in the final design application, after the footprint of the project is granted Conceptual approval.

1.9 Landscape development on AspenModern landmarks shall be addressed on a case by case basis.

Response – n/a.

1.10 Built-in furnishings, such as water features, fire pits, grills, and hot tubs, that could interfere with or block views of historic structures are inappropriate.

- Site furnishings that are added to the historic property should not be intrusive or degrade the integrity of the neighborhood patterns, site, or existing historic landscape.
- Consolidating and screening these elements is preferred.

Response – A grill is potentially proposed between the two buildings. This location does not impact the historic building.

1.11 Preserve and maintain historically significant landscaping on site, particularly landmark trees and shrubs.

- Retaining historic planting beds and landscape features is encouraged.
- Protect historically significant vegetation during construction to avoid damage. Removal of damaged, aged, or diseased trees must be approved by the Parks Department.
- If a significant tree must be removed, replace it with the same or similar species in coordination with the Parks Department.
- The removal of non-historic planting schemes is encouraged.
- Consider restoring the original landscape if information is available, including original plant materials.

Response – The spruce tree in the east side yard is proposed to remain based on neighbor comments. The spruce tree is not a historically significant landmark tree but is protected in the proposed project.

1.12 Provide an appropriate context for historic structures. See diagram.

- Simplicity and restraint are required. Do not overplant a site, or install a landscape which is overtextured or overly complex in relationship to the historic resource, particularly in Zone A. In Zone A, new planting shall be species that were used historically or species of similar attributes.
- In areas immediately adjacent to the landmark, Zone A and Zone B, plants up 42" in height, sod, and low shrubs are often appropriate.
- Contemporary planting, walls and other features are not appropriate in Zone A. A more contemporary landscape may surround new development or be located in the rear of the property, in Zone C.
- Do not cover areas which were historically unpaved with hard surfaces, except for a limited patio where appropriate.
- Where residential structures are being adapted to commercial use, proposals to alter the landscape will be considered on a case-by-case basis. The residential nature of the building must be honored.
- In the case of a historic landmark lot split, careful consideration should be given so as not to over plant either property, or remove all evidence of the landscape characteristics from before the property was divided.
- Contemporary landscapes that highlight an AspenModern architectural style are encouraged.

Response – Simple landscaping is proposed around the historic structure and will be more developed for Final Review. The landscape plan for Final Review will focus on low maintenance planting that are simple and short.

1.13 Additions of plant material to the landscape that could interfere with or block views of historic structures are inappropriate.

- Low plantings and ground covers are preferred.
- Do not place trees, shrubs, or hedgerows in locations that will obscure, damage, or block significant architectural features or views to the building. Hedgerows are not allowed as fences.

- Consider mature canopy size when planting new trees adjacent to historic resources. Planting trees too close to a landmark may result in building deteriorate or blocked views and is inappropriate.
- Climbing vines can damage historic structures and are not allowed.

Response – Sod and low plants are contemplated around the landmark to not obscure historic characteristics and to avoid accelerating deterioration of the restored building.

1.14 Minimize the visual impacts of landscape lighting.

- Landscape and pathway lighting is not permitted in Zone A (refer to diagram) on Aspen Victorian properties unless an exception is approved by HPC based on safety considerations.
- Landscape, driveway, and pathway lighting on AspenModern properties is addressed on a case-by-case basis.
- Landscape light fixtures should be carefully selected so that they are compatible with the building, yet recognizable as a product of their own time.
- Driveway lighting is not permitted on Aspen Victorian properties.
- Landscape uplighting is not allowed.

Response – Landscape lighting is not proposed at this time.

1.15 Preserve original fences.

- Fences which are considered part of the historic significance of a site should not be moved, removed, or inappropriately altered.
- Replace only those portions of a historic fence that are deteriorated beyond repair.
- Replacement elements must match the existing.

Response – The existing fence is not original and is proposed to be removed.

1.16 When possible, replicate a missing historic fence based on photographic evidence.

Response – n/a.

1.17 No fence in the front yard is often the most appropriate solution.

- Reserve fences for back yards and behind street facing façades, as the best way to preserve the character of a property.

Response – A low picket fence is contemplated in the front yard to define the property and to frame the historic building. The Final Design application will include any proposed fence as part of the landscape plan.

1.18 When building an entirely new fence, use materials that are appropriate to the building type and style.

- The new fence should use materials that were used on similar properties during the period of significance.
- A wood fence is the appropriate solution in most locations.

- Ornate fences, including wrought iron, may create a false history are not appropriate for Aspen Victorian landmarks unless there is evidence that a decorative fence historically existed on the site.
- A modest wire fence was common locally in the early 1900s and is appropriate for Aspen Victorian properties. This fence type has many desirable characteristics including transparency, a low height, and a simple design. When this material is used, posts should be simply detailed and not oversized.

Response – Side yard fencing is not proposed at this time.

1.19 A new fence should have a transparent quality, allowing views into the yard from the street.

- A fence that defines a front yard must be low in height and transparent in nature.
- For a picket fence, spacing between the pickets must be a minimum of 1/2 the width of the picket.
- For Post-WWII properties where a more solid type of fence may be historically appropriate, proposals will be reviewed on a case-by-case basis.
- Fence columns or piers should be proportional to the fence segment.

Response – The low wood picket fence along the front of the property meets these requirements and is transparent as defined above.

1.20 Any fence taller than 42" should be designed so that it avoids blocking public views of important features of a designated building.

- A privacy fence should incorporate transparent elements to minimize the possible visual impacts. Consider staggering the fence boards on either side of the fence rail. This will give the appearance of a solid plank fence when seen head on. Also consider using lattice, or other transparent detailing on the upper portions of the fence.
- A privacy fence should allow the building corners and any important architectural features that are visible from the street to continue to be viewed.
- All hedgerows (trees, shrub bushes, etc.) are prohibited in Zones A and B.

Response – The fence along the front of the property is less than 42" in height.

1.21 Preserve original retaining walls

- Replace only those portions that are deteriorated beyond repair. Any replacement materials should match the original in color, texture, size and finish.
- Painting or covering a historic masonry retaining wall or covering is not allowed.
- Increasing the height of a retaining wall is inappropriate.

Response – n/a.

1.22 When a new retaining wall is necessary, its height and visibility should be minimized.

- All wall materials, including veneer and mortar, will be reviewed on a case by case basis and should be compatible with the palette used on the historic structure.

Response – n/a.

1.23 Re-grading the site in a manner that changes historic grade is generally not allowed and will be reviewed on a case by case basis.

Response – Minor grading of the site is proposed to ensure proper drainage away from the buildings. Significant regrading is not proposed.

1.24 Preserve historically significant landscapes with few or no alterations.

- An analysis of the historic landscape and an assessment of the current condition of the landscape should be done before the beginning of any project.
- The key features of the historic landscape and its overall design intent must be preserved.

Response – n/a. This property does not have a recognized historically significant landscape.

1.25 New development on these sites should respect the historic design of the landscape and its built features.

- Do not add features that damage the integrity of the historic landscape.
- Maintain the existing pattern of setbacks and siting of structures.
- Maintain the historic relationship of the built landscape to natural features on the site.
- All additions to these landscapes must be clearly identifiable as recent work.
- New artwork must be subordinate to the designed landscape in terms of placement, height, material, and overall appearance. Place new art away from significant landscape features.
- Avoid installing utility trenches in cultural landscapes if possible.

Response – n/a. This property does not have a recognized historically significant landscape.

1.26 Preserve the historic circulation system.

- Minimize the impact of new vehicular circulation.
- Minimize the visual impact of new parking.
- Maintain the separation of pedestrian and vehicle which occurred historically.

Response – The traditional circulation system is restored in the proposal - access is located off the alley and pedestrian access occurs from Cooper Avenue to the front of the historic landmark.

1.27 Preserve and maintain significant landscaping on site.

- Protect established vegetation during any construction.
- If any tree or shrub needs to be removed, replace it with the same or similar species.
- New planting should be of a species used historically or a similar species.
- Maintain and preserve any gardens and/or ornamental planting on the site.
- Maintain and preserve any historic landscape elements.

Response – While not a significant landmark tree, the preserved spruce tree in the east yard will be protected during construction in accordance with the City of Aspen Parks Department regulations.

Restoration

Materials

2.1 Preserve original building materials.

- Do not remove siding that is in good condition or that can be repaired in place.
- Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
- Avoid rebuilding a major portion of an exterior wall that could be repaired in place. Reconstruction may result in a building which no longer retains its historic integrity.
- Original AspenModern materials may be replaced in kind if it has been determined that the weathering detracts from the original design intent or philosophy.

2.2 The finish of materials should be as it would have existed historically.

- Masonry naturally has a water-protective layer to protect it from the elements. Brick or stone that was not historically painted shall not be painted.
- If masonry that was not painted historically was given a coat of paint at some more recent time, consider removing it, using appropriate methods.
- Wood should be painted, stained or natural, as appropriate to the style and history of the building.

2.3 Match the original material in composition, scale and finish when replacing materials on primary surfaces.

- If the original material is wood clapboard for example, then the replacement material must be wood as well. It should match the original in size, and the amount of exposed lap and finish.
- Replace only the amount required. If a few boards are damaged beyond repair, then only those should be replaced, not the entire wall. For AspenModern buildings, sometimes the replacement of a larger area is required to preserve the integrity of the design intent.

2.4 Do not use synthetic materials as replacements for original building materials.

- Original building materials such as wood siding and brick should not be replaced with synthetic materials.

2.5 Covering original building materials with new materials is inappropriate.

- Regardless of their character, new materials obscure the original, historically significant material.
- Any material that covers historic materials may also trap moisture between the two layers. This will cause accelerated deterioration to the historic material which may go unnoticed.

2.6 Remove layers that cover the original material.

- Once the non-historic siding is removed, repair the original, underlying material.

Response – Existing conditions beneath the vinyl siding do not show historic siding. Historic siding is found in the interior of the building where the two historic buildings were stitched together. This siding will be used to dimension new siding for the exterior of the historic building for discussion during Final Review.

Windows

3.1 Preserve the functional and decorative features of a historic window.

- Features important to the character of a window include its frame, sash, muntins/mullions, sills, heads, jambs, moldings, operations, and groupings of windows.
- Repair frames and sashes rather than replacing them.
- Preserve the original glass. If original Victorian era glass is broken, consider using restoration glass for the repair.

3.2 Preserve the position, number, and arrangement of historic windows in a building wall.

- Enclosing a historic window is inappropriate.
- Do not change the size of an original window opening.

3.3 Match a replacement window to the original in its design.

- If the original is double-hung, then the replacement window must also be double-hung. If the sash have divided lights, match that characteristic as well.

3.4 When replacing an original window, use materials that are the same as the original.

3.5 Preserve the size and proportion of a historic window opening.

- Changing the window opening is not permitted.
- Consider restoring an original window opening that was enclosed in the past.

3.6 Match, as closely as possible, the profile of the sash and its components to that of the original window.

- A historic window often has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall.
- The historic profile on AspenModern properties is typically minimal.

3.7 Adding new openings on a historic structure is generally not allowed.

- Greater flexibility in installing new windows may be considered on rear or secondary walls.
- New windows should be similar in scale to the historic openings on the building, but should in some way be distinguishable as new, through the use of somewhat different detailing, etc.
- Preserve the historic ratio of window openings to solid wall on a façade.

- Significantly increasing the amount of glass on a character defining façade will negatively affect the integrity of a structure.

3.8 Use a storm window to enhance energy conservation rather than replace a historic window.

- Install a storm window on the interior, when feasible. This will allow the character of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the sash design and material of the original window. It should fit tightly within the window opening without the need for sub-frames or panning around the perimeter. A storm window should not include muntins unless necessary for structure. Any muntin should be placed to match horizontal or vertical divisions of the historic window.

Response – No original or historic windows exist. Traditional double hung windows are proposed in the historic building. Framing within the historic building does not clearly demonstrate original openings, but provides some insight that informs the proposed window locations. A small window is proposed in the east elevation gable end of the landmark to provide egress from the second floor bedroom in the rear housing unit. The window is located in the non-historic over-framed rear of the landmark.

Doors

4.1 Preserve historically significant doors.

- Maintain features important to the character of a historic doorway. These include the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
- Do not change the position and function of original front doors and primary entrances.
- If a secondary entrance must be sealed shut, any work that is done must be reversible so that the door can be used at a later time, if necessary. Also, keep the door in place, in its historic position.
- Previously enclosed original doors should be reopened when possible.

4.2 Maintain the original size of a door and its opening.

- Altering its size and shape is inappropriate. It should not be widened or raised in height.

4.3 When a historic door or screen door is damaged, repair it and maintain its general historic appearance.

4.4 When replacing a door or screen door, use a design that has an appearance similar to the original door or a door associated with the style of the building.

- A replica of the original, if evidence exists, is the preferred replacement.
- A historic door or screen door from a similar building also may be considered.
- Simple paneled doors were typical for Aspen Victorian properties.
- Very ornate doors, including stained or leaded glass, are discouraged, unless photographic evidence can support their use.

4.5 Adding new doors on a historic building is generally not allowed.

- Place new doors in any proposed addition rather than altering the historic resource.
- Greater flexibility in installing a door in a new location may be considered on rear or secondary walls.
- A new door in a new location should be similar in scale and style to historic openings on the building and should be a product of its own time.
- Preserve the historic ratio of openings to solid wall on a façade. Significantly increasing the openings on a character defining façade negatively affects the integrity of a structure.

4.6 If energy conservation and heat loss are concerns, use a storm door instead of replacing a historic entry door.

- Match the material, frame design, character, and color of the primary door.
- Simple features that do not detract from the historic entry door are appropriate for a new storm door.
- New screen doors should be in character with the primary door.

4.7 Preserve historic hardware.

- When new hardware is needed, it must be in scale with the door and appropriate to the style of the building.
- On Aspen Victorian properties, conceal any modern elements such as entry key pads.

Response – There are no historic doors on this property. A simple front door is proposed facing Cooper Avenue. A new door is proposed on the west elevation of the landmark, in the non-historic rear addition, to access the rear housing unit. Both exterior doors on the landmark will match and be simple in style.

Porch

5.1 Preserve an original porch or balcony.

- Replace missing posts and railings when necessary. Match the original proportions, material and spacing of balusters.
- Expanding the size of a historic porch or balcony is inappropriate.

5.2 Avoid removing or covering historic materials and details.

- Removing an original balustrade, for example, is inappropriate.

5.3 Enclosing a porch or balcony is not appropriate.

- Reopening an enclosed porch or balcony is appropriate.

5.4 If reconstruction is necessary, match the original in form, character and detail.

- Match original materials.

- When reconstructing an original porch or balcony without historic photographs, use dimensions and characteristics found on comparable buildings. Keep style and form simple with minimal, if any, decorative elements.

5.5 If new steps are to be added, construct them out of the same primary materials used on the original, and design them to be in scale with the porch or balcony

- Steps should be located in the original location.
- Step width should relate to the scale of entry doors, spacing between posts, depth of deck, etc.
- Brick, red sandstone, grey concrete, or wood are appropriate materials for steps.

5.6 Avoid adding handrails or guardrails where they did not exist historically, particularly where visible from the street.

- If handrails or guardrails are needed according to building code, keep their design simple in character and different from the historic detailing on the porch or balcony.

Response – A simple traditional open front porch with one step is proposed facing Cooper Avenue. Framing within the historic building is unclear as to whether the front entry was an open porch or enclosed. An open porch is proposed at this time since it was a traditional characteristic of 19th century miner's cabins, and an open porch aligns with the 1896 Willits map L shaped footprint.

A side porch is proposed along the west elevation in the non-historic portion of the landmark to provide a private covered entry to the rear housing unit.

Architectural Details

6.1 Preserve significant architectural features.

- Repair only those features that are deteriorated.
- Patch, piece-in, splice, or consolidate to repair the existing materials, using recognized preservation methods whenever possible.
- On AspenModern properties, repair is preferred, however, it may be more important to preserve the integrity of the original design intent, such as crisp edges, rather than to retain heavily deteriorated material.

6.2 When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original material.

- Document its location so it may be repositioned accurately. Always devise methods of replacing the disassembled material in its original configuration.

6.3 Remove only the portion of the detail that is deteriorated and must be replaced.

- Match the original in composition, scale, and finish when replacing materials or features.
- If the original detail was made of wood, for example, then the replacement material should be wood, when feasible. It should match the original in size and finish.

6.4 Repair or replacement of missing or deteriorated features are required to be based on original designs.

- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.
- When reconstruction of an element is impossible because there is no historical evidence, develop a compatible new design that is a simplified interpretation of the original, and maintains similar scale, proportion and material.

6.5 Do not guess at "historic" designs for replacement parts.

- Where scars on the exterior suggest that architectural features existed, but there is no other physical or photographic evidence, then new features may be designed that are similar in character to related buildings.
- Using ornate materials on a building or adding new conjectural detailing for which there is no documentation is inappropriate.

Response – Original architectural details are lost with the exception of the gable end inside the interior of the historic building. Any relevant historic details on the gable end will be used on the historic building for review during Final Design. All other details will be simple, traditional, and similar to features found on other 19th century miner's cabins.

Roof

7.1 Preserve the original form of a roof.

- Do not alter the angle of a historic roof. Preserve the orientation and slope of the roof as seen from the street.
- Retain and repair original and decorative roof detailing.
- Where the original roof form has been altered, consider restoration.

7.2 Preserve the original eave depth.

- Overhangs contribute to the scale and detailing of a historic resource.
- AspenModern properties typically have very deep or extremely minimal overhangs that are key character defining features of the architectural style.

7.3 Minimize the visual impacts of skylights and other rooftop devices.

- Skylights and solar panels are generally not allowed on a historic structure. These elements may be appropriate on an addition.

7.4 New vents should be minimized, carefully placed, and painted a dark color.

- Direct vents for fireplaces are generally not permitted to be added on historic structures.
- Locate vents on non-street facing facades.
- Use historic chimneys as chases for new flues when possible.

7.5 Preserve original chimneys, even if they are made non-functional.

- Reconstruct a missing chimney when documentation exists.

7.6 A new dormer should remain subordinate to the historic roof in scale and character.

- A new dormer is not appropriate on a primary, character defining façade.
- A new dormer should fit within the existing wall plane. It should be lower than the ridgeline and set in from the eave. It should also be in proportion with the building.
- The mass and scale of a dormer addition must be subordinate to the scale of the historic building.
- While dormers improve the livability of upper floor spaces where low plate heights exist, they also complicate the roof and may not be appropriate on very simple structures.
- Dormers are not generally not permitted on AspenModern properties since they are not characteristics of these building styles.

7.7 Preserve original roof materials.

- Avoid removing historic roofing material that is in good condition. When replacement is necessary, use a material that is similar to the original in both style as well as physical qualities and use a color that is similar to that seen historically.

7.8 New or replacement roof materials should convey a scale, color and texture similar to the original.

- If a substitute is used, such as composition shingle, the roof material should be earth tone and have a matte, non-reflective finish.
- Flashing should be in scale with the roof material.
- Flashing should be tin, lead coated copper, galvanized or painted metal and have a matte, non-reflective finish.
- Design flashing, such as drip edges, so that architectural details are not obscured.
- A metal roof is inappropriate for an Aspen Victorian primary home but may be appropriate for a secondary structure from that time period.
- A metal roof material should have a matte, non-reflective finish and match the original seaming.

7.9 Avoid using conjectural features on a roof.

- Adding ornamental cresting, for example, where there is no evidence that it existed, creates a false impression of the building's original appearance, and is inappropriate.

7.10 Design gutters so that their visibility on the structure is minimized to the extent possible.

- Downspouts should be placed in locations that are not visible from the street if possible, or in locations that do not obscure architectural detailing on the building.
- The material used for the gutters should be in character with the style of the building.

Response – The existing roof form is proposed to remain as is. Composite shingles that are low maintenance and similar in style to wood shingles are proposed to replace the existing asphalt roof. Gutters, downspouts, and venting locations will be presented at Final Design Review.

Two dormers are proposed on the rear of the historic building, below the ridge. The dormers are proposed in the overframed portion of the landmark and non-historic addition. As noted in Guideline 7.6, the dormers are located on the rear non-historic portion of the landmark. Two dormers reduce the footprint and overall visual impact on the landmark while still improving livability for the housing unit. The mass and scale of the dormer is subordinate to the landmark and does not conflict with the simple cross gable roof.

Addition to Landmark

10.1 Preserve an older addition that has achieved historic significance in its own right.

Response – The historic resource has been altered over time and the original appearance of the miner's cabin is unknown. The only pieces of historic evidence are the historic Willits map that shows building footprint (but potential not the current building since it is two structures combined) and interior framing. The framing demonstrates that 1020 is two buildings stitched together, and a non-historic rear addition that overframed the historic gable roof. Based on this lack of definitive information, the project proposes to keep the building footprint as is rather than guess at the original appearance which aligns with Guideline 6.5 "Do not guess at "historic" designs for replacement parts."

10.2 A more recent addition that is not historically significant may be removed.

- For Aspen Victorian properties, HPC generally relies on the 1904 Sanborn Fire Insurance maps to determine which portions of a building are historically significant and must be preserved.
- HPC may insist on the removal of non-historic construction that is considered to be detrimental to the historic resource in any case when preservation benefits or variations are being approved.

Response – The rear addition is not proposed to be removed. Without a clear understanding of how the buildings were stitched together, removal of the rear addition is not the best preservation principle as described on page 12 of the Design Guidelines – "Respect the historic design character of the building. Don't try to change a building's style or make it look older than it really is. Confusing the character by mixing elements of different styles is not appropriate." Furthermore, the project does not request any preservation benefits or variations.

10.3 Design a new addition such that one's ability to interpret the historic character of the primary building is maintained.

- A new addition must be compatible with the historic character of the primary building.
- An addition must be subordinate, deferential, modest, and secondary in comparison to the architectural character of the primary building.
- An addition that imitates the primary building's historic style is not allowed. For example, a new faux Victorian detailed addition is inappropriate on an Aspen Victorian home.
- An addition that covers historically significant features is inappropriate.
- Proposals on corner lots require particular attention to creating compatibility.

Response – A small bump out in the northwest corner of the non-historic portion of the landmark is proposed for a full bathroom. The powder room was revised to include a bathtub for the second floor bedroom. The addition is subordinate to the landmark and is compatible without imitation.

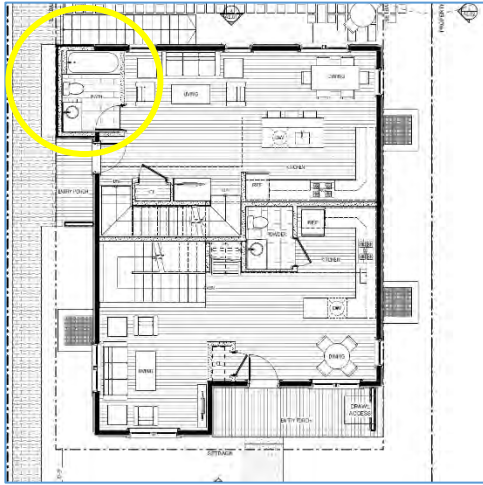


Figure 4: Small addition to landmark



Figure 5: Arrow points to addition as shown on west elevation.

10.4 The historic resource is to be the focus of the property, the entry point, and the predominant structure as viewed from the street.

- The historic resource must be visually dominant on the site and must be distinguishable against the addition.
- The total above grade floor area of an addition may be no more than 100% of the above grade floor area of the original historic resource. All other above grade development must be completely detached. HPC may consider exceptions to this policy if two or more of the following are met:
 - The proposed addition is all one story
 - The footprint of the new addition is closely related to the footprint of the historic resource and the proposed design is particularly sensitive to the scale and proportions of the historic resource
 - The project involves the demolition and replacement of an older addition that is considered to have been particularly detrimental to the historic resource
 - The interior of the resource is fully utilized, containing the same number of usable floors as existed historically
 - The project is on a large lot, allowing the addition to have a significant setback from the street
 - There are no variance requests in the application other than those related to historic conditions that aren't being changed
 - The project is proposed as part of a voluntary AspenModern designation, or
 - The property is affected by non-preservation related site specific constraints such as trees that must be preserved, Environmentally Sensitive Areas review, etc.

Response – The small bump out is 36 sf and is barely visible in the back corner of the non-historic portion of the landmark.

10.5 On a corner lot, no portion of an addition to a one story historic resource may be more than one story tall, directly behind that resource, unless completely detached above grade by a distance of at least 10 feet.

HPC may consider exceptions to this policy if two or more of the following are met:

- The connector element that links the new and old construction is a breezeway or transparent corridor, well recessed from the street facing side(s) of the historic resource and the area of two story construction that appears directly behind the one story historic resource is minimal
- The footprint of the new addition is closely related to the footprint of the historic resource and the proposed design is particularly sensitive to the scale and proportions of the historic resource
- The project involves the demolition and replacement of an older addition that is considered to have been particularly detrimental to the historic resource
- The interior of the resource is fully utilized, containing the same number of usable floors as existed historically
- There are no variance requests in the application other than those related to historic conditions that aren't being changed
- The project is proposed as part of a voluntary AspenModern designation, or
- The property is affected by non-preservation related site specific constraints such as trees that must be preserved, Environmentally Sensitive Areas review, etc.

Response – 1020 East Cooper is midblock and is not located on a corner.

10.6 Design a new addition to be recognized as a product of its own time.

- An addition shall be distinguishable from the historic building and still be visually compatible with historic features.
- A change in setbacks of the addition from the historic building, a subtle change in material, or a modern interpretation of a historic style are all techniques that may be considered to help define a change from historic construction to new construction.
- Do not reference historic styles that have no basis in Aspen.
- Consider these three aspects of an addition; **form, materials, and fenestration**. An addition must relate strongly to the historic resource in at least two of these elements. Departing from the historic resource in one of these categories allows for creativity and a contemporary design response.
- Note that on a corner lot, departing from the form of the historic resource may not be allowed.
- There is a spectrum of appropriate solutions to distinguishing new from old portions of a development. Some resources of particularly high significance or integrity may not be the right instance for a contrasting addition.

Response – The small addition is visually compatible with the landmark, but is clearly a product of its own time without distracting from the historic resource. It is incorporated into the new side entry porch and is located in the non-historic addition of the landmark.

10.7 When planning an addition to a building in a historic district, preserve historic alignments on the street.

- Some roof lines and porch eaves on historic buildings may align at approximately the same height. An addition cannot be placed in a location where these relationships would be altered or obscured.

Response – 1020 East Cooper is not located in a historic district. Rooflines and porch eaves are not altered with the proposed addition.

10.8 Design an addition to be compatible in size and scale with the main building.

- An addition that is lower than, or similar to the height of the primary building, is preferred.

Response – The addition is significantly lower than the height of the landmark and is much smaller in size than the landmark as noted above.

10.9 If the addition is taller than a historic building, set it back from significant façades and use a “connector” to link it to the historic building.

- Only a one-story connector is allowed.
- Usable space, including decks, is not allowed on top of connectors unless the connector has limited visibility and the deck is shielded with a solid parapet wall.
- In all cases, the connector must attach to the historic resource underneath the eave.
- The connector shall be a minimum of 10 feet long between the addition and the primary building.
- Minimize the width of the connector. Ideally, it is no more than a passage between the historic resource and addition. The connector must reveal the original building corners. The connector may not be as wide as the historic resource.
- Any street-facing doors installed in the connector must be minimized in height and width and accessed by a secondary pathway. See guideline 4.1 for further information.

Response – The addition is not taller than the landmark.

10.10 Place an addition at the rear of a primary building or set it back substantially from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

- Locating an addition at the front of a primary building is inappropriate.
- Additions to the side of a primary building are handled on a case-by-case basis and are approved based on site specific constraints that restrict rear additions.
- Additional floor area may also be located under the building in a basement which will not alter the exterior mass of a building.

Response – The addition is located at the back northwest corner of the landmark in a non-historic portion of the resource. There is very little visual impact on the historic structure. The original character and scale of the landmark is easily discernible. The addition is located at the side of the building, but the small size of the bump-out makes it insignificant to the overall preservation of the landmark. The location of the detached building and maintaining the 10 feet distance between buildings on the property push the

addition to the side of the landmark. Balancing the Design Guidelines and adopted community goals (noted below) to develop livable affordable housing units while optimizing density is achieved with the small, proposed addition.

2012 AACP Policy IV.1 Affordable housing should be designed for the highest practical energy efficiency and livability; and

2012 AACP Policy IV.5 The design of new affordable housing should optimize density while demonstrating compatibility with the massing, scale and character of the neighborhood.

10.11 Roof forms shall be compatible with the historic building.

- A simple roof form that does not compete with the historic building is appropriate.
- On Aspen Victorian properties, a flat roof may only be used on an addition to a gable roofed structure if the addition is entirely one story in height, or if the flat roofed areas are limited, but the addition is primarily a pitched roof.

Response – A simple sloped roof is proposed for the small addition – the roof is an extension of the side entry porch.

10.12 Design an addition to a historic structure that does not destroy or obscure historically important architectural features.

- Loss or alteration of architectural details, cornices, and eavelines must be avoided.

Response – The proposed addition is located in a non-historic portion of the landmark and does not destroy historic features.

10.13 When constructing a rooftop addition, keep the mass and scale subordinate to that of the historic building.

Response – A rooftop addition is not proposed.

10.14 Set a rooftop addition back from the street facing façades to preserve the original profile of the historic resource.

- Set the addition back from street facing façades a distance approximately equal to its height.

Response – A rooftop addition is not proposed.

10.15 The roof form of a rooftop addition must be in character with the historic building.

Response – A rooftop addition is not proposed.

New Building

Building Placement

11.1 Orient the new building to the street.

- AspenVictorian buildings should be arranged parallel to the lot lines, maintaining the traditional grid pattern.
- AspenModern alignments shall be handled case by case.
- Generally, do not set the new structure forward of the historic resource. Alignment of their front setbacks is preferred. An exception may be made on a corner lot or where a recessed siting for the new structure is a better preservation outcome.

Response – The new building is located behind the landmark and along the alley. It is parallel to the lot lines which is consistent with the traditional grid pattern. Setback variances are not requested for the new building.

Mass and Scale

11.2 In a residential context, clearly define the primary entrance to a new building by using a front porch.

- The front porch shall be functional, and used as the means of access to the front door.
- A new porch must be similar in size and shape to those seen traditionally.

Response – A restored front porch based on historic framing is the access point for the street facing ground level unit. The front porch is a traditional feature on 19th century miner's cabins, supports a pedestrian friendly scale along the sidewalk, and relates to the two other 19th century miner's cabins to the west of 1020 East Cooper.

A small entry porch is proposed on the west elevation attached to an existing non-historic addition to the landmark. This small porch provides a sheltered entrance and access to the rear unit in the historic building.

11.3 Construct a new building to appear similar in scale and proportion with the historic buildings on a parcel.

- Subdivide larger masses into smaller “modules” that are similar in size to the historic buildings on the original site.
- Reflect the heights and proportions that characterize the historic resource.

Response – Guideline 11.3 reinforces the overall goals of Design Guidelines Chapter 11 –

“Designing a new building to fit within the historic character of a landmarked property requires careful thought. Preserving a historic property does not mean it must be frozen in time, but it does mean that a new building should be designed in a manner that reinforces the basic visual characteristics of the site...It is appropriate to convey the evolution of the property and neighborhood, discerning the apparent age of each building by its style, materials, and method of construction.”

Scale and proportion are two elements of new construction that can support the historic character of the landmark to create a cohesive historic preservation project. The 1020 project revision focused on reducing scale and proportions by removing the third floor and maintaining the gable roof.

Similar to most 19th century vernacular miner's cabins, the historic resource is one story in height and as it sits today comprises roughly 1,095 sf. The total allowable floor area for the proposed project is 5,474 sf and 3,414 sf of floor area is proposed. A comparison of proposed floor area in the landmark (including the dormers and ground level addition) to proposed floor area in the revised detached building shows a minimal difference of ~370sf between the two structures.

Table 1: Above grade Floor Area comparison			
	<i>Ground Level</i>	<i>Second Level</i>	<i>Total</i>
<i>Landmark</i>	1,130.31	318.22	1,448.53
<i>New Detached Building</i>	725.36	1092.93	1,818.29

Guideline 11.3 specifically addresses how to reduce the perceived mass and scale of new construction when compared to Aspen's small vernacular mining cabins. One of the most impactful and successful ways to reduce mass and scale, considering allowable floor area and property rights, is to detach new construction and locate it behind the landmark. The 1020 project achieves both of these goals, and reduces height to less than the conceptually approved 2019 single family home on the same site. The roof forms have been simplified while still maintaining a strong relationship with the landmark. The footprint of the new building is similar to the landmark, and materials are congruous with the landmark's wood siding and simple details. The overall paint and material scheme has been lightened up to provide a different look to the project.



Figure 6: West elevation with updated materials, simplified roof form, and only 2 stories.



Figure 7: West Elevation compared to the rear of the landmark. Please note: context is not shown to the east of the 1020 property because we cannot attain the proper camera angle while staying on property.

Sliding wood shutters and windows of a similar proportion to the landmark are proposed to add interest and to break up the façade of the building. Vertical reclaimed siding is proposed for the new building with horizontal details and shutters to add interest. Galvanized metal siding is proposed for a portion of the first level and within the carport as a low maintenance material in a high traffic area.

The preservation of the spruce tree on the shared lot line between the 1020 Project and Riverside provides a natural buffer between the properties; however, it also limits the ability to spread out and step up massing behind the landmark.



Figure 8: East elevation of new building behind the landmark. Note the common outdoor space by the preserved spruce tree.



Figure 9: August 25, 2021 alley rendering.



Figure 10: Revised two story alley rendering.

11.4 Design a front elevation to be similar in scale to the historic building.

- The primary plane of the front shall not appear taller than the historic structure.



Figure 11: Rendering of front elevation from Cooper Avenue.

Response – The primary plane of the two story detached building is similar in scale and height to the landmark. The street facing gable behind the landmark measures 20.5 feet per City of Aspen height measurements, and the landmark street facing gable measures about 15.5 feet to the peak. There is a

ten foot setback between buildings and the grade slopes down toward the alley which lessens any perceived height difference. The rendering below shows the visual impact as seen from Cooper Avenue.

11.5 The intent of the historic landmark lot split is to remove most of the development potential from the historic resource and place it in the new structure.

- This should be kept in mind when determining how floor area will be allocated between structures proposed as part of a lot split.

Response – A historic lot split is not proposed on this property; however, a new detached building is proposed that transfers development pressure from the landmark to the new construction.

11.6 Design a new structure to be recognized as a product of its own time.

- Consider these three aspects of a new building; form, materials, and fenestration. A project must relate strongly to the historic resource in at least two of these elements. Departing from the historic resource in one of these categories allows for creativity and a contemporary design response.
- When choosing to relate to *building form*, use forms that are similar to the historic resource.
- When choosing to relate to *materials*, use materials that appear similar in scale and finish to those used historically on the site and use building materials that contribute to a traditional sense of human scale.
- When choosing to relate to *fenestration*, use windows and doors that are similar in size and shape to those of the historic resource.

Response – The new building relates to building form and materials. Windows are rectangular but are contemporary along the front (south) elevation. Building form relates to the landmark in footprint, roof form, and roof pitch. Vertical reclaimed siding in a similar dimension to the landmark siding is proposed as the primary material. Durability and low maintenance are a key consideration in the selection of reclaimed vertical siding and galvanized metal on the rear building. The material palette will be finalized as part of the Final Design application.

11.7 The imitation of older historic styles is discouraged.

- This blurs the distinction between old and new buildings.
- Overall, details shall be modest in character.

Response – The new building is clearly a product of its own time while simultaneously supporting and highlighting the historic landmark. Details are subtle and materials are durable to limit capital expenses for the affordable housing residents as noted in the 2012 AACP Policy I.5 – “Emphasize the use of durable and environmentally responsible materials, while recognizing the realistic lifecycle of the buildings.”

26.415.080. Demolition of designated historic properties or properties within a historic district.

It is the intent of this Chapter to preserve the historic and architectural resources that have demonstrated significance to the community. Consequently no demolition of properties designated on the Aspen

Inventory of Historic Landmark Site and Structures or properties within a Historic District will be allowed unless approved by the HPC in accordance with the standards set forth in this Section.

4. The HPC shall review the application, the staff report and hear evidence presented by the property owners, parties of interest and members of the general public to determine if the standards for demolition approval have been met. Demolition shall be approved if it is demonstrated that the application meets any one of the following criteria:
 - a) *The property has been determined by the City to be an imminent hazard to public safety and the owner/applicant is unable to make the needed repairs in a timely manner,*
 - b) *The structure is not structurally sound despite evidence of the owner's efforts to properly maintain the structure,*
 - c) *The structure cannot practically be moved to another appropriate location in Aspen or*
 - d) *No documentation exists to support or demonstrate that the property has historic, architectural, archaeological, engineering or cultural significance and*

Additionally, for approval to demolish, all of the following criteria must be met:

- a) *The structure does not contribute to the significance of the parcel or Historic District in which it is located and*
- b) *The loss of the building, structure or object would not adversely affect the integrity of the Historic District or its historic, architectural or aesthetic relationship to adjacent designated properties and*
- c) *Demolition of the structure will be inconsequential to the historic preservation needs of the area.*

Response – Two non-historic sheds are located partly on the 1020 property and partly within the alley. The sheds are not shown on the Willits Map or any other 19th century aerial photographs. As such, the two sheds are not related to the period of significance of the miner's cabin and are requested to be demolished.

26.415.090. Relocation of designated historic properties.

The intent of this Chapter is to preserve designated historic properties in their original locations as much of their significance is embodied in their setting and physical relationship to their surroundings as well as their association with events and people with ties to particular site. However, it is recognized that occasionally the relocation of a property may be appropriate as it provides an alternative to demolition or because it only has a limited impact on the attributes that make it significant.

- C. Standards for the relocation of designated properties. Relocation for a building, structure or object will be approved if it is determined that it meets any one of the following standards:
 1. *It is considered a noncontributing element of a historic district and its relocation will not affect the character of the historic district; or*
 2. *It does not contribute to the overall character of the historic district or parcel on which it is located and its relocation will not have an adverse impact on the Historic District or property; or*

3. *The owner has obtained a certificate of economic hardship; or*
4. *The relocation activity is demonstrated to be an acceptable preservation method given the character and integrity of the building, structure or object and its move will not adversely affect the integrity of the Historic District in which it was originally located or diminish the historic, architectural or aesthetic relationships of adjacent designated properties; and*

Additionally, for approval to relocate all of the following criteria must be met:

1. *It has been determined that the building, structure or object is capable of withstanding the physical impacts of relocation;*
2. *An appropriate receiving site has been identified; and*
3. *An acceptable plan has been submitted providing for the safe relocation, repair and preservation of the building, structure or object including the provision of the necessary financial security.*

Response – The historic landmark is proposed to be stabilized and moved to the 6’6” front setback toward Cooper Avenue. The landmark is two buildings stitched together at some point; therefore, it can be assumed that at least one if not both of the buildings are not in their original locations. Aspen has a long history of relocating buildings starting in the 19th century. Building materials and resources were hard to find and expensive so many working class locals moved vacated buildings to new sites throughout the late 19th and 20th century.

The landmark is not part of a historic district and its relocation forward provides better visibility of the restored miner’s cabin along Cooper Avenue. The context and setting of the landmark have significantly changed over time with three story large condominium buildings to the east and west of the property. Pulling the landmark forward gives it street presence and positively contributes to the streetscape.

The standard \$30,000 letter of credit or similar form of financial assurance is acceptable to the owner to ensure safe relocation of the landmark.

Design guidelines are addressed below:

9.1 Developing a basement by underpinning and excavating while the historic structure remains in place may help to preserve the historic fabric.

- This activity will require the same level of documentation, structural assessment, and posting of financial assurances as a building relocation.

Response – n/a. The historic building is proposed to be relocated on the site.

9.2 Proposals to relocate a building will be considered on a case-by-case basis.

- In general, on-site relocation has less of an impact on individual landmark structures than those in a historic district.
- In a district, where numerous adjacent historic structures may exist, the way that buildings were placed on the site historically, and the open yards visible from the street are characteristics that should be respected in new development.

- Provide a figure ground study of the surrounding parcels to demonstrate the effects of a building relocation.
- In some cases, the historic significance of the structure, the context of the site, the construction technique, and the architectural style may make on-site relocation too impactful to be appropriate. It must be demonstrated that on-site relocation is the best preservation alternative in order for approval to be granted.
- If relocation would result in the need to reconstruct a substantial area of the original exterior surface of the building above grade, it is not an appropriate preservation option.

Response – Relocating the house forward on the lot brings the landmark into closer relationship to buildings along the block to the east, many of which have a zero foot front setback. A 6’6” front yard setback creates an appropriate transition from the zero foot setbacks to the east and the more generous front yard setbacks to the west. A more prominent location on the property highlights the landmark in a high density neighborhood.



Figure 12: Birds eye view showing the 6’6” front setback.

9.3 Site a relocated structure in a position similar to its historic orientation.

- It must face the same direction and have a relatively similar setback. In general, a forward movement, rather than a lateral movement is preferred. HPC will consider setback variations where appropriate.
- A primary structure may not be moved to the rear of the parcel to accommodate a new building in front of it.

- Be aware of potential restrictions against locating buildings too close to mature trees. Consult with the City Forester early in the design process. Do not relocate a building so that it becomes obscured by trees.

Response – The structure is proposed to be moved to comply with the 5 feet side setbacks and to exceed the 5 feet front yard setback – the building currently sits within the east side yard setback in close proximity to a tall property fence. The perpendicular orientation of the building to Cooper Avenue is maintained which reinforces the traditional street grid and traditional siting of historic buildings.

9.4 Position a relocated structure at its historic elevation above grade.

- Raising the finished floor of the building slightly above its original elevation is acceptable if needed to address drainage issues. A substantial change in position relative to grade is inappropriate.
- Avoid making design decisions that require code related alterations which could have been avoided. In particular, consider how the relationship to grade could result in non-historic guardrails, etc.

Response – There are challenging grades on the property, as noted on the improvement survey. A slight increase in height is proposed for the landmark to accommodate a single step to the front porch and to promote positive drainage away from the historic resource.

9.5 A new foundation shall appear similar in design and materials to the historic foundation.

- On modest structures, a simple foundation is appropriate. Constructing a stone foundation on a miner's cottage where there is no evidence that one existed historically is out of character and is not allowed.
- Exposed concrete or painted metal flashing are generally appropriate.
- Where a stone or brick foundation existed historically, it must be replicated, ideally using stone salvaged from the original foundation as a veneer. The replacement must be similar in the cut of the stone and design of the mortar joints.
- New AspenModern foundations shall be handled on a case by case basis to ensure preservation of the design intent.

Response – The new foundation will be exposed concrete or painted metal flashing.

9.6 Minimize the visual impact of lightwells.

- The size of any lightwell that faces a street should be minimized.
- Lightwells must be placed so that they are not immediately adjacent to character defining features, such as front porches.
- Lightwells must be protected with a flat grate, rather than a railing or may not be visible from a street.
- Lightwells that face a street must abut the building foundation and generally may not “float” in the landscape except where they are screened, or on an AspenModern site.

Response – Lightwells are the minimum 3 x 3 size for egress, and are minimized to the greatest extent possible while still providing natural light to below grade bedrooms.

9.7 All relocations of designated structures shall be performed by contractors who specialize in moving historic buildings, or can document adequate experience in successfully relocating such buildings.

- The specific methodology to be used in relocating the structure must be approved by the HPC.
- During the relocation process, panels must be mounted on the exterior of the building to protect existing openings and historic glass. Special care shall be taken to keep from damaging door and window frames and sashes in the process of covering the openings. Significant architectural details may need to be removed and securely stored until restoration.
- The structure is expected to be stored on its original site during the construction process. Proposals for temporary storage on a different parcel will be considered on a case by case basis and may require special conditions of approval.
- A historic resource may not be relocated outside of the City of Aspen.

Response – A letter from a licensed engineer is included as Exhibit 2. A house mover has inspected the historic building and proposed relocation and is confident in a successful relocation.

9.8 Proposals to relocate a building to a new site are highly discouraged.

- Permanently relocating a structure from where it was built to a new site is only allowed for special circumstances, where it is demonstrated to be the only preservation alternative.

Response – n/a.

MIKE THELE, P.E.

Structural Engineering Services, Inc.

0296 Seven Oaks Road : Carbondale, Colorado 81623

(970) 963-3181 : Toll Free (888) 845-3911 : Fax (970) 963-3182

mike@mikethelepe.com

October 27, 2020

Collin Frank, AIA

DJ Architects

119 South Spring St. Ste. 203

Aspen, Colorado 81611

Re: 1020 East Cooper Project
Aspen, Colorado

Dear Collin,

This is in regards to proposed improvements to the existing residence at 1020 East Cooper Street in Aspen. Current plans by your office indicate that the existing building is to be moved on the site to facilitate construction of a full basement and building additions placed to the north. On May 30, 2019 I visited the project site to observe and review the existing residence in regards to its soundness, ability to withstand the physical move and its rehabilitation needs after the move.

The existing residence is a single story wood framed structure with gable roofs and a framed floor over a shallow crawl space. I understand that the south portion of the residence including the living room and two bedrooms is the original construction and is considered historic. The north portion including the kitchen, dining and an additional bedroom are a subsequent addition to the original. The addition appears to have a concrete foundation. The crawlspace below the original construction was not accessible. Portions of the building may have experienced some settlement considering the limited function of some doors and windows.

Based on observations the existing building structure appears to be basically sound and should be able to withstand the physical move. I understand that the Covered Patio along the north side of the building is to be demolished prior to the move. The physical move of the building should be conducted by a qualified building mover with appropriate experience in stabilizing and moving similar structures.

Rehabilitation needs will include a full review and analysis of the existing building structure to determine if the structure meets current building code requirements and to coordinate with the proposed new construction plans. The existing roof structure will likely need improvements to meet current roof snow load demands. The existing floor structure may need to be replaced or modified to

1020 East Cooper Project
October 27, 2020
Page two

coordinate with the new basement plans. Complete construction documents would be required for the proposed remodel and additions.

The conclusions of this review are based on visual observations only. No finish materials were removed to observe concealed conditions and no measurements or analyses were provided.

Regards,



Michael J. Thele, P.E.
Structural Engineering Services, Inc.



Exhibit 3
Growth Management
Establishment of Housing Credits

Growth Management

26.470.050.B General Requirements: All development applications for growth management review shall comply with the following standards. The reviewing body shall approve, approve with conditions or deny and application for growth management review based on the following generally applicable criteria and the review criteria applicable to the specific type of development:

1. Sufficient growth management allotments are available to accommodate the proposed development, pursuant to Subsection 26.470.030.D. Applications for multi-year allotments, pursuant to Paragraph 26.470.090.1 shall not be required to meet this standard.

Response – Four affordable housing allotments are requested. According to Land Use Code Section 26.470.030.D, no annual limit applies to affordable housing.

2. The proposed development is compatible with land uses in the surrounding area, as well as with any applicable adopted regulatory master plan.

Response - The high density residential neighborhood is multi-family residential buildings with some single family buildings. The proposed affordable housing project is consistent with the residential uses in this neighborhood and the intent of the Residential Multi-Family Zone District.

3. The development conforms to the requirements and limitations of the zone district.

Response - The development conforms to the Residential Multi-Family Zone District.

4. The proposed development is consistent with the Conceptual Historic Preservation Commission approval, the Conceptual Commercial Design Review approval and the Planned Development – Project Review approval, as applicable.

Response - Conceptual HPC review is requested as part of this application.

5. Unless otherwise specified in this Chapter, sixty percent (60%) of the employees generated by the additional commercial or lodge development, according to Subsection 26.470.100.A, Employee generation rates, are mitigated through the provision of affordable housing. The employee generation mitigation plan shall be approved pursuant to Paragraph 26.470.070.4, Affordable housing, at Category 4 rate as defined in the Aspen/Pitkin County Housing Authority Guidelines, as amended. An applicant may choose to provide mitigation units at a lower category designation. If an applicant chooses to use a Certificate of Affordable Housing Credit as mitigation, pursuant to Chapter 26.540, such Certificate shall be extinguished pursuant to Chapter 26.540.90 Criteria for Administrative Extinguishment of the Certificate.

Response - Not applicable.

6. Affordable housing net livable area, for which the finished floor level is at or above natural or finished grade, whichever is higher, shall be provided in an amount equal to at least thirty percent (30%) of the additional free-market residential net livable area, for which the finished floor level is at or above natural or finished grade, whichever is higher.

Affordable housing shall be approved pursuant to Paragraph 26.470.070.4, Affordable housing, and be restricted to a Category 4 rate as defined in the Aspen/Pitkin County Housing Authority Guidelines, as amended. An applicant may choose to provide mitigation units at a lower category designation. Affordable housing units that are being provided absent a requirement ("voluntary units") may be deed-restricted at any level of affordability, including residential occupied. If an applicant chooses to use a Certificate of Affordable Housing Credit as mitigation, pursuant to Chapter 26.540, such Certificate shall be extinguished pursuant to Chapter 26.540.90 Criteria for Administrative Extinguishment of the Certificate, utilizing the calculations in Section 26.470.100 Employee/Square Footage Conversion.

Response - Not applicable.

7. The project represents minimal additional demand on public infrastructure, or such additional demand is mitigated through improvement proposed as part of the project. Public infrastructure includes, but is not limited to, water supply, sewage treatment, energy and communication utilities, drainage control, fire and police protection, solid waste disposal, parking and road and transit services.

Response - The property is already developed. Additional public infrastructure will be upgraded as needed by the applicant.

26.470.070.4 Affordable housing. The development of affordable housing deed-restricted in accordance with the Aspen/Pitkin County Housing Authority Guidelines shall be approved, approved with conditions or denied by the Planning and Zoning Commission based on the following criteria:

a. The proposed units comply with the Guidelines of the Aspen/Pitkin County Housing Authority. A recommendation from the Aspen/Pitkin County Housing Authority shall be required for this standard. The Aspen/Pitkin County Housing Authority may choose to hold a public hearing with the Board of Directors.

Table 1: Affordable Housing Unit Breakdown

Unit	Beds	Basement Net Livable Area (sf)	Ground Level Net Livable Area (sf)	Second Level Net Livable Area (sf)	Third Level Net Livable Area (sf)	Total Size (sf) <i>Excluding exterior storage</i>	Total Size (sf) <i>Including exterior storage</i>	Size range(sf)	Private Deck	Stacked Unit
<i>landmark 101</i>	2	462.52	450.47	104.27*	x	912.99	1,017.26	900 -720	y	y
<i>landmark 102</i>	3	482.85	477.60	182.9	x	1,143.34	1,171.29	1,200-960	y	y
103	4	653.2	657.61	x	x	1,310.81	1,344.83	1,450 - 1,160	y	y
201	3	X	x	990.91	X	990.91	1,011.91	1,200-960	y	n
301 removed	3	x	x	x	786.7	786.7		900-720	y	n
TOTAL Net Livable Area (sf)						4,358.05	4,545.29			

*Unit 101 has lofted interior storage.

Response - The proposed units comply with the APCA Guidelines as shown below:

A total of 11.75 FTEs is proposed: the landmark contains 5.25 FTEs and the detached new building contains 6.5 FTEs. Each unit has assigned storage, private outdoor space, and interior washer/dryers. A bike rack, locking ski/snowboard storage, and hanging storage in the carport are proposed on the property. The revised project was required to reduce mass and scale which now results in three units that are slightly smaller than the minimum size listed in the APCA Affordable Housing Development Policy. All units are within the 20% reduction allowance by APCA. Criteria to grant a reduction to the minimum net livable square footage are addressed below.

Permitted Adjustments to Net Minimum Livable Square Footage

The approval of the city or county of Net Minimum Livable square footage of affordable housing units for construction or conversion must be obtained prior to the issuance of a building permit. Any adjustment is subject to the approval of the city or county.

1. Permitted Reduction of Square Footage

Net Minimum Livable Square Footage may be reduced by the city or county based on the specific criteria identified below, and if the permit applicant sufficiently demonstrates that construction requires accommodation for physical conditions of the property or in consideration of design for livability, common storage, amenities, location and site design, including but not limited to provisions for the following:

- Significant storage space located outside the unit;

Response – Extra storage is provided for all of the units, including attic storage above Unit 201 that is accessed via a drop down ladder from inside the unit. Additional storage above parking spaces within the carport, locking ski storage, and bike storage is also provided where possible.

- **Above average natural light, i.e. more windows than required by code;**

Response – All units have above average natural light.

- ***Efficient, flexible layout with limited hall and staircase space;***

Response – The units have limited hallways and staircases.

- **Availability of site amenities, such as pool or proximity to park or open space;**

Response – The project is located within close walking distance to downtown, the local grocery store, the Roaring Fork River, and multiple bike and walking trails. Open space is provided onsite in the side yards and between the buildings. The project is near a RFTA bus stop on Cooper.

Unit 102, located in the landmark, has a private side porch. The second floor three-bedroom apartment, Unit 201, has a nice deck with views of Aspen Mountain. The four-bedroom apartment, Unit 103, has a large playroom/living room on the lower level in addition to living space on the ground floor.

Common outdoor amenity space is provided between the two buildings near an existing spruce tree. The image below shows the private deck and entrance to Unit 201.



Figure 1: Rendering of common outdoor space between the buildings.

- Unit location within the development, i.e. above ground location versus ground level or below ground; and/or

Response – Unit 201 is entirely above grade with a private deck. Units 102 and 103 are mostly above grade with primarily bedrooms on the basement level.

- Possibility that project can achieve higher density of deed restricted units with a reduction variance.

Response – The project is able to achieve a higher density of units with a reduction in unit size.

b. Affordable housing required for mitigation purposes shall be in the form of actual newly built units or buy-down units. Off-site units shall be provided within the City limits. Units outside the City limits may be accepted as mitigation by the City Council, pursuant to Paragraph 26.470.090.2. If the mitigation requirement is less than one (1) full unit, a fee-in-lieu payment may be accepted by the Planning and Zoning Commission upon a recommendation from the Aspen/Pitkin County Housing Authority. If the mitigation requirement is one (1) or more units, a fee-in-lieu payment shall require City Council approval, pursuant to Paragraph 26.470.090.3. A Certificate of Affordable Housing Credit may be used to satisfy mitigation requirements by approval of the Community Development Department Director, pursuant to Section 26.540.080 Extinguishment of the Certificate. Required affordable housing may be provided through a mix of these methods.

Response - The proposed deed restricted units are not required for mitigation purposes.

c. Each unit provided shall be designed such that the finished floor level of fifty percent (50%) or more of the unit's net livable area is at or above natural or finished grade, whichever is higher. This dimensional requirement may be varied through Special Review, Pursuant to Chapter 26.430.

Response – All units comply with the 50% requirement as shown on the drawing set.

d. The proposed units shall be deed-restricted as "for sale" units and transferred to qualified purchasers according to the Aspen/Pitkin County Housing Authority Guidelines. The owner may be entitled to select the first purchasers, subject to the aforementioned qualifications, with approval from the Aspen/Pitkin County Housing Authority. The deed restriction shall authorize the Aspen/Pitkin County Housing Authority or the City to own the unit and rent it to qualified renters as defined in the Affordable Housing Guidelines established by the Aspen/Pitkin County Housing Authority, as amended. The proposed units may be rental units, including but not limited to rental units owned by an employer or nonprofit organization, if a legal instrument in a form acceptable to the City Attorney ensures permanent affordability of the units. The City encourages affordable housing units required for lodge development to be rental units associated with the lodge operation and contributing to the long-term viability of the lodge. Units owned by the Aspen/Pitkin County Housing Authority, the City of Aspen, Pitkin County or other similar governmental or quasi-municipal agency shall not be subject to this mandatory "for sale" provision.

Response - The applicant proposes a 100% rental project with the intention of selling the units to employers to rent to qualified employees. The owner respectfully requests to designate category at the time of deed restriction with the understanding that units will be Category 4 or lower.

e. Non-Mitigation Affordable Housing. Affordable housing units that are not required for mitigation, but meet the requirements of Section 26.470.070.4(a-d). The owner of such non-mitigation affordable housing is eligible to receive a Certificate of Affordable Housing Credit pursuant to Chapter 26.540.

Response - The affordable housing units are all voluntary units which are eligible for affordable housing credits

Certificates of Affordable Housing Credit

The project proposes 4 deed restricted rental units, which equals 11.75 affordable housing credit certificate as calculated in Table 1 above. The applicant plans to submit a request with the Final HPC application to amend the Affordable Housing Credits in accordance with the newly adopted Ordinance 11-2021.

26.540.070 Review criteria for establishing an affordable housing credit. An Affordable Housing Credit may be established by the Planning and Zoning Commission if all of the following criteria are met. The proposed units do not need to be constructed prior to this review.

A. The proposed affordable housing unit(s) comply with the review standards of Section 26.470.070.4(a-d).

Response –These standards are addressed above.

B. The affordable housing unit(s) are not an obligation of a Development Order and are not otherwise required by this Title to mitigate the impacts of development.

Response – The proposed units are not affected by a Development Order and are not committed to satisfy mitigation requirements for any other development.

Transportation and Parking Management

26.515.060.C. Review Criteria. All development and redevelopment projects are required to submit a Mobility Plan, which shall include and describe a project's mitigations for TIA and Parking Requirements. The Engineering, Transportation, and Community Development Department staff shall determine whether the project conforms to this Chapter requirements using the following standards:

1. Project TIA and the resulting mitigation program meets requirements for exempt, minor or major project categories as outlined in the TIA Guidelines.

Response – A completed TIA is attached.

2. Project provides full mitigation for the Parking Requirements pursuant to Section 26.515.050.

Response – The Residential Multi-family Zone District allows 100% of the parking mitigation be provided through cash in lieu. Two parking spaces are provided, including an ADA compliant space for the four affordable housing units. A mix of onsite and cash in lieu is proposed to promote alternative forms of transportation and to address the need for onsite parking. Two onsite spaces and cash in lieu for two parking space mitigates for the 4 parking spaces in accordance with Code.

3. If existing development is expanded, additional Parking Requirements shall be provided for that increment of the expansion.

Response – n/a.

4. If existing development is redeveloped, on-site parking deficits may not be maintained unless all parking, or at least 20 spaces are provided as Public Parking.

Response – n/a.

Summary and Narrative:

DATE:	9/27/2021
PROJECT NAME:	1020 East Cooper Project
PROJECT ADDRESS:	1020 East Cooper Avenue
APPLICANT CONTACT INFORMATION:	Sara Adams BendonAdams 300 S. Spring St. #202, Aspen CO 81621 970-925-2855 sara@bendonadams.com

SUMMARY					
Trip Generation		Trip Mitigation			NET TRIPS TO BE MITIGATED
Peak Hour	Max Trips Generated	MMLOS	TDM	Total Trips Mitigated	
PM	2.7	8	0.01	8.01	0.00

Narrative:

Click on the "Generate Narrative" Button to the right.

Respond to each of the prompts in the space provided.

Each response should cover the following:

1. Explain the selected measure.
2. Call out where the measure is located.
3. Demonstrate how the selected measure is appropriate to enhance the project site and reduce traffic impacts.
4. Explain the Enforcement and Financing Plan for the selected measure.
5. Explain the scheduling and implementation responsibility of the mitigation measure.
6. Attach any additional information and a site map to the narrative report.

Project Description

In the space below provide a description of the proposed project.

A single family home is proposed to be converted into a 4-unit affordable housing project. Two onsite parking spaces are proposed. A bike rack is provided for residents and a year membership to the City's car-to-go program is proposed for each unit to promote alternative forms of transportation and to discourage car ownership.

MMLOS

Include any additional information that pertains to the MMLOS plan in the space provided below.

A bike rack is proposed on the property. A bear proof trash can is proposed for the Mountain Valley RFTA bus stop as suggested by the Transportation Department.

TDM

Provide details in the space provided for the proposed carshare participation. Carshare programs have been linked to increased use of alternative transportation modes and reduced SOV trips. The successful project will provide access to Aspen's CAR TO GO carshare program. Trip reduction potential will depend on the level to which the development participates. Car share memberships can be provided to all employees or residents of new developments.

A year membership will be provided to all initial and eligible tenants in the project. A year membership promotes use of the carshare program and discourages car ownership.

Explain the proposed trip reduction marketing/incentive program in the space provided. A trip reduction marketing programs should include a number of the following strategies: orientation to trip reduction programs and benefits; orientation to specific alternative transportation modes such as bus service information, bike/walk route maps, etc.; publishing of web or traditional informational materials; events and contests such as commuter fairs, new employee orientations, bike to work days, etc.; educational opportunities such bicycle commute/repair classes; web or traditional materials aimed at guests/customers such as bike/walk maps, free transit day passes, etc.; incentive programs such as prizes, rewards or discounts for alternative commuting.

Alternative forms of transportation, RFTA schedules and information, bike/trail maps, and information about Wecycle will be included in a welcome package for new renters.

Include any additional information that pertains to the TDM plan in the space provided below.

We are open to other options for a 100% residential project.

MMLOS Site Plan Requirements

Include the following on a site plan. Clearly call out and label each measure. Attach the site plan to the TIA submittal.

Slopes Between Back of Curb and Sidewalk

2% Slope at Pedestrian Driveway Crossings

Pedestrian Directness Factor (See callout number 9 on the MMLOS sheet for an example)

Bicycle Parking

Bus Stop Trash Receptacle

Enforcement and Financing

Provide an overview of the Enforcement and Financing plan for the proposed transportation mitigation measures.

Enforcement is the responsibility of the City and APCHA. Financing for the carshare program will be through the employers that own the unit.

Scheduling and Implementation Responsibility of Mitigation Measures

Provide an overview of the scheduling and implementation responsibility for the proposed transportation mitigation measures.

Transportation measures will be implemented at the time of unit occupation.

Monitoring and Reporting

Provide a monitoring and reporting plan. Refer to page 17 in the Transportation Analysis Guidelines for a list of monitoring plan requirements. Components of a Monitoring and Reporting Plan should include (1) Assessment of compliance with guidelines, (2) Results and effectiveness of implemented measures, (3) Identification of additional strategies, and (4) Surveys and other supporting data.

The TIA can be audited by the City of Aspen or APCHA to confirm compliance.

Trip Generation

Instructions:

IMPORTANT: Turn on Macros: In order for code to run correctly the security settings need to be altered. Click "File" and then click "Excel Options." In the "Trust Center" category, click "Trust Center Settings", and then click the "Macro Settings" category. Beneath "Macro Settings" select "Enable all Macros."

Sheet 1. Trip Generation: Enter the project's square footage and/or unit counts under Proposed Land Use. The numbers should reflect the net change in land use between existing and proposed conditions. If a landuse is to be reduced put a negative number of units or square feet.

Sheet 2. MMLOS: Answer Yes, No, or Not Applicable under each of the Pedestrian, Bike and Transit sections. Points are only awarded for proposed (not existing) and confirmed aspects of the project.

Sheet 3. TDM: Choose the mitigation measures that are appropriate for your project.

Sheet 4. Summary and Narrative: Review the summary of the project's mitigated trips and provide a narrative which explains the measures selected for the project. Click on "Generate Narrative" and individually explain each measure that was chosen and how it enhances the site or mitigates vehicle traffic. Ensure each selected measure make sense for the project site and are improvements to the current condition.

Helpful Hints:

1. Refer to the [Transportation Impact Analysis](#) idelines for information on the use of this tool.
2. Refer to [TIA Frequently Asked Questions](#) r a quick overview.
3. Hover over red corner tags for additional information on individual measures.
3. Proposed TDM or MMLOS measures should be new and/or an improvement of existing conditions. A project will not receive credit for measures already in place. Proposed TDM or MMLOS measures should also make sense in the context of project location and future use.
4. A glossary sheet is provided as an additional tab. Typical terms are defined within this glossary.

	= input
	= calculation

DATE:	9/27/2021
PROJECT NAME:	1020 East Cooper Project
PROJECT ADDRESS:	1020 East Cooper Avenue
APPLICANT CONTACT INFORMATION:	Sara Adams BendonAdams
NAME, COMPANY, ADDRESS:	300 S. Spring St. #202, Aspen CO 81621
PHONE, EMAIL:	970-925-2855 sara@bendonadams.com

Is this a major or minor project?	Minor	Minor Development - Inside the Roundabout Major Development - Outside the Roundabout
--	-------	---

Proposed Land Use	Net New Units/Square Feet of the Proposed Project	Trips Generated					
		AM Peak-Hour			PM Peak-Hour		
		Entering	Exiting	Total	Entering	Exiting	Total
Commercial (sf)	0.0 sf	0.00	0.00	0.00	0.00	0.00	0.00
Free-Market Housing (Units)	-1 Units	-0.19	-0.48	-0.67	-0.46	-0.36	-0.82
Affordable Housing (Units)	4 Units	1.44	1.56	3.00	1.96	1.60	3.56
Lodging (Units)	0 Units	0.00	0.00	0.00	0.00	0.00	0.00
Essential Public Facility (sf)	0.0 sf	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL NEW TRIPS		1.25	1.08	2.33	1.50	1.24	2.74

*For mixed-use (at least two of the established land uses) sites, a 4% reduction for AM Peak-Hour and a 14% reduction for PM Peak-Hour is applied to the trip generation.

ASSUMPTIONS						
ASPEN TRIP GENERATION						
Land Use	AM Peak Average			PM Peak Average		
	Trip Rate	%Entering	%Exiting	Trip Rate	%Entering	%Exiting
Commercial	2.27	0.69	0.31	4.14	0.4	0.6
Free-Market Housing	0.67	0.29	0.71	0.82	0.56	0.44
Affordable Housing	0.75	0.48	0.52	0.89	0.55	0.45
Lodging	0.25	0.57	0.43	0.31	0.52	0.48
Essential Public Facility	0.86	0.62	0.38	1.66	0.4	0.6

MMLOS Input Page

Instructions: Answer Yes, No, or Not Applicable to each measure under the Pedestrian, Bike and Transit sections.

 = input
 = calculation

TOTAL NUMBER OF TRIPS MITIGATED:

8

Category	Sub.	Measure Number	Question	Answer	Points
Pedestrians	Sidewalk Condition on Project Frontage	1	Does the project propose a detached sidewalk where an attached sidewalk currently exists? Does the proposed sidewalk and buffer meet standard minimum widths?	No	0
		2	Is the proposed effective sidewalk width greater than the standard minimum width?	No	0
		3	Does the project propose a landscape buffer greater than the standard minimum width?	No	0
	Subtotal				0
	Sidewalk Condition on Adjacent Blocks	4	Does the project propose a detached sidewalk on an adjacent block ? Does the proposed sidewalk and buffer meet standard minimum widths?	No	0
		5	Is the proposed effective sidewalk width on an adjacent block greater than the standard minimum width?	No	0
		6	Is the proposed landscape buffer on an adjacent block greater than the standard minimum width?	No	0
	Subtotal				0
	Pedestrian Routes	7	Are slopes between back of curb and sidewalk equal to or less than 5%?	Yes	0
		8	Are curbs equal to (or less than) 6 inches?	Yes	0
		9	Is new large-scale landscaping proposed that improves the pedestrian experience? Properties within the Core do not have ample area to provide the level of landscaping required to receive credit in this category.	No	0
		10	Does the project propose an improved crosswalk? This measure must get City approval before receiving credit.	No	0
	Subtotal				0
	Driveways, Parking, and Access Considerations	11	Are existing driveways removed from the street?	No	0
		12	Is pedestrian and/or vehicle visibility unchanged by new structure or column?	Yes	0
		13	Is the grade (where pedestrians cross) on cross-slope of driveway 2% or less?	Yes	0
		14	Does the project propose enhanced pedestrian access points from the ROW? This includes improvements to ADA ramps or creating new access points which prevent pedestrians from crossing a street.	No	0
		15	Does the project propose enhanced pedestrian or bicyclist interaction with vehicles at driveway areas?	No	0
	Subtotal				0
	Traffic Calming and Pedestrian Network	16	Is the project's pedestrian directness factor less than 1.5?	Yes	0
		17	Does the project propose new improvements which reduce the pedestrian directness factor to less than 1.2? A site which has an existing pedestrian directness factor less than 1.2 cannot receive credit in this category.	No	0
		18	Is the project proposing an off site improvement that results in a pedestrian directness factor below 1.2?*	No	0
		19	Are traffic calming features proposed that are part of an approved plan (speed humps, rapid flash)?*	No	0
	Subtotal				0
	Additional Proposed Improvements	20	Are additional minor improvements proposed which benefit the pedestrian experience and have been agreed upon with City of Aspen staff?	No	0
		21	Are additional major improvements proposed which benefit the pedestrian experience and have been agreed upon with City of Aspen staff?	No	0
	Subtotal				0
Pedestrian Total*				0	

Category	Sub.	Measure Number	Question	Answer	Points
Bicycles	Modifications to Existing Bicycle Paths	22	Is a new bicycle path being implemented with City approved design?	No	0
		23	Do new bike paths allow access without crossing a street or driveway?	No	0
		24	Is there proposed landscaping, striping, or signage improvements to an existing bicycle path?	No	0
		25	Does the project propose additional minor bicycle improvements which have been agreed upon with City of Aspen staff?	No	0
		26	Does the project propose additional major bicycle improvements which have been agreed upon with City of Aspen staff?	No	0
	Subtotal				0
	Bicycle Parking	27	Is the project providing bicycle parking?	Yes	5
		Subtotal			
Bicycles Total*					5

Category	Sub.	Measure Number	Question	Answer	Points
Transit	Basic Amenities	28	Is seating/bench proposed?	No	0
		29	Is a trash receptacle proposed?	Yes	3
		30	Is transit system information (signage) proposed?	NA	0
		31	Is shelter/shade proposed?	No	0
		32	Is enhanced pedestrian-scale lighting proposed?	No	0
		33	Is real-time transit information proposed?	No	0
		34	Is bicycle parking/storage proposed specifically for bus stop use?	No	0
		35	Are ADA improvements proposed?	No	0
	Subtotal				3
	Enhanced Amenities	36	Is a bus pull-out proposed at an existing stop?	No	0
		37	Is relocation of a bus stop to improve transit accessibility or roadway operations proposed?	No	0
		38	Is a new bus stop proposed (with minimum of two basic amenities)?	No	0
	Subtotal				0
Transit Total*				3	

TDM Input Page



Instructions TDM: Choose the mitigation measures that are appropriate for your project. Proposed TDM or MMLOS measures should be new and/or an improvement of existing conditions. A project will not receive credit for measures already in place. Proposed TDM or MMLOS measures should also make sense in the context of project location and future use.

Category	Measure Number	Sub.	Question	Answer	Strategy VMT Reductions	
Neighborhood/Site Enhancements Strategies	1	Onsite Servicing	Will an onsite amenities strategy be implemented? Which onsite amenities will be implemented?	No	0.00%	
	2	Shared Shuttle Service	Will a shared shuttle service strategy be implemented?	NA	0.00%	
			What is the degree of implementation?			
			What is the company size?			
	3	Nonmotorized Zones	Will a nonmotorized zones strategy be implemented?	NA	0.00%	
Maximum Reduction Allowed in Category					0.00%	
Category	Measure Number	Sub.	Question	Answer	Strategy VMT Reductions	
Transit System Improvements Strategies	4	Network Expansion	Will a network expansion strategy be implemented? What is the percentage increase of transit network coverage? What is the existing transit mode share as a % of total daily trips?	NA	0.00%	
	5	Service Frequency/Speed	Will a service frequency/speed strategy be implemented?	NA	0.00%	
			What is the percentage reduction in headways (increase in frequency)?			
			What is the existing transit mode share as a % of total daily trips?			
	6	Transit Access Improvement	Will a transit access improvement strategy be implemented? What is the extent of access improvements?	NA	0.00%	
	7	Intercept Lot	Will an intercept lot strategy be implemented?	NA	0.00%	
	Maximum Reduction Allowed in Category					0.00%
Category	Measure Number	Sub.	Question	Answer	Strategy VMT Reductions	
Commuter Trip Reduction Programs Strategies	8	Participation in TOP	Will there be participation in TOP? What percentage of employees are eligible?	No 100%	0.00%	
	9	Transit Fare Subsidy	Is a transit fare subsidy strategy implemented? What percentage of employees are eligible? What is the amount of transit subsidy per passenger (daily equivalent)?	NA	0.00%	
	10	Employee Parking Cash-Out	Is an employee parking cash-out strategy being implemented? What percentage of employees are eligible?	NA	0.00%	
	11	Workplace Parking Pricing	Is a workplace parking pricing strategy implemented? What is the daily parking charge? What percentage of employees are subject to priced parking?	NA	0.00%	
	12	Compressed Work Weeks	Is a compressed work weeks strategy implemented? What percentage of employees are participating? What is the workweek schedule?	NA	0.00%	
	13	Employer Sponsored Vanpool	Is an employer sponsored shuttle program implemented? What is the employer size? What percentage of employees are eligible?	NA	0.00%	
	14	Carpool Matching	Is a carpool matching strategy implemented? What percentage of employees are eligible?	NA	0.00%	
	15	Carshare Program	Is carshare participation being implemented? How many employee memberships have been purchased? What percentage of employees are eligible?	Yes <100 100%	2.00%	
	16	Bikeshare Program	Is participation in the bikeshare program WE-cycle being implemented? How many memberships have been purchased? What percentage of employees/guests are eligible?	NA <100 100%	0.00%	
	17	End of Trip Facilities	Is an end of trip facilities strategy being implemented? What is the degree of implementation? What is the employer size?	NA	0.00%	
	18	Self-funded Emergency Ride Home	Is a self-funded emergency ride home strategy being implemented? What percentage of employees are eligible?	NA	0.00%	
	19	Carpool/Vanpool Priority Parking	Is a carpool/vanpool priority parking strategy being implemented? What is the employer size? What number of parking spots are available for the program?	NA	0.00%	
	20	Private Employer Shuttle	Is a private employer shuttle strategy being implemented? What is the employer size? What percentage of employees are eligible?	NA	0.00%	
	21	Trip Reduction Marketing/Incentive Program	Is a trip reduction marketing/incentive program implemented? What percentage of employees/guests are eligible?	Yes	0.00%	
	Maximum Reduction Allowed in Category					0.44%
	Cross Category Maximum Reduction, Neighborhood and Transit					0.00%
	Global Maximum VMT Reductions					0.44%

1. 22% work trips represents a mixed-used site (SF Bay Area Travel Survey). See Assumptions Tab for more detail.



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T 970-925-3444
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1020 E. COOPER PROJECT

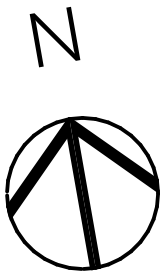
| ASPEN CO

DRAWING HPC APPLICATION ISSUE 9/27/2021

SITE PLAN | TIA | 3/16"

PROJECT No: 1907
DRAWN BY: CPF

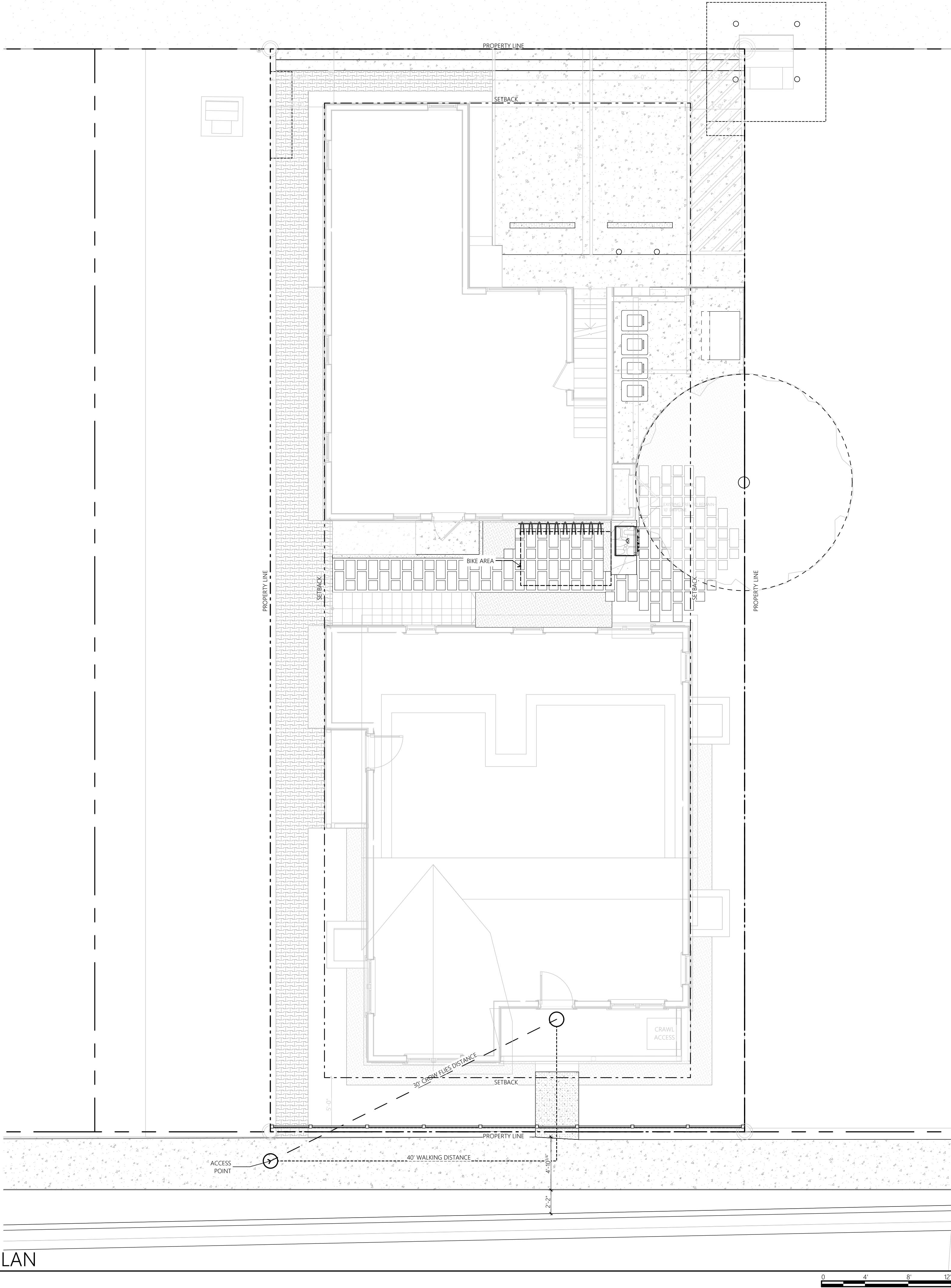
Sheet No.
A1.03



1

TIA SITE PLAN

SCALE: 3/16" = 1'-0"





Residential Design Standards

Administrative Compliance Review Applicant Checklist - Multi-family Development

Address: _____ **Representative:** _____
Parcel ID: _____ **Email:** _____
Zone District/PD: _____ **Phone:** _____

Instructions: Please fill out the checklist below, marking whether the proposed design complies with the applicable standard as written or is requesting Alternative Compliance (only permitted for Flexible standards). Also include the sheet #(s) demonstrating the applicable standard. If a standard does not apply, please mark N/A and include in the Notes section why it does not apply. If Alternative Compliance is requested for a Flexible standard, include in the Notes section how the proposed design meets the intent of the standard(s). Additional sheets/graphics may be attached.

Note: *RDS only applies to the detached rear structure. The landmark is exempt from RDS.*

Disclaimer: This application is only valid for the attached design. If any element of the design subject to Residential Design Standards changes prior to or during building permit review, the applicant shall be required to apply for a new Administrative Compliance Review.

Standard	Complies	Alternative Compliance	N/A	Sheet #(s)/Notes
B.1. Building Orientation (Flexible)				
B.2. Garage Access (Non-flexible)				
B.3. Garage Placement (Non-flexible)				
B.4. Entry Connection (Non-flexible)				
B.5 Principle Window (Flexible)				



PRE-APPLICATION CONFERENCE SUMMARY

PLANNER: Amy Simon, amy.simon@cityofaspen.com

DATE: August 27, 2019

PROJECT LOCATION: 1020 E. Cooper Avenue

REQUEST: Major Development, Demolition, Relocation, Growth Management, Affordable Housing Credits

REPRESENTATIVE: Sara Adams, sara@bendonadams.com

DESCRIPTION: 1020 E. Cooper is a landmark designated property which contains a heavily altered Victorian era single family home. Two outbuildings, date of construction unknown, sit at the rear of the site. The lot is 4,379 square feet in size and is located in the RMF zone district. Because the minimum lot area for the zone district is 6,000 square feet, 1020 E. Cooper is considered to be a non-conforming lot of record. Landmark designation permits the site to be developed with any of the allowed RMF uses, according to Section 26.312 of the Municipal Code.

A potential purchaser is interested in creating multi-family housing and affordable housing credits. This will require review by the Historic Preservation Commission which is likely to include a proposal to demolish the sheds at the rear of the site, to demolish non-historic additions to the miner's cottage, to re-position the miner's cottage and to expand above and below grade. Setback variations may be requested. A tree that straddles the east property line is to be protected and retained in the redevelopment.

Please refer to the RMF zone district for guidance on dimensional requirements. The parking requirement is 1 parking unit per dwelling unit which may be provided as a mix of on-site parking, TIA measures and cash-in-lieu. At least one on-site space would likely need to be accessible and approximately twice the width of a standard parking space. In addition, the alley frontage will need to include adequate trash and recycling storage and utilities.

Prior to the preparation of a recommendation to HPC, staff will refer the application to other City Departments for comments and proposed conditions of approval. The applicant will be required to prepare a Transportation Impact Analysis for Engineering Review.

The first review step will be Conceptual design, Demolition, Relocation, Variations, Growth Management, and Affordable Housing Credits. Following Conceptual approval, staff will inform Council of HPC's decision, allowing them the opportunity to "call up" any aspects of the approval that they find require additional discussion. This is standard practice for all significant reviews before HPC.

The last step is Final design review.

RELEVANT LAND USE CODE SECTIONS:

Section Number

26.304

26.304.035

Section Title

Common Development Review Procedures

Neighborhood Outreach

26.312.050	Nonconforming Lots of Record
26.415.070.D	Major Development
26.415.080	Demolition
26.415.090	Relocation
26.415.110.C	Historic Preservation Variations, Benefits
26.470.080	General Review Standards: Affordable Housing
26.470.100.C	Planning and Zoning Commission Applications, Affordable Housing
26.515	Transportation and Parking Management
26.540.070	Review Criteria for Establishing an Affordable Housing Credit
26.575.020	Calculations and Measurements
26.600	Impact Fees
26.620	School Land Dedication
26.710.090	Residential Multi-Family (RMF) Zone District
12.10.050	Trash Storage Space Required for Multi-Family Developments

For your convenience – links to the Land Use Application and Land Use Code are below:

<u>Land Use Application</u>	<u>Land Use Code</u>	<u>Historic Preservation Design Guidelines</u>
---	--------------------------------------	--

Review by:	Staff for completeness and recommendations HPC for determinations
Public Hearing:	Yes
Neighborhood Outreach:	Yes
Referrals:	Yes, Engineering, Parks, APCA, Environmental Health
Fees:	<u>Conceptual</u> - \$3,250 for 10 billable hours of planning staff time plus referral fees in the amount of \$325 deposit for 1 hour of Engineering Review, a \$975 flat fee for Parks, a \$975 flat fee for APCA and a \$975 flat fee for Environmental Health for a total of \$6,500 . (Additional/ lesser deposit hours will be billed/ refunded at a rate of \$325 per hour) Final - \$1,950 for 6 billable hours of planning staff time. (Additional/ lesser deposit hours will be billed/ refunded at a rate of \$325 per hour)

APPLICATION CHECKLIST: Below is a list of submittal requirements. Please email the application as one pdf to amy.simon@cityofaspen.com for an initial determination of completeness.

- ☐ Completed Land Use Application and signed Fee Agreement.
- ☐ Pre-application Conference Summary (this document).
- ☐ Street address and legal description of the parcel on which development is proposed to occur, consisting of a current (no older than 6 months) certificate from a title insurance company, an ownership and encumbrance report, or attorney licensed to practice in the State of Colorado, listing the names of all

owners of the property, and all mortgages, judgments, liens, easements, contracts and agreements affecting the parcel, and demonstrating the owner's right to apply for the Development Application.

- ☐ Applicant's name, address and telephone number in a letter signed by the applicant that states the name, address and telephone number of the representative authorized to act on behalf of the applicant.
- ☐ HOA Compliance form
- ☐ List of adjacent property owners for both properties within 300' for public hearing.
- ☐ An 8 1/2" by 11" vicinity map locating the parcel within the City of Aspen.
- ☐ Site improvement survey including topography and vegetation showing the current status, certified by a registered land surveyor, licensed in the state of Colorado.
- ☐ A written description of the proposal and an explanation of how the proposed development complies with the relevant review standards and design guidelines (please note that landmarks are except from the Residential Design Standards.)
- ☐ Scaled site plan and drawings of all proposed structures or additions.
- ☐ A written report from a licensed engineer or architect regarding the soundness of the miner's cottage to be relocated.
- ☐ Evidence of the financial ability to undertake the safe relocation, preservation and repair of the miner's cottage through the posting of bonds or other financial measures deemed appropriate.
- ☐ Supplemental materials to provide a visual description of the context surrounding the designated historic property including photographs and other exhibits, as needed, to accurately depict location and extent of proposed work.
- ☐ The net livable square footage of each residential unit in the development.
- ☐ If applicable, the conditions under which reductions from net minimum livable square footage requirements are requested according to APCHA guidelines.
- ☐ Proposed Category Designation of sale or rental restriction for each unit in the development.
- ☐ Proposed employees housed by the affordable housing unit in increments of no less than one one-hundredth (0.01) according to Section 26.470.100.2- Employees Housed.
- ☐ A mobility plan meeting the requirements of Chapter 26.515 of the Aspen Municipal Code.
- ☐ For **Conceptual** the following items will need to be submitted in addition to the items listed above:
 - Graphics identifying preliminary selection of primary exterior building materials.
 - A preliminary stormwater design.

- ☐ For **Final** the following items will need to be submitted in addition to the items listed above:
- Drawings of the street facing facades must be provided at ¼" scale.
 - Final selection of all exterior materials and sample or clearly illustrated photographs.
 - A lighting plan and landscape plan, including any visible stormwater mitigation features.

Once the copy is deemed complete by staff, the application fee will be requested.

Disclaimer:

The foregoing summary is advisory in nature only and is not binding on the City. The summary is based on current zoning, which is subject to change in the future, and upon factual representations that may or may not be accurate. The summary does not create a legal or vested right.

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

DIMENSIONAL REQUIREMENTS FORM

Complete only if required by the PreApplication checklist

Project and Location 1020 East Cooper Avenue

Applicant: 1020 Cooper LLC, represented by BendonAdams

Zone District: RMF Gross Lot Area: 4,379sf Net Lot Area: 4,379sf

**Please refer to section 26.575.020 for information on how to calculate Net Lot Area

Please fill out all relevant dimensions

Single Family and Duplex Residential

	Existing	Allowed	Proposed
1) Floor Area (square feet)	1,075sf		
2) Maximum Height	14'8.75"		
3) Front Setback	17.3'		
4) Rear Setback	0'		
5) Side Setbacks	E- 2.5' W- 10'11"		
6) Combined Side Setbacks	13'5"		
7) % Site Coverage	n/a		
8) Minimum distance between buildings	varies		
Proposed % of demolition	n/a		

Multi-family Residential

	Existing	Allowed	Proposed
1) Number of Units			
2) Parcel Density (see 26.710.090.C.10)			
3) FAR (Floor Area Ratio)			
4) Floor Area (square feet)			
4) Maximum Height			
5) Front Setback			
6) Rear Setback			
7) Side Setbacks			
Proposed % of demolition			

Please refer to Table 1 in the cover letter for allowed and proposed dimensions.

Commercial

Proposed Use(s)	Existing	Allowed	Proposed
1) FAR (Floor Area Ratio)			
2) Floor Area (square feet)			
3) Maximum Height			
4) Off-Street Parking Spaces			
5) Second Tier (square feet)			
6) Pedestrian Amenities (square feet)			
Proposed % of demolition			

Lodge

Additional Use(s)	Existing	Allowed	Proposed
1) FAR (Floor Area Ratio)			
2) Floor Area (square feet)			
3) Maximum Height			
4) Free Market Residential (square feet)			
4) Front setback			
5) Rear setback			
6) Side setbacks			
7) Off-Street Parking Spaces			
8) Pedestrian Amenity (square feet)			
Proposed % of demolition			

Existing non-conformities or encroachments:

Sheds encroach into alley, east side yard setback encroachment, no onsite parking.

Variations requested:

NONE.

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

Project Name and Address: 1020 East Cooper Project; 1020 East Cooper Avenue

Parcel ID # (REQUIRED) 2737-182-32-006

APPLICANT:

Name: 1020 Cooper LLC

Address: PO Box 12393, Aspen, CO 81612

Phone #: 303-882-0702 email: jeanncoulter@gmail.com

REPRESENTATIVE:

Name: BendonAdams

Address: 300 S. Spring Street, #202, Aspen CO 81611

Phone#: 970-925-2855 x2 email: sara@bendonadams.com

Description: Existing and Proposed Conditions

Currently the property contains a single family residence that is designated a historic landmark. The 1020 East Cooper Project proposes to restore the historic landmark and to construct a detached building at the rear of the property. The property is proposed to be converted into a 100% affordable housing project with a total of 4 housing units - 2 in the landmark and 2 in the new detached building. A basement is proposed beneath the landmark after it is relocated forward on the lot toward Cooper Avenue. Affordable housing credits are requested for the voluntary deed restricted units.

Review: Administrative or Board Review

Required Land Use Review(s): HP Major Development (conceptual); GMQS, Parking and Transportation, Relocation, Demolition, Establishment of Housing Credits

Growth Management Quota System (GMQS) required fields:

Net Leasable square footage n/a Lodge Pillows n/a Free Market dwelling units 0

Affordable Housing dwelling units 4 Essential Public Facility square footage n/a

Have you included the following?

FEES DUE: \$ 6500

- ☒ Pre-Application Conference Summary
- ☒ Signed Fee Agreement
- ☒ HOA Compliance form
- ☒ All items listed in checklist on PreApplication Conference Summary



Thomas J. Todd
Phone (970) 925-3476
Fax (970) 925-9367
ttodd@hollandhart.com

November 20, 2020

Ms. Amy Simon
Community Development Department
City of Aspen
130 S. Galena
Aspen, Colorado 81611

Re: Proof of Ownership in Support of Development Application for the East 13.79' of Lot O and all of Lot P, Block 34, East Aspen Addition to the City of Aspen, also known as 1020 East Cooper Avenue, Aspen Colorado 81611

Dear Amy:

Holland & Hart represents 1020 Cooper LLC, a Colorado limited liability company. The undersigned has been requested by our client to provide you with proof of ownership of the above referenced real property (the "Property").

The undersigned, an attorney licensed in the State of Colorado, hereby informs you that the record owner of the Property is 1020 Cooper LLC, a Colorado limited liability company. 1020 Cooper LLC has full right, power and authority to apply for this Development Application. The complete legal description of the Property is as follows:

The East 13.79' of Lot O and all of Lot P, Block 34, East Aspen Addition to the City of Aspen
County of Pitkin, State of Colorado.

The Property is subject to the liens, encumbrances, easements, and restrictions listed on Exhibit "A" attached hereto.

Please contact the undersigned if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TJ Todd', is written over a light blue circular background.

Thomas J. Todd
of Holland & Hart LLP

TJT/sm
Attachment
cc: 1020 Cooper LLC
Ms. Sara Adams, BendonAdams

Holland & Hart LLP Attorneys at Law

Phone (970) 925-3476 Fax (970) 925-9367 www.hollandhart.com

600 East Main Street, Suite 104 Aspen, CO 81611-1991

Aspen Billings Boise Boulder Carson City Cheyenne Colorado Springs Denver Denver Tech Center Jackson Hole Las Vegas Reno Salt Lake City Santa Fe Washington, D.C.

EXHIBIT “A”

List of Liens, Encumbrances, Easements and Restrictions

(Note: All recording information is based on the Pitkin County, State of Colorado real property records.)

1. Taxes and assessments for the year 2020 and subsequent years only, a lien not yet due or payable.
2. Reservations and exceptions contained in the U. S. Patent recorded October 21, 1955 in Book 180 at Page 454.
3. Reservations and exceptions contained in U. S. Patent recorded August 29, 1958 in Book 185 at Page 69.
4. Easements, conditions, covenants, restrictions, reservations and notes on the Plat of East Aspen Addition to the City of Aspen recorded August 24, 1959 in Plat Book 2A at Page 252
5. Easements, conditions, covenants, restrictions, reservations and notes on the Plat of 1020 E Cooper Lot Line Adjustment/Subdivision Exemption Recorded October 8, 2019 in Plat Book 126 at Page 7.
6. Terms, conditions, provisions and obligations as set forth in City of Aspen Historic Preservation Commission Resolution No. 21, Series of 2019 recorded December 26, 2019 at Reception No. 661468.

15614683_v3



Thomas J. Todd
Phone (970) 925-3476
Fax (970) 925-9367
 ttodd@hollandhart.com

October 30, 2020

Via E-Mail

Ms. Amy Simon
 Historic Preservation Officer
 Community Development Office
 City of Aspen
 130 S. Galena Street
 Aspen, Colorado 81611

James R. True, Esq.
 City Attorney
 City of Aspen
 130 S. Galena Street
 Aspen, Colorado 81611

Re: Pending Historic Preservation Commission Application for 1020 E. Cooper Avenue, Aspen, Colorado 8161, aka the East 13.79' of Lot O and all of Lot P, East Aspen Addition to City of Aspen

Dear Amy and Jim:

Holland & Hart LLP represents 1020 Cooper LLC, the owner of the above referenced property (the "Subject Property").

This letter is in response to the comments contained in the September 8, 2020 letter submitted by counsel for Cooper Avenue Victorian Condominium unit owner Bukk Carleton relative to the Lot Line Adjustment/Subdivision Exemption Plat for the Subject Property, recorded on October 8, 2019 at Plat Book 126 at Page 7 under Reception No. 659373 of the Pitkin County real property records (the "Boundary Adjustment Plat").

By way of background, the prior owner of the Subject Property, longtime Aspen journalist Su Lum, acquired the Subject Property in 1972 and owned it until her death in 2017. The 3.79' wide strip of land that serves as the western portion of the Subject Property (the "Strip of Land") was the subject of a quiet title action brought by Ms. Lum against the Cooper Avenue Victorian Condominiums which settled in 2006, resulting in the owners of all five condominium units within the Cooper Avenue Victorian Condominiums and Cooper Avenue Victorian Condominium Association, Inc. quit claiming their interests in the Strip of land to Ms. Lum.

As part of the disposition of the Subject Property from the Estate of Su Lum, 1020 Cooper LLC processed with the City of Aspen the Boundary Adjustment Plat to confirm the

inclusion of the Strip of Land together with the eastern 10' of Lot O within the historically recognized boundaries of the Subject Property.

The Boundary Adjustment Plat process was specifically prescribed by Community Development office staff and an application for a Boundary Adjustment under the Administrative Subdivision procedures in Section 26.480.050(c) of the Municipal Code was submitted and duly processed, resulting in the City-approved and recorded Boundary Adjustment Plat referenced above. Thus, no application for a Major Subdivision Approval was applicable or required.

It is also worth noting that Cooper Avenue Victorian Condominium Association, Inc. caused to be recorded a First Amended Condominium Map on December 13, 2011 in Plat Book 98 at Page 93 under Reception No. 585047 (also administratively approved by the City of Aspen) which expressly recognized the Strip of Land as being excluded from the Cooper Avenue Victorian Condominiums General Common Elements, noting the 2006 quit claim conveyances of the Strip of Land described above.

Any time period for challenging the processing and approval of the Boundary Adjustment Plat has long passed and the Cooper Avenue Victorian Condominium Association and the individual unit owners therein have absolutely no claim or interest in the Strip of Land, and they have no basis for challenging the composition or description of the Subject Property as set forth in the Boundary Adjustment Plat. Accordingly, we view the neighbor's objections to the inclusion of this westerly portion of the Subject Property with the pending HPC application to be unsupported and wholly without merit.

Please contact the undersigned if you have any questions or desire additional information.

Sincerely,



Thomas J. Todd
for Holland & Hart LLP

TJT

cc: 1020 Cooper LLC
Sara Adams, BendonAdams

15605911_v1



October 30, 2020

Phillip Supino, AICP
Community Development Director
City of Aspen
130 So. Galena St.
Aspen, Colorado 81611

RE: 1020 East Cooper; Aspen, CO.

Mr. Supino:

Please accept this letter authorizing BendonAdams LLC to represent our ownership interests in 1020 East Cooper Street and act on our behalf on matters reasonably associated in securing land use approvals for the property.

If there are any questions about the foregoing or if I can assist, please do not hesitate to contact me.

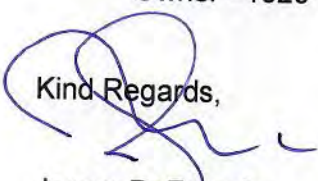
Property – 1020 East Cooper Street; Aspen, CO 81611

Legal Description – Lot P and the East 13.79ft of Lot O, Block 34, East Aspen
Addition, City of Aspen, Colorado

Parcel ID – 2737-182-32-006

Owner –1020 Cooper LLC

Kind Regards,


James DeFrancia
Manager, 1020 Cooper LLC

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

Agreement to Pay Application Fees

An agreement between the City of Aspen ("City") and

Address of Property: 1020 East Cooper Street

Please type or print in all caps

Property Owner Name: 1020 Cooper LLC

Representative Name (if different from Property Owner) Jean Coulter

Billing Name and Address - Send Bills to:

P.O. Box 12393 Aspen, CO 81612

Contact info for billing: e-mail: jeanncoulter@gmail.com

Phone: 303 882 0702

I understand that the City has adopted, via Ordinance No. 30, Series of 2017, review fees for Land Use applications and payment of these fees is a condition precedent to determining application completeness. I understand that as the property owner that I am responsible for paying all fees for this development application.

For flat fees and referral fees: I agree to pay the following fees for the services indicated. I understand that these flat fees are non-refundable.

\$ 975 flat fee for Parks

\$ 975 flat fee for Environmental Health

\$ 975 flat fee for APCHA

\$ flat fee for

For Deposit cases only: The City and I understand that because of the size, nature or scope of the proposed project, it is not possible at this time to know the full extent or total costs involved in processing the application. I understand that additional costs over and above the deposit may accrue. I understand and agree that it is impracticable for City staff to complete processing, review and presentation of sufficient information to enable legally required findings to be made for project consideration, unless invoices are paid in full.

The City and I understand and agree that invoices mailed by the City to the above listed billing address and not returned to the City shall be considered by the City as being received by me. I agree to remit payment within 30 days of presentation of an invoice by the City for such services.

I have read, understood, and agree to the Land Use Review Fee Policy including consequences for no-payment. I agree to pay the following initial deposit amounts for the specified hours of staff time. I understand that payment of a deposit does not render and application complete or compliant with approval criteria. If actual recorded costs exceed the initial deposit, I agree to pay additional monthly billings to the City to reimburse the City for the processing of my application at the hourly rates hereinafter stated.

\$ 3,250 deposit for 10 hours of Community Development Department staff time. Additional time above the deposit amount will be billed at **\$325.00 per hour**.

\$ 325 deposit for 1 hours of Engineering Department staff time. Additional time above the deposit amount will be billed at **\$325.00 per hour**.

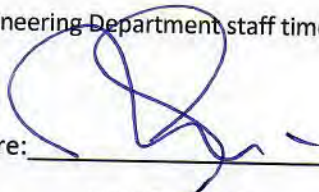
City of Aspen:

Phillip Supino, AICP
Community Development Director

City Use:

Fees Due: \$ Received \$

Case #

Signature: 

PRINT Name: James DeFrancia

Title: Manager, 1020 Cooper LLC

April 2020

City of Aspen | 130 S. Galena St. | (970) 920 5090



exhibit 13

1020 E Cooper Vicinity Map

Legend

- Urban Growth Boundary (UGB)
- Emissions Inventory Boundary (EIB)
- City of Aspen
- Greenline 8040
- Stream Margin
- Hallam Bluff ESA
- Historic Sites
- Historic Districts
- Parcels
- AH Affordable Housing
- R/MF Residential/Multi-Family
- R/MFA Residential/Multi-Family
- R-6 Medium Density Residential
- R-15 Moderate Density Residential
- R-15-A Moderate Density Residential
- R-15B Moderate Density Residential
- R-30 Low Density Residential
- RR Rural Residential
- L Lodge
- CL Commercial Lodge
- CC Commercial Core
- C-1 Commercial
- SCI Service Commercial Industrial
- NC Neighborhood Commercial
- MU Mixed Use
- SKI Ski Area Base
- C Conservation
- OS Open Space
- P Park

Zone Overlay

- DRAINAGE
- LP PD
- DRAIN/TRANS
- GCS PD
- L PD
- LP
- PD

Zoning

- R-3 High Density Residential



Scale: 1:1,349
When printed at 8.5"x11"

0 0.01 0.01 0.02

mi

CITY OF ASPEN

Geographic Information Systems

This map/drawing/image is a graphical representation of the features depicted and is not a legal representation. The accuracy may change depending on the enlargement or reduction. Copyright 2020 City of Aspen GIS

Date: 10/1/2020

Pitkin County Mailing List of 300 Feet Radius
From Parcel: 273718232006 on 10/29/2020



Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

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<http://www.pitkinmapsandmore.com>

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WEISS BERNIE
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ASPEN VILLAGER LLC
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ASPEN, CO 81611

BALDWIN MELINDA LLC
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WINNETKA, IL 60093

MEAD GEORGE
550 THIRD ST SO
WISCONSIN RAPIDS, WI 54404

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PARGITER SALLY J
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LAFAYETTE, LA 70508

SCHULTZ BRIAN & ELIZABETH
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DALLAS, TX 75220

UTE 202 LLC
7457 GRANVILLE DR #301
TAMARAC, FL 33321

PRESUTTI DANA
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ASPEN, CO 816112119

HYMAN AVENUE VICTORIAN CONDO ASSOC
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BLUE SKYE DAISY BROOKE PARTNERSHIP I
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EHRMAN HOPE J
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LAKE FOREST, IL 60045

MEYERSTEIN FAMILY TRUST
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PALMERO KEN
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WARWICK WK 06 BERMUDA,

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MALDEN, MA 02148

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TACHE MARK C
1001 E HYMAN
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PACK R MICHAEL
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BERNI SHAEL MORGAN
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ARKIN JONATHAN
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COMMON AREA
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RANGER LIVING TRUST
445 WHITESTONE FARM DR
CHESTERFIELD, MO 63017

RK PARTNERS LLC
31 WASHINGTON AVE
SHORT HILLS, NJ 07078

PETITIE ROCHE CONDO ASSOC
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TWO PANTHER LLC
1020 S GILPIN ST
DENVER, CO 80209

NAGER DEBBIE TRUST
4803 W 120TH PL
LEAWOOD, KS 66209

TENG NANCY H TRUST
1050 S EUCLID AVE #5108
ELMHURST, IL 60126

MCGAFFEY FAMILY & CO NO C LLC
2465 NOB HILL AVE NORTH
SEATTLE, WA 98109

ASPEN VALLEY LAND TRUST
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CARBONDALE, CO 81623

LERNER JAY R & BOBETTE S
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OMAHA, NE 68154

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GERBER-MCMANUS SUE
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EL CAJON, CA 92020

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NEW ALBANY, OH 43054

THOMPSON ARTHUR JR & HASSELINE
7200 COMMODORE DR
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SAN DIEGO, CA 92123

ASPENEYES LLC
13410 TAYLORCREST RD
HOUSTON, TX 77079

IRREVOCABLE TRUST
21 TECHNOLOGY DR #6
WEST LEBANON, NH 03784

LIB LLC
314 LYTTON AVE #200
PALO ALTO , CA 94301

1016 EAST HYMAN HOLDINGS LLC
730 E DURANT AVE #200
ASPEN, CO 81611

NOORI ABDUL RASOL & MANDANA
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COLETTA CAROL
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LASHER KELLY G
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COMMON AREA
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PINE GLEN TOWNHOUSE CONDO ASSOC
COMMON AREA
ASPEN, CO 81611

MOLNY CONDO ASSOC
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DI LORENZO MICHAEL
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ASPEN, CO 81611

211 ASHLEY PROJECT LLC PO BOX 22424 CHARLESTON, SC 29413	FISHER JAMES B 2709 ST ANDREWS CT JAMESTOWN , NC 27282	ZOE FUTURES LLC 4144 SAN CARLOS DALLAS, TX 75205
DERBY INVESTMENT INC 4601 E DOUGLAS AVE #111 WICHITA, KS 672181032	HANDELIN MARY M LIVING TRUST 16299 PEARSON LN FORT BRAGG, CA 95437	ILLMER NANCY & RICHARD 1918 N OLIVE ST #1003 DALLAS, TX 75201
BGC III IRREVOCABLE TRUST 21 TECHNOLOGY DR #6 WEST LEBANON, NH 03784	LEAL FAMILY INVESTMENTS LLC 3224 FAIRFAX LN COCOA, FL 32926	BERENS MARILYN REV TRUST 4925 COLLINS AVE #6A MIAMI BEACH, FL 33140
SUSI MARILEE E REV TRUST 7806 CHARNEY LN BOCA RATON, FL 33496	CITY OF ASPEN 130 S GALENA ST ASPEN, CO 81611	MURACO JULIE DECLARATION TRUST 41 CENTRAL PARK W #10E NEW YORK , NY 10023
ADAMS GILBERT C III 2 BOWER ST MALDEN, MA 02148	WOOD JEFFREY R & SHANA B 4900 WOODWAY DR #880 HOUSTON, TX 77056	IPMD 2018 PROPERTY TRUST 10 WESTMOUNT PARK RD TORONTO ONTARIO CANADA M9P1R5,
GRANTHAM CHARLES EDWARD 5849 LEASE LN RALEIGH, NC 27617	926 DURANT LLC 915 S DIXIE HWY WEST PALM BEACH, FL 33401	TEN SIXTEEN EAST HYMAN COMMON AREA 1016 E HYMAN AVE SPEN, CO 81611
EXETER 20454 WY LLC 205 STOREY BLVD #200 CHEYENNE, WY 82009	GML ASPEN PROPERTY LLC 3815 LISBON ST #203 FT WORTH, TX 76107	LEVY MITCHELL & ELISSA 201 OCEAN AVE #1203P SANTA MONICA, CA 90402
PEARLSTONE RICHARD 1001 E COOPER AVE #2 ASPEN, CO 81611	TRT OF COLORADO LLC 7200 COMMODORE DR TUSCALOOSA, AL 35406	STEEL JOAN E TRUST 161 E CHICAGO AVE #60N4 CHICAGO, IL 60611-6690
HENRY CASADY M 525 W HALLAM ST ASPEN, CO 81611	OLSON PETER W & CANDICE C 1022 E HYMAN AVE UNIT 1 ASPEN , CO 81611	BARASH JAMES ROBERT & BETTEANNE 50 W CHEYENNE MTN BLVD COLORADO SPRINGS, CO 80906
TYE MARK M TRUST PO BOX 8992 ASPEN, CO 81612	THREE BEES LLC 103 HARBOUR LN BAY SHORE, NY 11706	SCHULTZ BRIAN & ELIZABETH 9301 MEADOWBROOK DR DALLAS, TX 75220

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MCPHEE SHARON S 1985 TRUST
4389 MALIA ST #463
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AC ONE LLC
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SCHONWALD ALEXANDER REV TRUST
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CHATEAU ROARING FORK CONDO ASSOC
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MCDONOUGH JOELLE
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MORK HALBERT L FAMILY TRUST
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KANTOR MITCHELL A TRUST
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BLOOMFIELD HILLS, MI 48301

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203 S CLEVELAND
ASPEN, CO 81611

SEGUIN WILLIAM L REV TRUST
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390 LAKE AVE
GREENWICH, CT 06830

TAT TRUST
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SUNFISH LAKE, MN 55118

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EAST COOPER COURT CONDO ASSOC
PO BOX 2021
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JPS NEVADA TRUST
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HENDERSON, NV 890745991

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ASPEN, CO 81611

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CHAPEL HILL, NC 275178502

GILLIAM KRISTI
1024 E COOPER #8
ASPEN, CO 81611

KANTOR MITCHELL A TRUST
5595 SHADOW LN
BLOOMFIELD HILLS, MI 48301

KANTOR NANCY L TRUST
5595 SHADOW LN
BLOOMFIELD HILLS, MI 48302

HUCKELBUTT HOUSE LLC
3924 SOUTHWESTERN BLVD
DALLAS, TX 75225

SILVERSTREAM TOWNHOMES CONDO ASSC
PO BOX 49
ASPEN, CO 81612

CARSON YOST EXEMPT LIFETIME TRUST
116 RIVERCREST DR
FORT WORTH, TX 76107

ABELMAN STEPHEN C & HELENE P
400 BAY LAUREL CT NE
SAINT PETERSBURG, FL 33703

LEAL FAMILY PARTNERS LTD
3224 FAIRFAX LANE
COCOA , FL 32926

OGBURN TOM & CAROLYN
2000 BRAZOS CT
WESTLAKE, TX 762624804

DORAN MICHAEL H ASP TEST TRST
4280 GUNNIN RD
NORCROSS, GA 30092

WEISS LYNN
625 E MAIN ST #102B
ASPEN, CO 816111935

COOPER TACHE CHRISTEN
1001 E HYMAN
ASPEN, CO 81611

SYLVESTER JAMES W
758 FREEDOM PLAINS RD
POUGHKEEPSIE, NY 12603

SCHRAGER TERRI L
3217 S 101ST ST
OMAHA, NE 68127

THOMPSON BRAD H REV LVG TRUST
1020 E DURANT AVE # 103
ASPEN, CO 81611

RIVERSIDE CONDO ASSOC
1024 E COOPER AVE
ASPEN, CO 81611

SMITH MICHAEL B & TIFFANY S
6134 WILLERS WAY
HOUSTON, TX 77057

TCDC HOLDINGS INC
2345 GRAND BLVD #2400
KANSAS CITY, MO 64108

VANHEES JOANNE G & ARNOLD
95 HORATIO ST #9K
NEW YORK, NY 10014

MCCORMICK MURIEL E
PO BOX 3515
ASPEN, CO 81612

SCHROY BRIAN
441 ARAPAHOE AVE
BOULDER, CO 803025824

TYE MARK M TRUST
PO BOX 8992
ASPEN, CO 81612

UTE CONDO ASSOC
1020 E DURANT AVE
ASPEN, CO 81611

WHITE JALEH REV TRUST
960 E DURANT AVE #7
ASPEN, CO 816112053

ERNEMANN MICHAEL FREDERICH
LONDON FLAT 4 GALAXY HOUSE
32 LEONARD ST
LONDON EC #2A 4LX ENGLAND,

INDEPENDENCE GATE CONDO ASSOC
COMMON AREA
922 E COOPER AVE
ASPEN, CO 81611

26 EAU CLAIRE LLC
550 BIENVILLE ST
NEW ORLEANS, LA 70130

CAULFIELD JENNIFER & JOHN
1020 E DURANT AVE #101
ASPEN, CO 81611

SHAPIRO GANT LLC
5704 DEVILLE DR
MINNEAPOLIS, MN 55436

MJB GST TRUST
5651 OAKWOOD RD
SHAWNEE MISSION, KS 66208

913 NEVADA TRUST
9589 COMISKY CT
LAS VEGAS , NV 89148

COLETTA BRANDY
41 UNION AVE #200
MEMPHIS, TN 38103

CHADVALE REALTY INC
PO BOX 11976
ASPEN, CO 81612

SEGUIN MARILYN A REV TRUST
1001 E COOPER AVE #7
ASPEN, CO 81611

KANTOR NANCY L TRUST
5595 SHADOW LN
BLOOMFIELD HILLS, MI 48302

MCDONALD SCOTT
4666 MCKINNEY CT
PARK CITY, UT 84098

WICKAM BRENTON M
215 CHESTERTON PL
SAN MATEO, CA 944012509

VILLAGER 3 LLC
625 E HYMAN #201
ASPEN, CO 81611

DOLGINOW SCOTT TRUST
203 S CLEVELAND
ASPEN, CO 81611

HANN SANG E DR & ANN K
555 MAYFLOWER RD
LAKE FOREST, IL 60045

LITZENBERGER DREW & VIRGINIA
125 HOWLAND RD
ASHEVILLE, NC 28804

KOFFRON ROBERT & PAULETTE
28009 HICKORY DR
FARMINGTON HILLS, MI 48331

PORTER FRANCES H
305 FALLS WALK WAY
CHAGRIN FALLS, OH 440222778

PULLEN CLAUDIA
345 FRAZIER AVE #206
CHATTANOOGA, TN 37405

SEID MELVIN C REV TRUST
1104 DALE AVE
ASPEN, CO 81611

FREEMAN HEATH
1039 E COOPER AVE #17A
ASPEN, CO 81611

HINMAN JACQUELINE C REV TRUST
15 CHERRY HILLS FARM DR
ENGLEWOOD, CO 80113

COATES NELIGH C JR REV TRUST
2702 CEMBALO BLVD #308
SAN ANTONIO, TX 782303045

L & E PROPERTIES LTD
3701 S NARCISSUS WAY
DENVER, CO 80237

PONDROM CYRENA N & LEE G
210 PRINCETON AVE
MADISON, WI 53705

ELLSWEIG DAVID
1020 E DURANT AVE #102
ASPEN, CO 81611

MARTIN MONICA A
301 E 79TH ST #35P
NEW YORK, NY 10021

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

Homeowner Association Compliance Policy

All land use applications within the City of Aspen are required to include a Homeowner Association Compliance Form (this form) certifying the scope of work included in the land use application complies with all applicable covenants and homeowner association policies. The certification must be signed by the property owner or Attorney representing the property owner.

Property Owner ("I"):	Name: 1020 Cooper LLC	
	Email: jeanncoulter@gmail.com	Phone No.: 303 882 0702
Address of Property: (subject of application)	1020 East Cooper Avenue Aspen, CO 81611	

I certify as follows: (pick one)



This property is not subject to a homeowners association or other form of private covenant.



This property is subject to a homeowners association or private covenant and the improvements proposed in this land use application do not require approval by the homeowners association or covenant beneficiary.



This property is subject to a homeowners association or private covenant and the improvements proposed in this land use application have been approved by the homeowners association or covenant beneficiary.

I understand this policy and I understand the City of Aspen does not interpret, enforce, or manage the applicability, meaning or effect of private covenants or homeowner association rules or bylaws. I understand that this document is a public document.

Owner signature:  date: 10/30/2020

Owner printed name: James DeFrancia, Manager 1020 Cooper LLC

or,

Attorney signature: _____ date: _____

Attorney printed name: _____

Bendon Adams
c/o Sara Adams
300 S. Spring Street, Ste 202
Aspen, CO 81611
sara@bendonadams.com

RE: 1020 E Cooper Street-Conceptual Engineering Report
Sopris Engineering, LLC Job No. 30111.02

Dear Sara,

Sopris Engineering, LLC (SE) has prepared this letter to summarize the Civil Engineering requirements and recommendations in support of the potential redevelopment of 1020 E. Cooper Street located in Aspen, CO.

It is our understanding that the project is seeking approval from HPC in support of an affordable housing project on the subject property. This letter is specific to utility extensions, conceptual site grading and stormwater mitigation options for the project team to further evaluate as the design progresses towards Building Permit Application. Conceptual Grading & Drainage, Utility and Drainage Mitigation Plans have been provided as an attachment for illustrative support of this document.

Background & Existing Conditions

The subject property is located at 1020 E. Cooper Street in Aspen, CO (Parcel ID#273718232006) and according to Pitkin County Assessor's webpage the existing building was constructed in 1888 with an effective year built of 1964 and was originally constructed as a single family residence.

Based on our review of the existing conditions survey and site visits the property consists of an existing single story wood frame house with a building footprint at ground elevation of approximately 1,100 sf. Existing ground cover includes various concrete walkways and intermittent lawn area/vegetation. Two detached shed structures front the alley to the north. The total existing onsite impervious area has been estimated at 1,945+/- sf which includes the existing residence, out structures and concrete pathways. Surface grades and existing drainage patterns generally slope from the southeast to the northwest across the site with relatively flat landscape grades around the residence. Existing gutters and a downspout appear to discharge directly to the adjacent ground. As such, tributary roof drainage appears to be conveyed over the existing ground towards the alley north of the subject property. No other onsite stormwater improvements were observed during our site visit or indicated on the existing conditions survey. It should be noted that the site does lie slightly below E. Cooper Street. The design of the improvements considered raising the sidewalk to coincide with the top back of curb but since this approach would require improvements on the neighboring property to the east it was not pursued. Instead, offsite basins associated E. Cooper Street were evaluated to determine whether there were any drainage concerns given this existing condition. Our findings related to this are further discussed below within the *Existing Offsite Basins* section.

According to Figure 3.1 of the City's Urban Runoff Management Plan (URMP) the underlying soils likely consist of Type B Soils which have moderate infiltration rates. This will be confirmed once geotechnical exploration work has been performed. The subject property falls within Zone X as identified on FEMA Flood Insurance Rate Map Panel #08097C0366E, effective date August 15, 2019. Zone X includes areas determined to be outside the 500-year flood plain.

The subject property falls within Drainage System 1, Basin 12 as described within the City's Surface Drainage Master Plan (SDMP), dated November 2001 prepared by WRC Engineering, Inc. Drainage System 1 currently consists of street curb and gutter, roadside ditches and a network of storm sewer pipes. According to the SDMP there is an existing 18" HDPE storm sewer beneath E. Cooper Street, directly south of the subject property. Preliminary investigation of this existing storm sewer collection system revealed the shallow depths prohibitive for direct connection of the development's anticipated stormwater mitigation infrastructure.

An existing electric and communications utility easement (Rec. # 659373) is located at the northeast corner of the property and accommodates portions of an existing 4'x4' transformer vault as well as the COA Electric clearance requirements. Further discussion of the existing easement as it relates to this and future development can be found in the *Site Utilities* section of this letter. There is also a 2'x8' electric easement at the northwest corner of the site that accommodates an existing transformer located on the neighboring property.

Lastly, according to Figure 7.1a of the City's URMP the subject property falls outside Aspen Mountain's mudflow zone, however it should be noted that the City is in the process of updating mudflow studies and regulations which may influence any potential mudflow requirements for the subject property.

Existing Offsite Basins

As mentioned above the subject property lies slightly below the flowline elevation of E. Cooper Street and therefore corresponding offsite drainage basins were evaluated to assess the risk of offsite stormwater runoff entering the subject property. Based on site visits and our review of the City's SDMP, Basin 12 was subdivided into several sub-basins to estimate peak runoff rates and corresponding conveyance capacities. These drainage basins are further described below and supporting calculations are provided as an attachment to this letter.

Basin OS-1 is an existing basin within E. Cooper Street directly south and east of the subject property. An existing at grade access to the Chateau Eu Claire and the associated northern edge of the E Cooper Street attached site walk serves as the northern boundary for the basin. An existing low point and associated inlet was observed just west of the E Cooper Street bridge crossing of the Roaring Fork River. As such, the eastern limits of the basin were established by the breakline tributary to this inlet. The southern extent of the basin was established at the crown of E Cooper Street. Overall imperviousness is estimated to be 100% based on existing ground cover.

Runoff generated within the basin is collected within a 4' concrete drain pan directly south of the Riverside Townhomes. Surface runoff collected within this drain pan continues west within the concrete flowline into a formal curb and gutter system in front of the subject property (Basin OS-2). The drain pan was field measured to have an approximate 0.2' available flow depth and approximately 1.5% longitudinal slope. Based on this information, runoff generated from a 100 year storm event is estimated to be fully contained within the drain pan at an approximate 0.14' flow depth. This analysis concludes that no existing offsite runoff will be tributary to the site from the north side of the E. Cooper Street right of way east of the subject property.

Basin OS-2 is an existing basin within E. Cooper Street directly south of the subject property. The northern limit of the basin was established to be the top of curb on the north side of E. Copper Street. The basin is bound by Basin OS-1 to the east and the projected subject property line to the west. The southern extent of the basin was established at the crown of E. Cooper Street. Overall imperviousness is estimated to be 100% based on existing ground cover.

Runoff generated within the basin is collected within an existing curb and gutter system on the north side of E. Cooper Street. Surface runoff then continues west within the gutter flowline to a curb inlet west of the subject property, near the intersection with S. Cleveland Street. Portions of the existing curb will be replaced with COA compliant curb & gutter with this project, however the existing curb height was measured for conservative analysis. The curb height was field measured to have an approximate 4.5" height, 2" gutter drop and average 1.5% longitudinal slope. Based on this information, the 100 year storm event is estimated to be fully contained within existing parking lane at an approximate 0.13' flow depth. This analysis concludes that runoff from the basin will not overtop the curb and no existing offsite runoff will be tributary to the site from the north side of E. Cooper Street in front of the subject property.

Basin OS-3 is an existing basin within E. Cooper Street detached sidewalk directly south of the subject property. The northern limit of the basin was established to be the northern edge of the sidewalk adjacent to the development. The basin is bound by Basin OS-1 to the east and the projected subject property line to the west. The southern extent of the basin was established at top back of curb on the north side of E Cooper Street. A small portion of existing sidewalk from the adjacent Riverside Condo property to the east was additionally included within the basin limits. Overall imperviousness is estimated to be 75% based on existing ground cover.

Runoff generated within this small basin runs along the southern edge of sidewalk towards the west and likely evaporates and/or percolates into the adjacent landscape area. Drainage conveyance calculations indicate that this existing conveyance has adequate capacity and the runoff from this small basin does not enter the subject property.

Basin OS-4 is an existing basin comprised of the various properties south of E. Cooper Street that contribute surface runoff to the south side of E. Cooper Street in front of the subject property. This basin was evaluated to determine whether or not tributary flows would overtop the crown of the road. Overall imperviousness is estimated to be 85% based on existing ground cover. In addition, a conservative 5-minute time of concentration was used to estimate peak runoff rates for this larger basin.

Runoff generated within this basin is ultimately collected within the existing curb and gutter system on the south side of E. Cooper Street. Surface runoff then continues west within the gutter flowline to a curb inlet west of the subject property. The existing curb height was field measured to have an approximate 5.5" height, 2" gutter drop and 1.5% longitudinal slope. Based on this information, the 100 year storm event is estimated to be fully contained within the existing parking lane at an approximate 0.41' flow depth. This analysis concludes that runoff from the basin will not overtop the crown of E. Cooper Street and no existing offsite runoff will be tributary to the site from the south side of E Cooper Street.

To conclude, based on the offsite drainage analysis associated with E. Cooper Street, it has been determined that offsite flows do not adversely impact the subject property and that the existing condition is found to be acceptable for redevelopment. Estimated offsite peak runoff rates are summarized within Table 1. In addition, supporting calculations and a drainage basin delineation plan are included as attachments to this letter.

Table 1 – Existing Peak Runoff Values

Subcatchment Name	Area (ac)	Percent Imperviousness	Runoff Coefficient, C		Selected tc (min)	Rainfall Intensity, I(in/hr)		Peak Flow, Q (cfs)	
			10-yr	100-yr		10-yr	100-yr	10-yr	100-yr
OS-1	0.076	100%	0.86	0.89	5.0	3.72	6.32	0.24	0.43
OS-2	0.032	100%	0.86	0.89	5.0	3.72	6.32	0.10	0.18
OS-3	0.013	75%	0.66	0.77	5.0	3.72	6.32	0.03	0.06
OS-4	0.984	85%	0.74	0.82	5.0	3.72	6.32	2.71	5.10

Proposed Development, Stormwater Requirements and Stormwater Mitigation

It is our understanding that the project will include a remodel and relocation of the existing residence and an expansion to accommodate multiple affordable housing units. Additional improvements include off-alley parking along the north side of the property, various walkways, bicycle racks, trash enclosure, landscaping, stormwater mitigation infrastructure and utility service extensions.

Based on the proposed improvements the project will be classified as a "Major Project" as identified within the City's URMP. Based on the location of the subject property the stormwater mitigation requirements will include water quality treatment for all exposed impervious areas. Onsite stormwater detention is not required for the proposed improvements as conveyance to the City's street gutter system will be provided via an improved alley way. Surface runoff will then sheet flow west down the gravel alley consistent with the analysis provided in the City's SDMP prepared by WRC Engineering.

Water Quality Treatment: Based on the estimated total impervious area, the resulting required water quality treatment volume will be approximately 59 cf. Preliminary investigation for integrating permeable pavers, green roofs and/or bioretention basins has proven challenging given the nature of the affordable housing development. The gable type roofs and historic nature of the project prevents utilizing green roofs and the density of the site would place permeable pavers and bioretention gardens very close to the proposed structures which will require impermeable liners and underdrain piping that come at an additional cost and these underdrains would end up in the dry well regardless given the inability to connect directly to the City's storm drain system. Based on these constraints a dry well is being proposed for water quality treatment. *Dry Wells* are a stormwater mitigation BMP that incorporates manhole structures with perforated barrels at the deeper depths. Washed screened rock is installed around the exterior of the perforated sections. When sub-soils are capable of moderate to high infiltration rates, dry wells are considered to be a viable BMP. They dramatically reduce the increased runoff and volume of stormwater generated from surrounding impervious areas and promote infiltration; thereby improving the water quality of stormwater runoff.

The required water quality capture volume for a dry well shall be 150% of the design water quality capture volume as outlined within Chapter 8 of the City's URMP. Per the City's URMP dry wells shall not be located within 10-ft of any structure or 10-ft from a private property line. Based on these criteria there is only one potential location for a dry well as illustrated on the attached conceptual civil drawings; unless a variance request is pursued. The resulting anticipated water quality capture volume based on the anticipated proposed impervious areas and a 1.5 factor of safety is estimated to be 89 cf. Given the minimum depths required to meet Section 8.5.4.2 of the City's URMP there will be an additional 60 cf of capacity within the dry well which will provide additional detention and attenuation of stormwater runoff. Conceptual civil plans are included as an attachment for illustrative support of the proposed site plan and stormwater mitigation design.

Site Utilities

Coordination with the various utility providers has taken place to verify layouts, routing, and feasibility of serving the proposed improvements. This section describes our findings. Preliminary utility plans have been included within the attached civil drawings for illustrative support. Additional details and finalized design will be submitted when a Building Permit Application is pursued.

Water Service & Fire Flow Analysis

The City of Aspen Water Department is the provider of potable water for the subject property. Currently the site is served off the existing 14 inch DIP main that runs down E. Cooper Avenue. The existing service size is unknown but

the service is to be capped and abandoned if determined to be inadequate to support the proposed improvements. A new service tap meeting the fire and domestic demands will be provided per COA Water Department Standards. The water service is anticipated to be routed to a water entry room near the southeast corner of the historic landmark building, beneath a proposed porch. The master meter will be located within a tempered space and entrance will be provided through an access hatch integrated within the porch in compliance with Section 5.8 of the Water Distribution Standards. A common service line agreement may be pursued by the development to facilitate separate service feeds to the various units. This will be determined in support of a future building permit application if necessary.

Final size of the service line will be coordinated with the Water Department staff based on anticipated building program demands and fire sprinkler suppression requirements. Final fixture counts and resulting consumptive demands will be determined by the Mechanical Engineer and coordinated with City staff prior to pursuing a Building Permit Application.

Sanitary Sewer

Aspen Consolidated Sanitation District (ACSD) is the supplier of sanitary sewer service to the subject property and surrounding area. An existing 8" collector line exists in the alley to the north of the proposed building. There is an existing service from this line to the existing residence. A shared sewer service will likely be provided for the proposed development and a new tap and service line is anticipated. The final size of the service line will be determined by the project MEP in support of building permit design. A small ejector vault and pump system will be required in order to lift below grade spaces up to the District's system within the alley. The ejector system is anticipated to be located exterior of the structure(s) and located on the north side of the development. The design of the system will be provided in support of any future building permit application.

Shallow Utilities

The shallow utilities proposed to serve 1020 E. Cooper Avenue include electric, cable, and telephone. An existing gas main does run along the alley however natural gas service is not being proposed at this time. The information provided within this section includes utility locates obtained during the improvement survey as well as discussions with the individual utility providers.

City of Aspen Electric currently serves the subject property via a transformer located within an existing dedicated easement (Rec. # 659373) near the northeast corner of the subject property. The existing transformer and vault is primarily located on the adjacent property to the east, however a small portion of the transformer and vault lie within the City's Right of Way. The size and location of the existing transformer was discussed and coordinated with City Engineering Staff. Relocating the existing transformer would require an additional splice vault within the alley. City Staff decided additional infrastructure was not desirable and determined a new 4-ft diameter vault is to be centered beneath the existing transformer. A new 5'x5' transformer lid and upgraded transformer will be placed atop the vault and portions of the upgraded infrastructure will remain within the alley. However, City Engineering did request an easement on the subject property be provided to accommodate shifting the transformer to the south and out of the right-of-way should the City pursue this in the future. After further review of this option it has been determined that the existing onsite electric easement at the northeast corner is adequate to comply with the separation requirements if/when the transformer is ever moved further to the south.

Comcast Cable service is currently provided via a pedestal located within an existing easement on the property directly adjacent to the west. The upgraded service is proposed to come from this same pedestal and will follow

a similar alignment to the existing line. Cable service is anticipated to be routed below grade directly to the north building and routed internal to the building to serve the various units.

Century Link service is currently provided via an existing pedestal located near the northwest corner of the property. New service to meet the development's needs is anticipated to originate from this existing pedestal.

A Conceptual Utility Plan has been included as an attachment (C-2.0) for illustrative support. A final Utility Plan will be submitted in support of any future building permit.

Conclusion

Based on our evaluation of the existing site conditions and proposed development the project has a viable option for providing water quality mitigation that complies with City standards and offsite drainage basins will not have any adverse impacts to the proposed development. In addition, utilities necessary to serve the project are available. The design of all onsite stormwater mitigation infrastructure, water quality treatment facilities, and utility service extensions, to include size and location, will be further analyzed as the project design progresses. Final designs will be provided with any future building permit application.

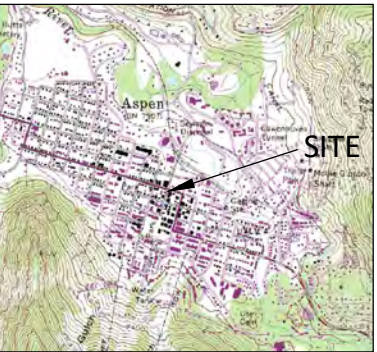
If you have any questions or need any additional information please don't hesitate contacting our office.

Sincerely,
SOPRIS ENGINEERING, LLC



Jesse K Swann, PE
Project Manager

Encl: C-1.0- Conceptual Grading & Drainage Plan, C-2.0- Conceptual Utility Plan, C-3.0- Conceptual Drainage Mitigation Plan, Hyraflow Calculations



VICINITY MAP
SCALE: 1" = 2,000'

SPOT ELEVATION LEGEND

BOW = BOTTOM OF WALL
EDA = EDGE OF ASPHALT
EX = EXISTING GRADE
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
FL = FLOW LINE
HP = HIGH POINT
LP = LOW POINT
MATCH EX = MATCH EXISTING
RIM = RIM ELEVATION
TBC = TOP BACK OF CURB
TOC = TOP OF CONCRETE

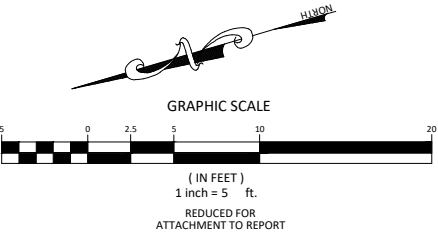
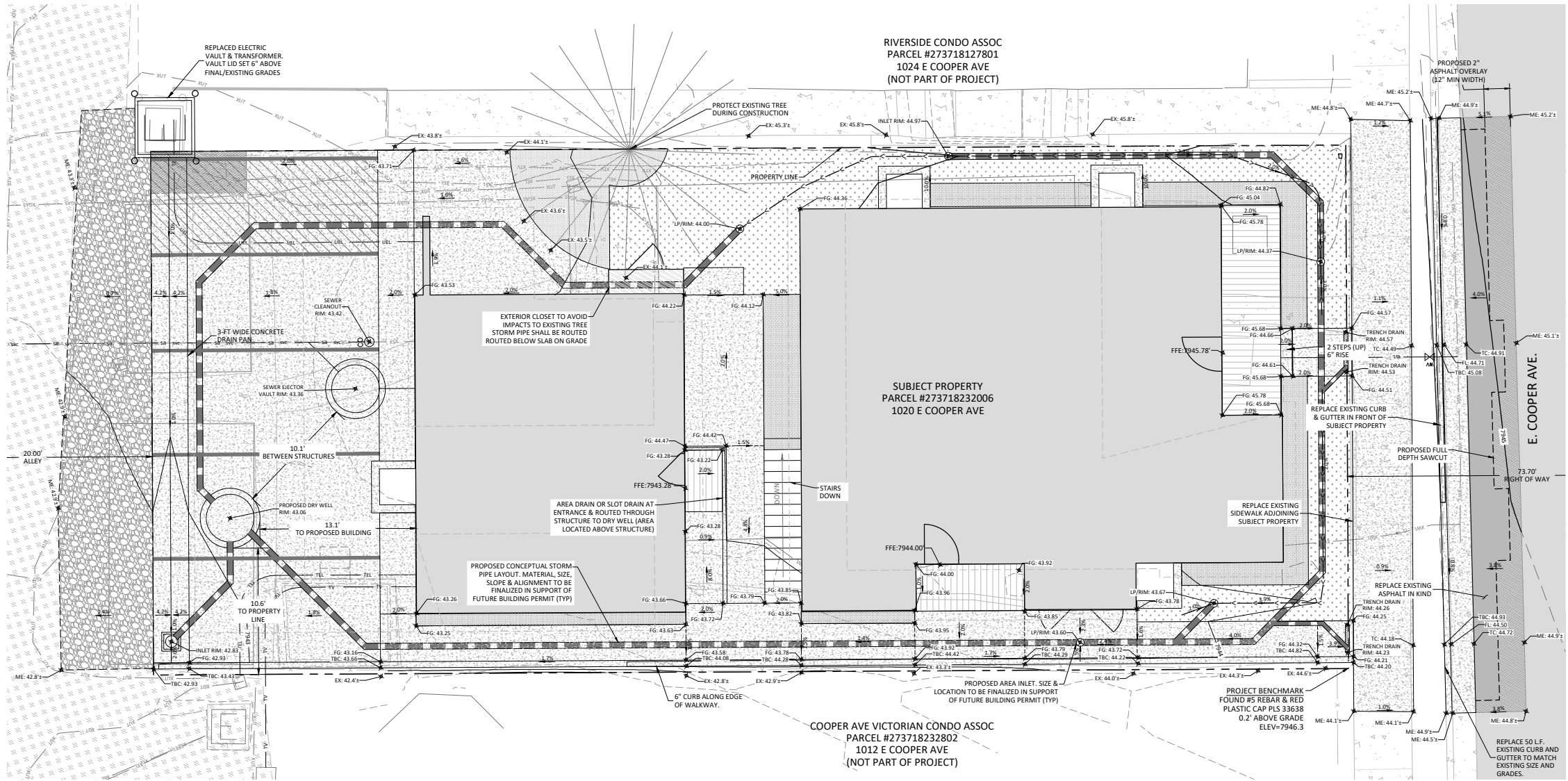
DRAINAGE DIRECTION/SLOPE
SPOT ELEVATION
EXAMPLE: TOP OF CONCRETE @ 7945.00' = FG: 45.00

PROPOSED LEGEND

- PROPOSED LAWN AREA
- PROPOSED PLANTING BED
- PROPOSED PORCH
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED 2" ASPHALT OVERLAY
- PROPOSED SAWCUT

UTILITY LEGEND

- 8" WL - PROPOSED 8" WATER MAIN
- 8" SA - PROPOSED 8" SANITARY SEWER MAIN
- TEL - PROPOSED TELEPHONE
- UE - PROPOSED UNDERGROUND ELECTRIC
- TV - PROPOSED CABLE
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED CURB STOP
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED SEWER CLEANOUT
- PROPOSED STORM INLET
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING IRRIGATION PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT



SITE BENCHMARK
BASIS OF ELEVATION: THE 1998 CITY OF ASPEN DREXEL BARREL CONTROL DATUM, WHICH IS BASED ON AN ELEVATION OF 7720.88' (NAVD 1998) ON THE NGS STATION "S-159". THIS ESTABLISHED A SITE BENCHMARK LOCATED AT THE SOUTHWEST PROPERTY CORNER. LS# 33638, ELEV: 7946.3' PER SURVEY PREPARED BY SOPRIS ENGINEERING INC.



CALL BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

SOPRIS ENGINEERING, LLC
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0313
FAX: (970) 704-0313

DESIGNED BY CJB 10/01/20
DRAWN BY CJB 10/01/20
CHECKED BY JKS 10/14/20
DATE: 10-15-20
JOB NO. 30111

CONCEPTUAL DESIGN
1020 E. COOPER AVENUE
ASPEN, COLORADO
CONCEPTUAL HPC APPROVAL

DATE REVISION

TITLE
CONCEPTUAL
GRADING &
DRAINAGE PLAN

DRAWING NO.
C-1.0

NOTE:
THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL HPC APPROVAL PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Oct 14 2020

OS-1 4' PAN, 100yr

Triangular

Side Slopes (z:1) = 10.00, 10.00
Total Depth (ft) = 0.20

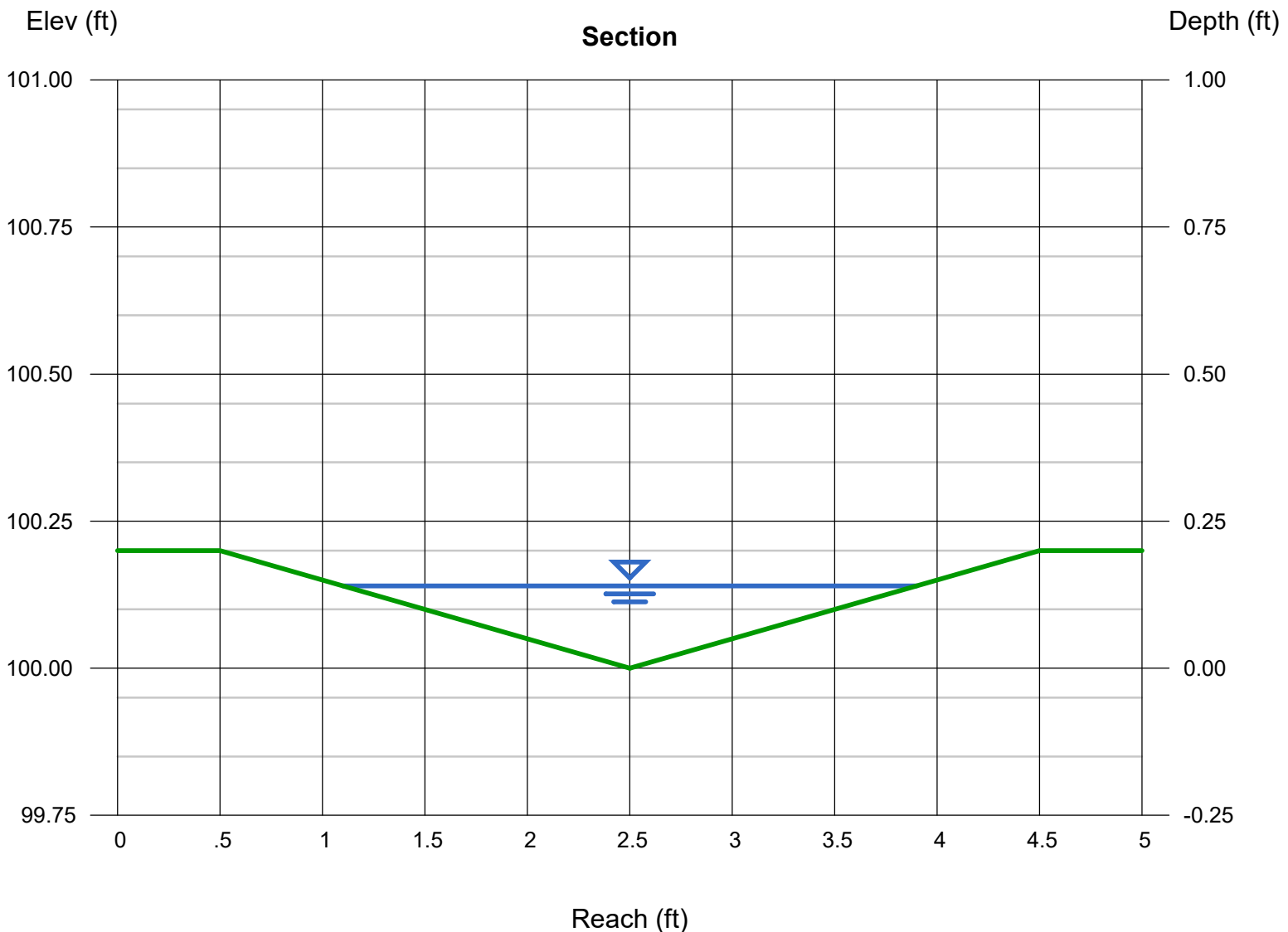
Invert Elev (ft) = 100.00
Slope (%) = 1.50
N-Value = 0.013

Calculations

Compute by: Known Q
Known Q (cfs) = 0.43

Highlighted

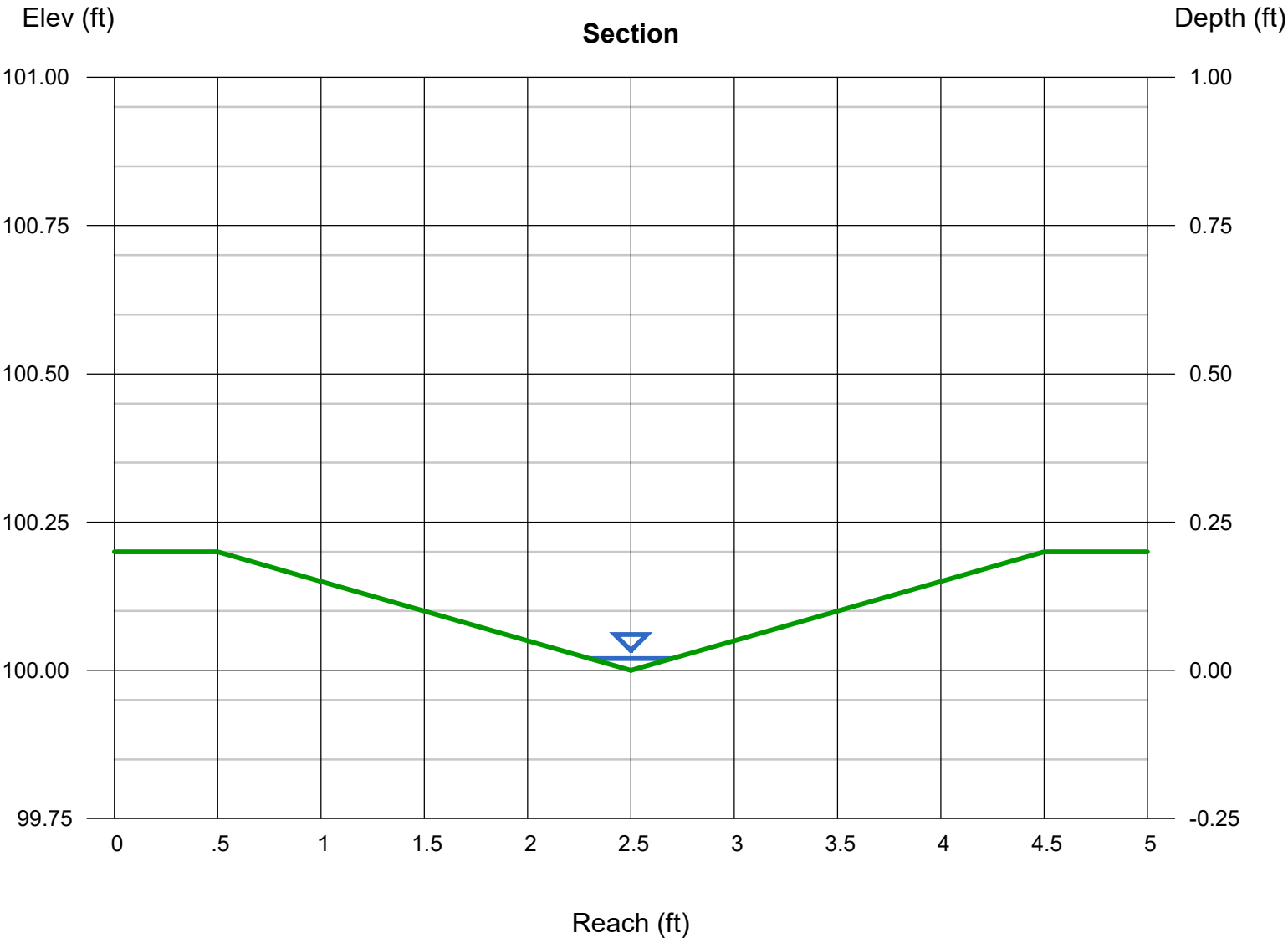
Depth (ft) = 0.14
Q (cfs) = 0.430
Area (sqft) = 0.20
Velocity (ft/s) = 2.19
Wetted Perim (ft) = 2.81
Crit Depth, Yc (ft) = 0.17
Top Width (ft) = 2.80
EGL (ft) = 0.21



Channel Report

OS-1 4' PAN

Triangular		Highlighted	
Side Slopes (z:1)	= 10.00, 10.00	Depth (ft)	= 0.02
Total Depth (ft)	= 0.20	Q (cfs)	= 0.003
		Area (sqft)	= 0.00
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 0.65
Slope (%)	= 1.50	Wetted Perim (ft)	= 0.40
N-Value	= 0.013	Crit Depth, Yc (ft)	= 0.03
		Top Width (ft)	= 0.40
		EGL (ft)	= 0.03
Calculations			
Compute by:	Q vs Depth		
No. Increments	= 10		



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Oct 14 2020

OS-3 5' SIDEWALK, 100yr

User-defined

Invert Elev (ft) = 100.00
Slope (%) = 1.50
N-Value = 0.013

Calculations

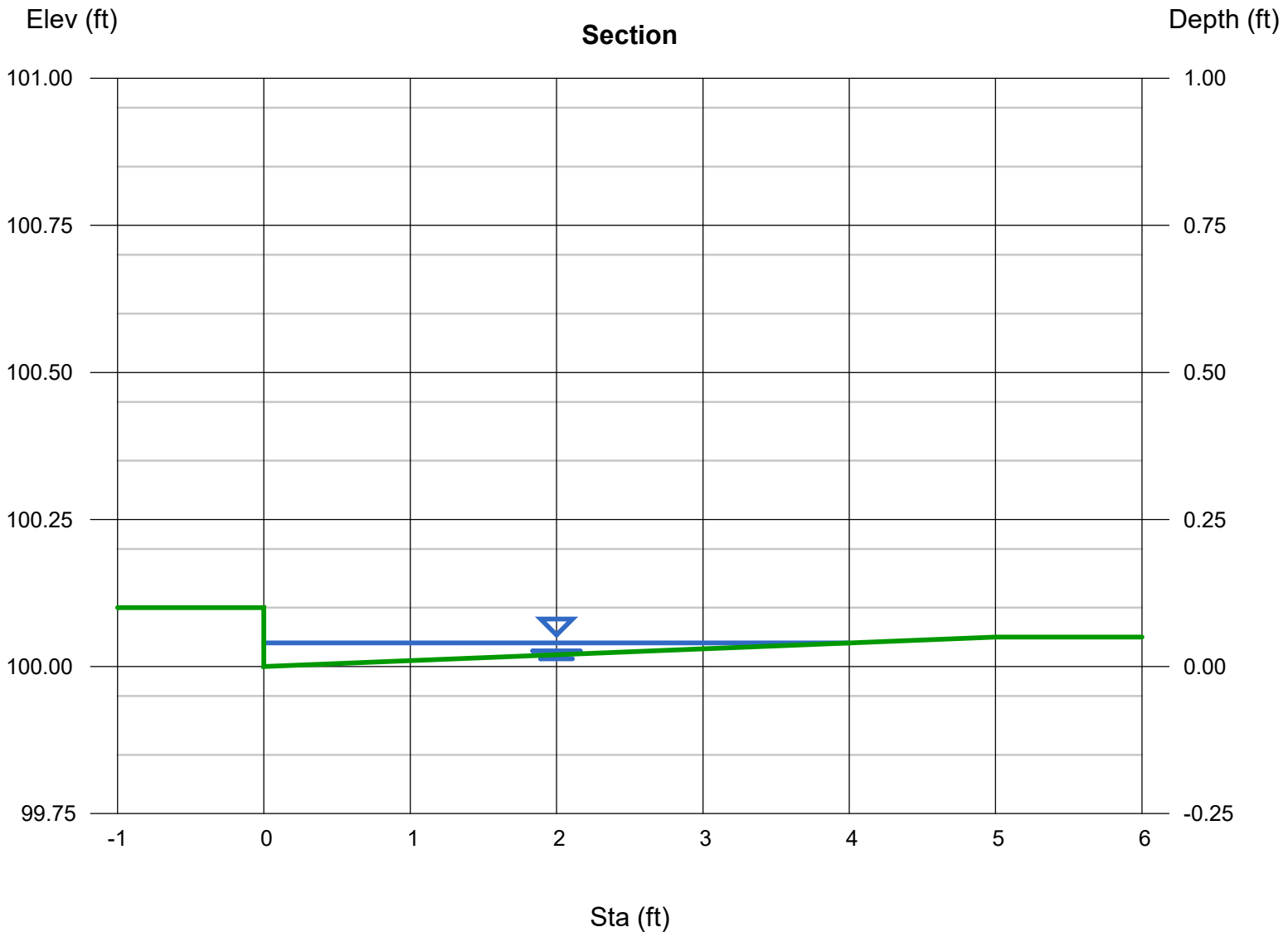
Compute by: Known Q
Known Q (cfs) = 0.06

Highlighted

Depth (ft) = 0.04
Q (cfs) = 0.060
Area (sqft) = 0.08
Velocity (ft/s) = 0.75
Wetted Perim (ft) = 4.04
Crit Depth, Yc (ft) = 0.04
Top Width (ft) = 4.00
EGL (ft) = 0.05

(Sta, El, n)-(Sta, El, n)...

(0.00, 100.10)-(5.00, 100.05, 0.013)



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Oct 14 2020

OS-3 5' SIDEWALK

User-defined

Invert Elev (ft) = 100.00
Slope (%) = 1.50
N-Value = Composite

Calculations

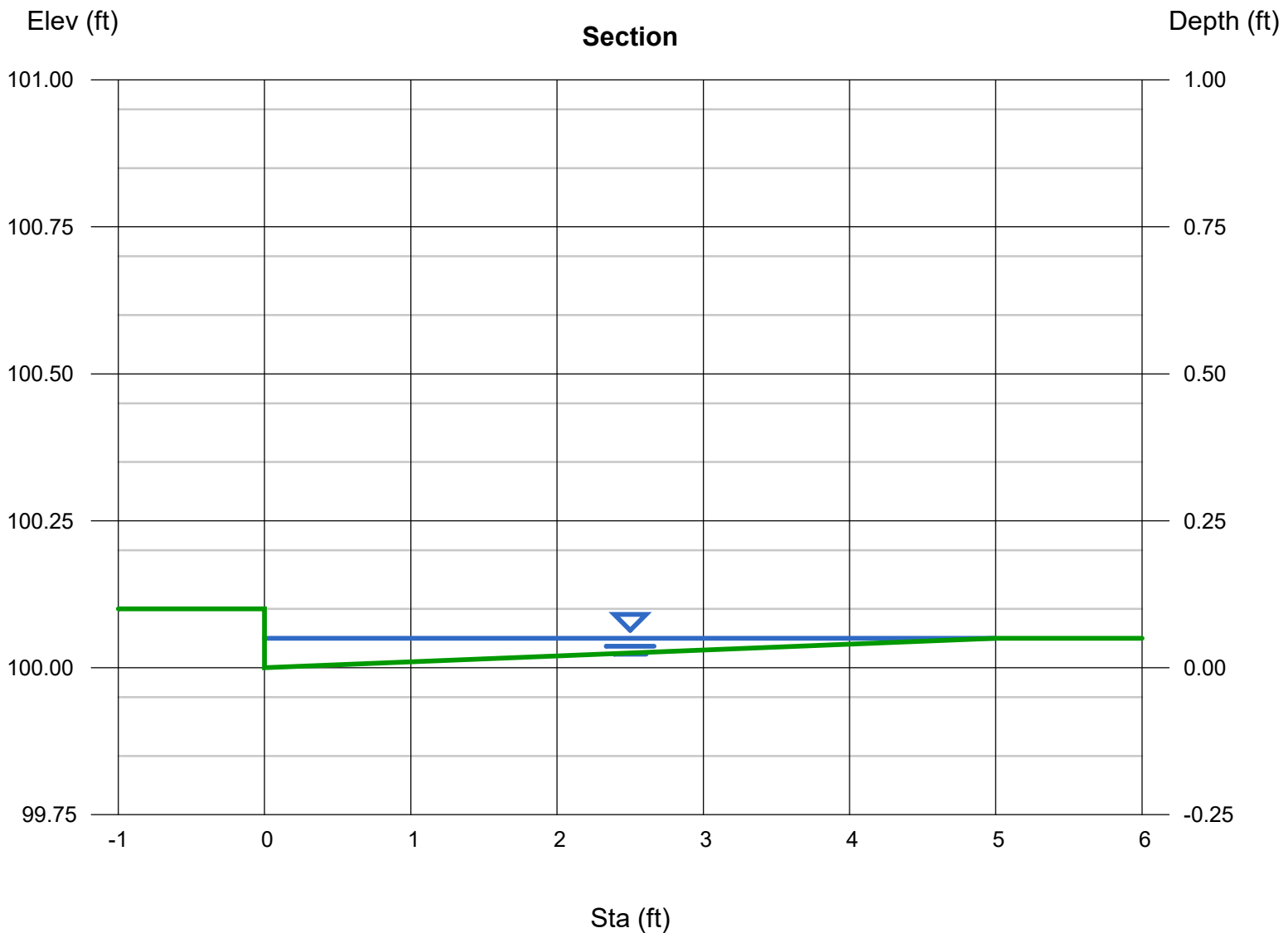
Compute by: Q vs Depth
No. Increments = 10

Highlighted

Depth (ft) = 0.05
Q (cfs) = 0.149
Area (sqft) = 0.13
Velocity (ft/s) = 1.19
Wetted Perim (ft) = 5.05
Crit Depth, Yc (ft) = 0.06
Top Width (ft) = 5.00
EGL (ft) = 0.07

(Sta, El, n)-(Sta, El, n)...

(0.00, 100.10)-(5.00, 100.05, 0.013)



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Oct 14 2020

OS-2 COOPER STREET NORTH, 100yr

User-defined

Invert Elev (ft) = 100.00
Slope (%) = 1.50
N-Value = 0.013

Calculations

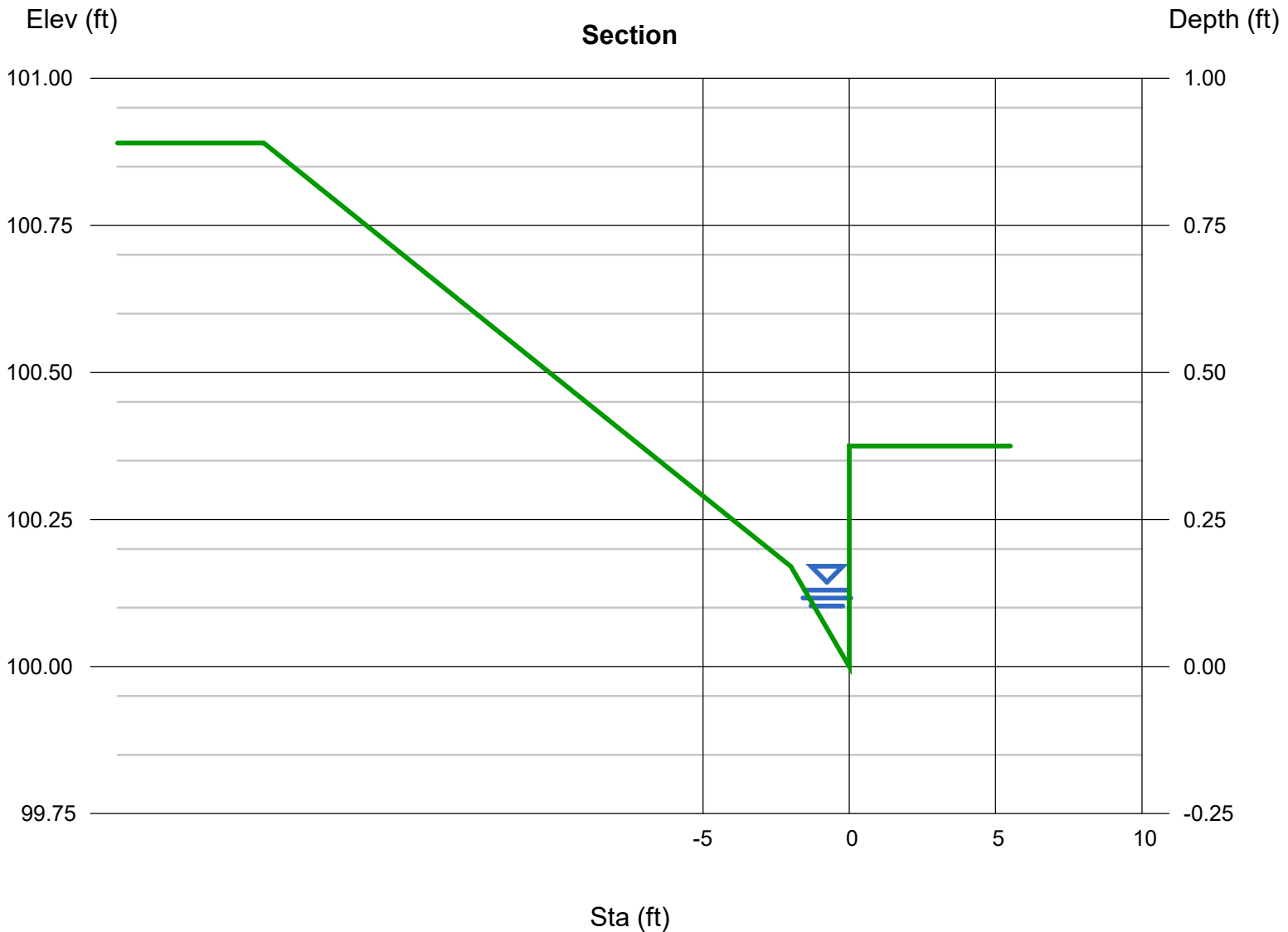
Compute by: Known Q
Known Q (cfs) = 0.18

Highlighted

Depth (ft) = 0.13
Q (cfs) = 0.180
Area (sqft) = 0.10
Velocity (ft/s) = 1.81
Wetted Perim (ft) = 1.66
Crit Depth, Yc (ft) = 0.15
Top Width (ft) = 1.53
EGL (ft) = 0.18

(Sta, El, n)-(Sta, El, n)...

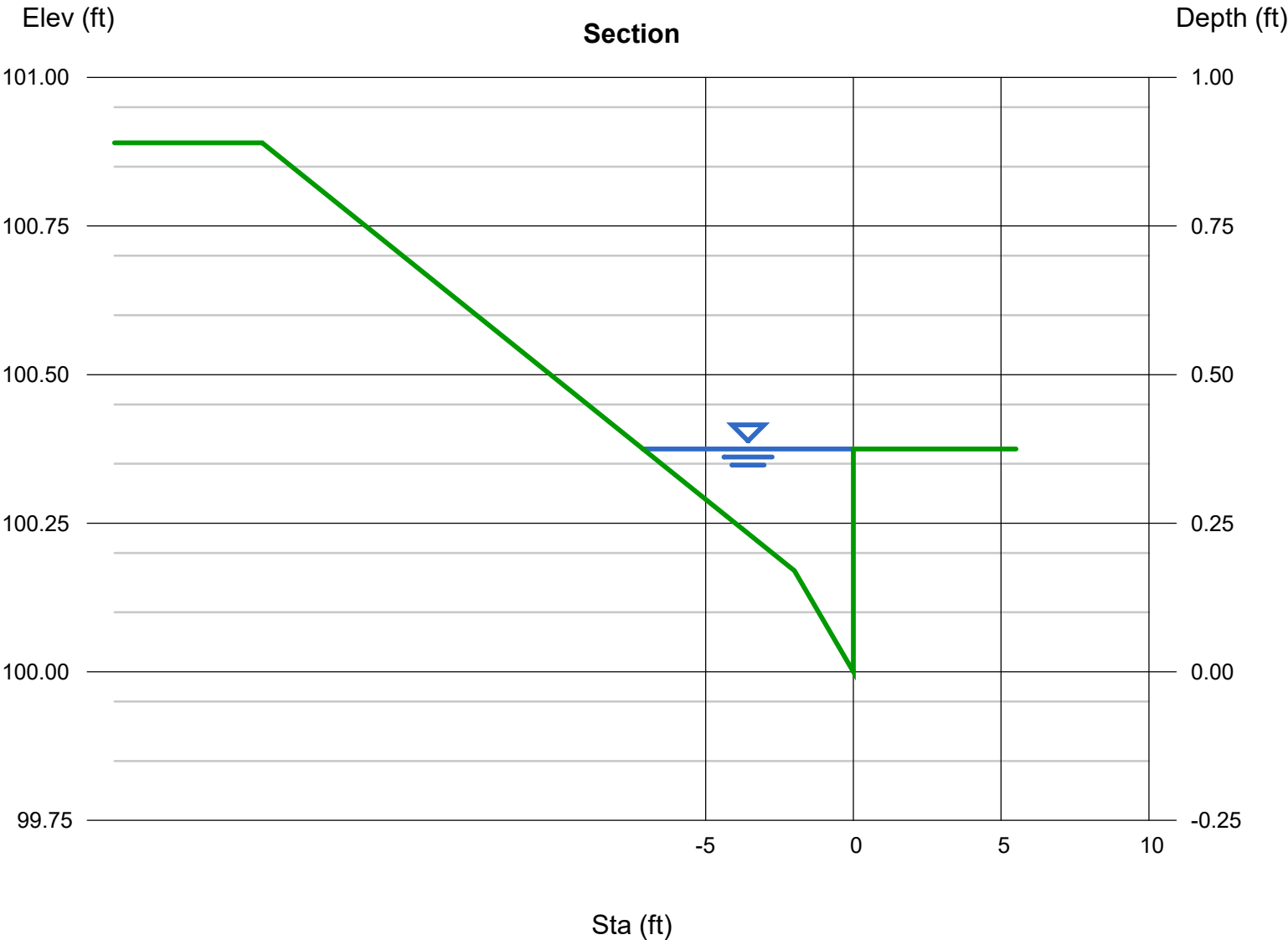
(-20.00, 100.89)-(0.50, 100.38, 0.013)



Channel Report

OS-2 COOPER STREET NORTH, MAX

User-defined		Highlighted	
Invert Elev (ft)	= 100.00	Depth (ft)	= 0.38
Slope (%)	= 1.50	Q (cfs)	= 4.320
N-Value	= 0.013	Area (sqft)	= 1.11
Calculations		Velocity (ft/s)	= 3.91
Compute by:	Known Depth	Wetted Perim (ft)	= 7.51
Known Depth (ft)	= 0.38	Crit Depth, Yc (ft)	= 0.46
		Top Width (ft)	= 7.13
		EGL (ft)	= 0.61
(Sta, El, n)-(Sta, El, n)...			
(-20.00, 100.89)-(0.50, 100.38, 0.013)			



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Oct 14 2020

OS-4 COOPER STREET SOUTH, MAX

User-defined

Invert Elev (ft) = 100.00
Slope (%) = 1.50
N-Value = 0.013

Calculations

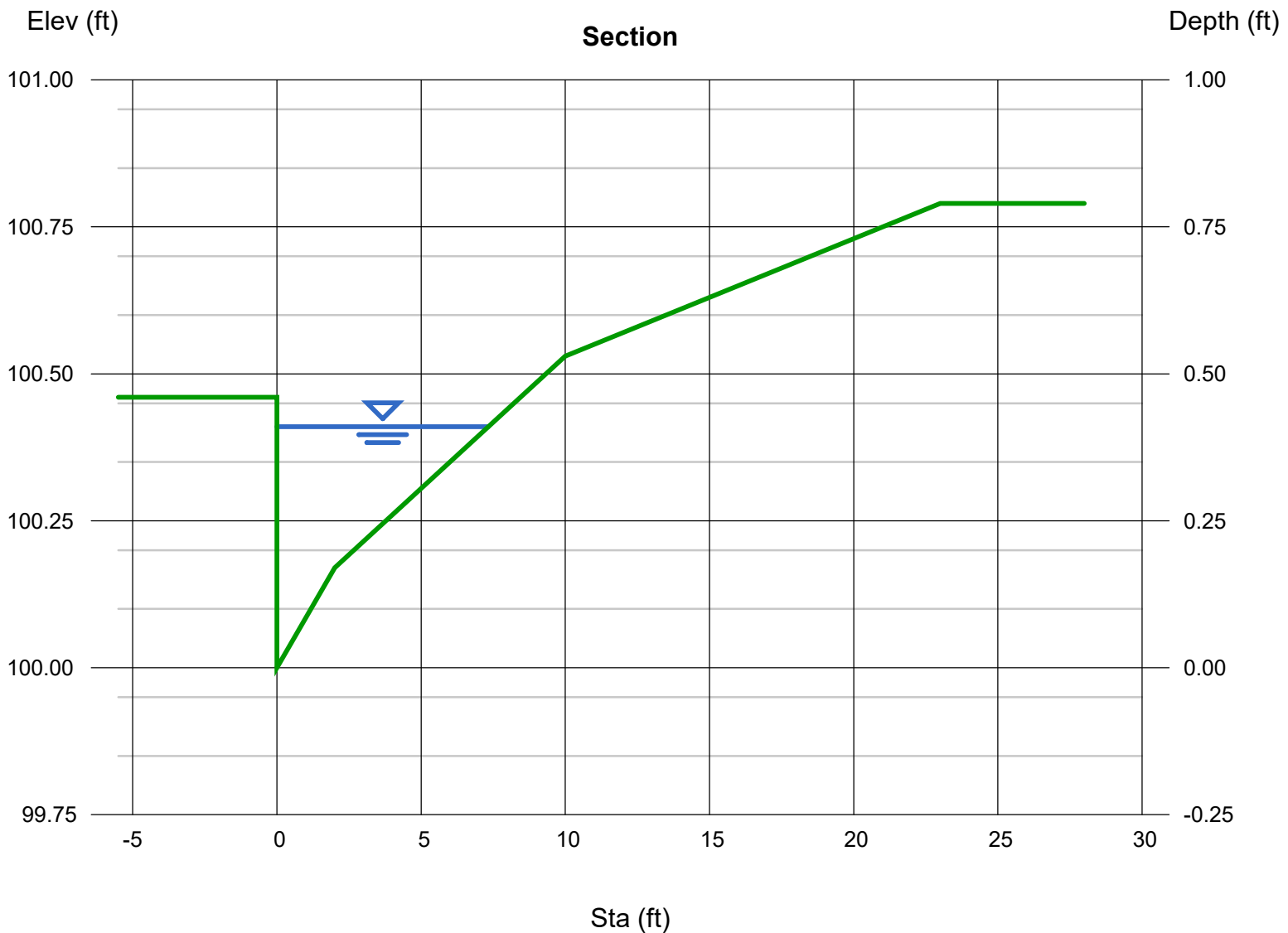
Compute by: Known Q
Known Q (cfs) = 5.10

Highlighted

Depth (ft) = 0.41
Q (cfs) = 5.100
Area (sqft) = 1.29
Velocity (ft/s) = 3.95
Wetted Perim (ft) = 7.76
Crit Depth, Yc (ft) = 0.50
Top Width (ft) = 7.33
EGL (ft) = 0.65

(Sta, El, n)-(Sta, El, n)...

(-0.50, 100.46)-(2.00, 100.17, 0.013)-(10.00, 100.53, 0.013)-(23.00, 100.79, 0.013)



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Oct 14 2020

OS-4 COOPER STREET SOUTH, MAX

User-defined

Invert Elev (ft) = 100.00
Slope (%) = 1.50
N-Value = 0.013

Calculations

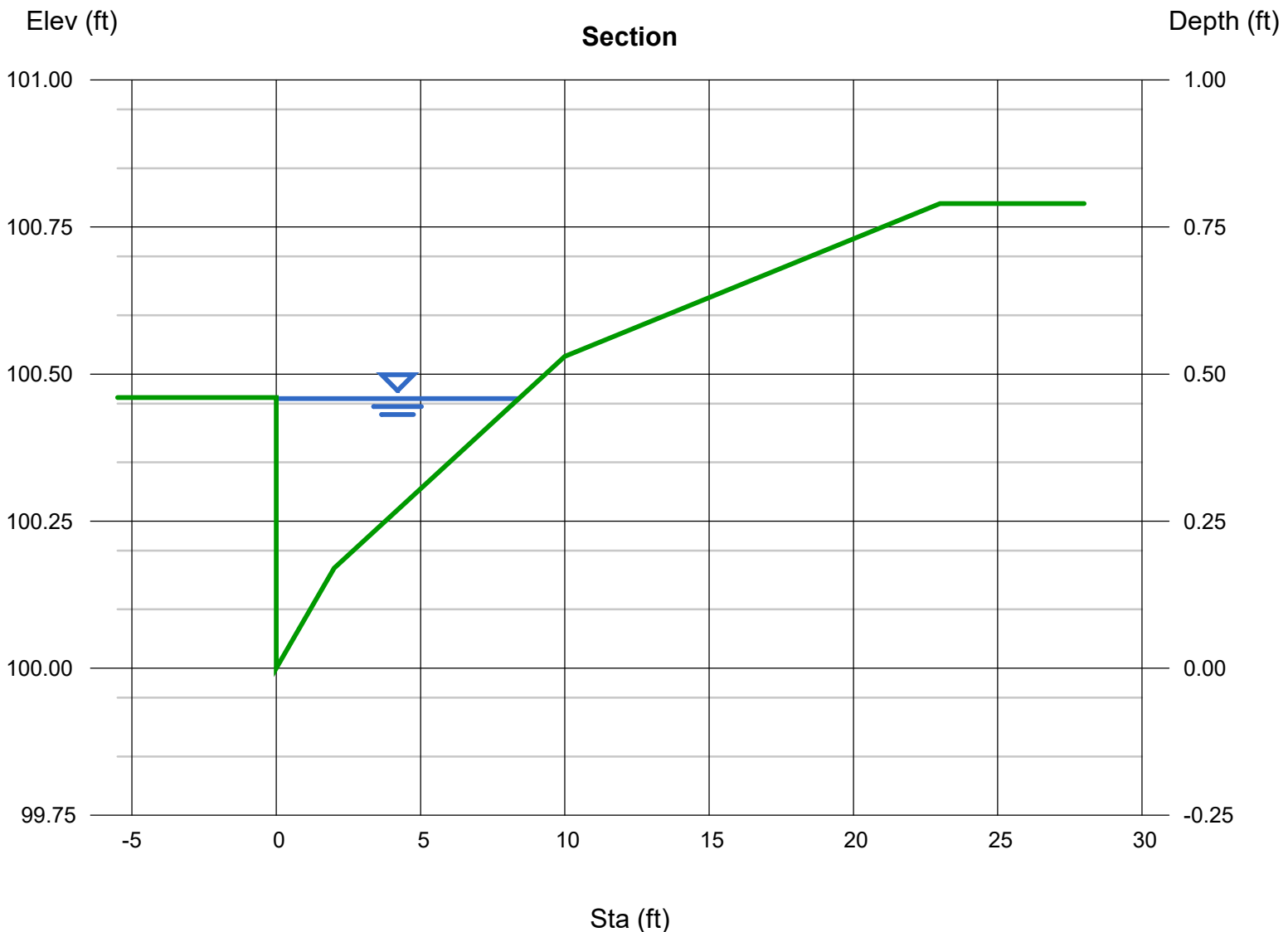
Compute by: Known Depth
Known Depth (ft) = 0.46

Highlighted

Depth (ft) = 0.46
Q (cfs) = 7.688
Area (sqft) = 1.67
Velocity (ft/s) = 4.60
Wetted Perim (ft) = 8.88
Crit Depth, Yc (ft) = 0.58
Top Width (ft) = 8.41
EGL (ft) = 0.79

(Sta, El, n)-(Sta, El, n)...

(-0.50, 100.46)-(2.00, 100.17, 0.013)-(10.00, 100.53, 0.013)-(23.00, 100.79, 0.013)



IMPROVEMENT SURVEY PLAT
1020 E COOPER AVE

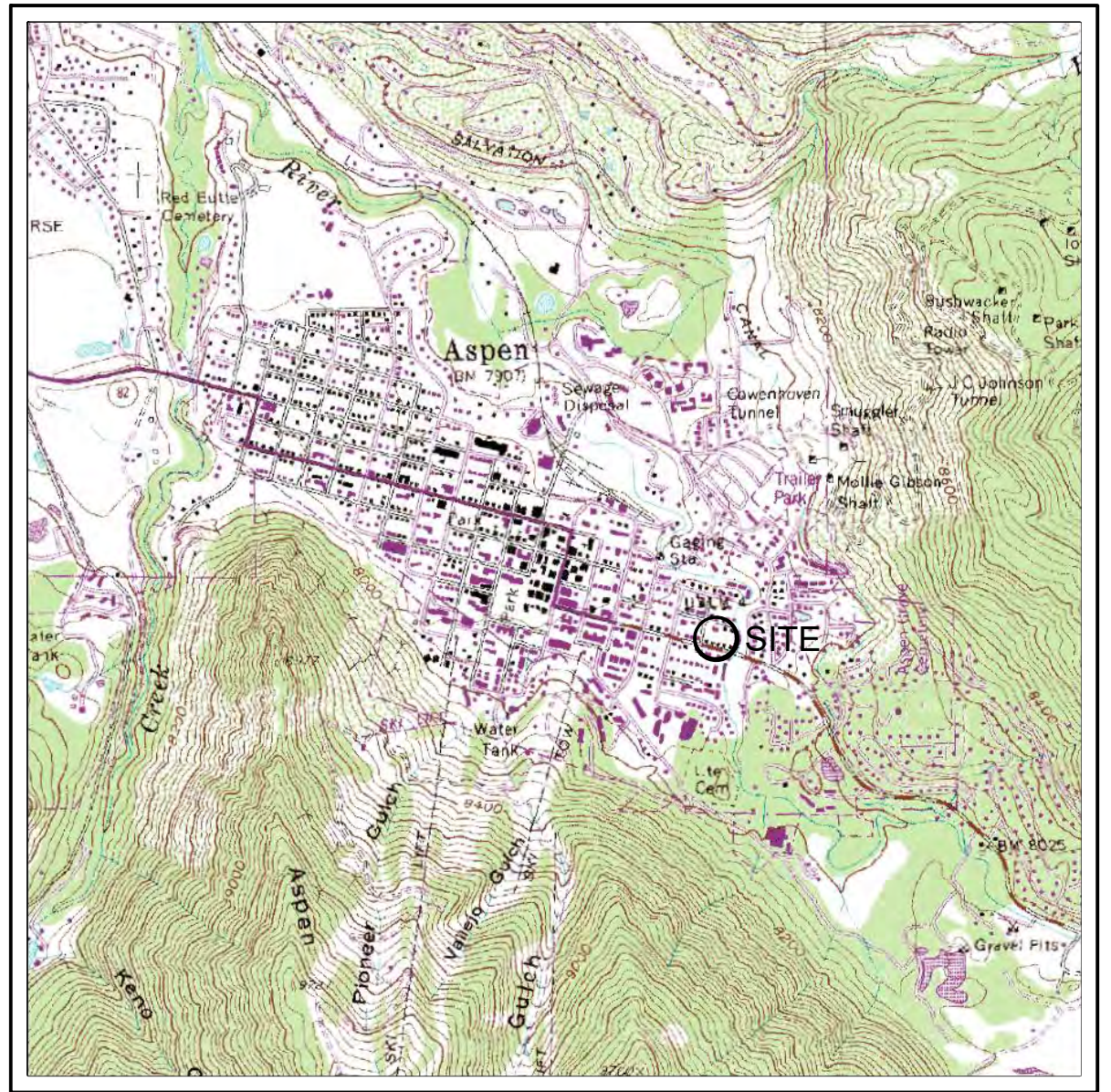
THE EASTERLY 13.79 FEET OF LOT O AND ALL OF LOT P, BLOCK 34, EAST ASPEN ADDITION TO THE CITY OF ASPEN
PITKIN COUNTY, STATE OF COLORADO.

SHEET 1 OF 2

PROPERTY DESCRIPTION

The Easterly 13.79 feet of Lot O and all of Lot P, Block 34, East Aspen Addition to the City of Aspen
According to the Lot Line Adjustment/Subdivision Exemption Plat of 1020 E. Copper, recorded October
8, 2019 as reception no. 659373.

County of Pitkin
State of Colorado



VICINITY MAP
SCALE: 1" = 2000'

NOTES

- 1) Date of Survey: July 2020.
- 2) Date of Preparation: July - August 2020.
- 3) Linear Units: The linear unit used in the preparation of this plat is the U.S. Survey Foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.
- 4) Basis of Bearing: Bearings are based on the 2009 Marcini Engineering-City of Aspen Control Map, yielding a site bearing of N 74°18'31" W from the SE Corner of Lot L, Block 34, East Aspen Addition, a found #5 rebar and yellow plastic cap illegible, and the South East Corner of said Block 34, a found #5 rebar and yellow plastic cap PLS 19598.
- 5) This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon a title commitment prepared by Land Title Guarantee Company, Order Number Q62010331.1, Effective Date, July 2, 2020 and documents and plats of record as shown in the Source Documents, herein.
- 6) Basis of elevation: The 1998 City of Aspen Drexel Barrel control datum, which is based on an elevation of 7720.88' (NAVD 1988) on the NGS station "S-159". This established two site benchmarks, shown on page 1.
- 7) The FIRM flood map for this property is number 08097C0366E, effective on 08/15/2019, property is in area of minimal flood hazard, zone X.
- 8) Slope: 0 - 10% per "Percent Slope within Aspen". City of Aspen - June 1, 2009 and per field work all natural slopes 0 - 10% this survey.
- 9) Geological Hazards - None per "Potential Geological Hazards Area". City of Aspen Master Drainage Plan. WRC Engineering Inc. - 2001
- 10) Mud Flow
None per "Maximum Flow Depth, 100-Year Event". City of Aspen Master Drainage Plan. WRC Engineering Inc. - 2001 nor per "Aspen Mountain Mud Flow Zones". City of Aspen Urban Runoff Management Plan Fig. 7.1 - 2010
- 11) Wetlands - None per "U.S. Fish & Wildlife Service National Wetland Inventory Map"
- 12) Contour Interval: One (1) foot.
- 13) Tree measurements were performed to City of Aspen standards (Aspen Municipal Code Chapter 13 Sec. 13.20.020).
- 14) Address: 1020 E COOPER AVE
- 15) Pitkin County Parcel No.--273-718-23-2006

SOURCE DOCUMENTS:

- the Improvement Survey Map certified June 4, 2019 prepared by Tuttle Surveying Services, Job #19053 (not of the Pitkin County, Colorado Records)
- the Plat of East Aspen Addition, recorded August 24, 1959 in Book 2 at Page 252
- Lot Line Adjustment/Subdivision Exemption Plat, recorded October 8, 2019 as Reception No. 659373.
- Historic Preservation Resolution #21, Series of 2019, recorded December 26, 2019 as Reception No. 661468

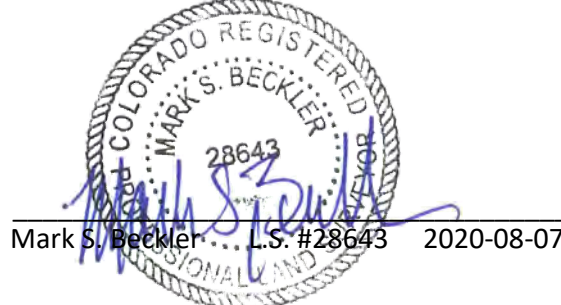
ALL OF THE PITKIN COUNTY, COLORADO RECORDS-UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I, Mark S. Beckler, hereby certify to: 1020 Cooper LLC, a Colorado limited liability company and Land Title Guarantee Company

That this is an "Improvement Survey Plat" as defined by C.R.S. § 38-51-102(9) and that it is a monumented Land Survey showing the location of all setbacks, structures, visible utilities, fences, or walls situated on the described parcel and within five feet of all boundaries of such parcel, any conflicting boundary evidence or visible encroachments, utilities marked by client and all depicted easements described in Land Title Guarantee Company's, commitment for title insurance file no. Q62010331.1, or other sources as specified on the improvement survey plat.

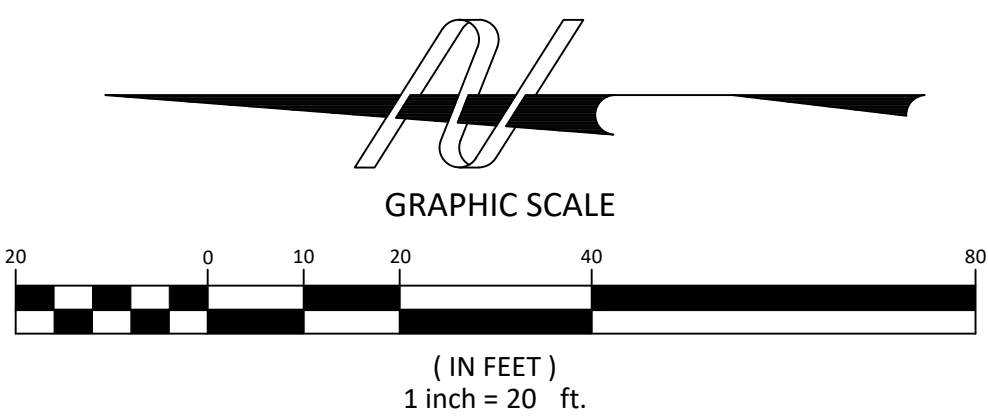
The error of closure for this plat is less than 1/15,000.



GENERAL UTILITY NOTES:

The locations of underground utilities have been plotted based on utility maps, construction/design plans, other information provided by utility companies and actual field locations in some instances. These utilities, as shown, may not represent actual field conditions. It is the responsibility of the contractor to contact all utility companies for field location of utilities prior to construction.


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 CERTIFICATION SHOWN HEREON.





















SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

THE EASTERLY 13.79 FEET OF LOT 0 AND ALL OF LOT P, BLOCK 34, EAST ASPEN ADDITION TO THE CITY OF ASPEN
PITKIN COUNTY, STATE OF COLORADO.

EX:7944.5 \pm -

EXISTING LEGEND

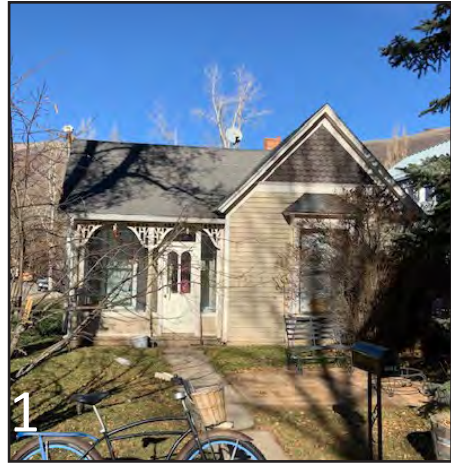
- | | | | |
|---|---|---|---------------------------------|
| _____XBL_____ | _____XBL_____ | _____XBL_____ | EXISTING 8" WATER MAIN |
| _____XSA_____ | _____XSA_____ | _____XSA_____ | EXISTING 8" SANITARY SEWER MAIN |
| _____XGAS_____ | _____XGAS_____ | _____XGAS_____ | EXISTING GAS |
| _____XUT_____ | _____XUT_____ | _____XUT_____ | EXISTING TELEPHONE |
| _____XEL_____ | _____XEL_____ | _____XEL_____ | EXISTING UNDERGROUND ELECTRIC |
| _____XTV_____ | _____XTV_____ | _____XTV_____ | EXISTING CABLE |
| _____XSD_____ | _____XSD_____ | _____XSD_____ | EXISTING STORM SEWER |
|  |  |  | EXISTING CURB STOP |
|  |  |  | EXISTING GAS METER |
|  |  |  | EXISTING ELECTRIC TRANSFORMER |
|  |  |  | EXISTING ELECTRIC METER |
|  |  |  | EXISTING TELEPHONE PEDESTAL |
|  |  |  | EXISTING SANITARY SEWER MANHOLE |

The locations of underground utilities have been plotted based on utility maps, construction/design plans, other information provided by utility companies and actual field locations in some instances. These utilities, as shown, may not represent actual field conditions. It is the responsibility of the contractor to contact all utility companies for field location of utilities prior to construction.

502 MAIN STREET, SUITE A3
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(970) 704-0311 SOPRISENG@SOPRISENG.COM

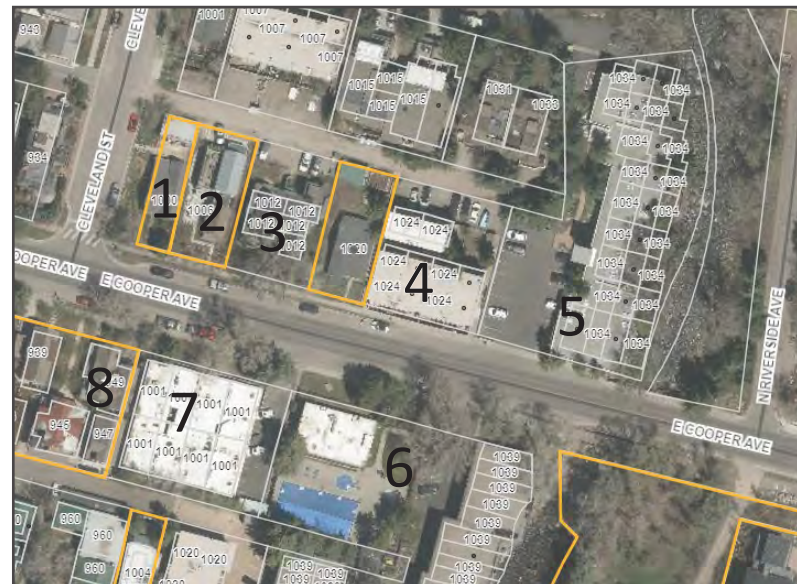
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

8/7/2020 - 30111 - G:\2020\30111\SURVEY\Survey DWGs\Survey Plots and Exhibits\30111 ISP.dwg



Neighborhood Context

- 1- 1000 East Cooper, single family home, AspenVictorian
- 2- 1006 East Cooper, single family home, AspenVictorian
- 3- 1012 East Cooper, 5 unit multifamily building "Cooper Ave Victorians"
- 4- 1024 East Cooper, 10 unit multifamily building "Riverside Condos"
- 5- 1034 East Cooper, ~25 unit multifamily building "Chateau Eau Claire"
- 6- 1039 East Cooper, ~47 unit multifamily building "Chateau Roaring Fork"
- 7- 1001 East Cooper, 8 unit multifamily building "Villager Townhouse"
- 8- 949 East Cooper, 5 unit property "East Cooper Court", AspenVictorian



Proposed 1020 East Cooper Project

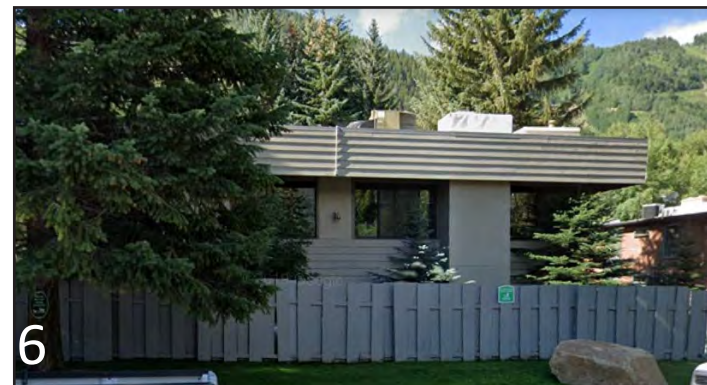
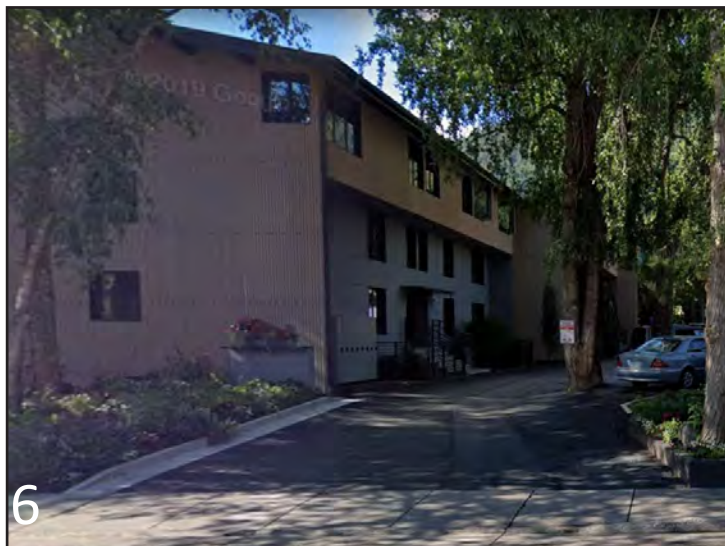


Exhibit 18

Response to DRC Review Comments

Building Department

Comment 1: *Will be addressed at building permit.*

Comment 2: *The egress well has been removed from the revised plan.*

Comment 3: *Will be addressed at building permit.*

Comment 4: *Unit 103 has been redesigned to be Type B accessible unit.*

Comment 5: *The clear dimensions of the column work with the door/ramp access of a typical minivan.*

Comment 6: *Trash is on accessible route as confirmed by Building Department. Clearances will be included in building permit.*

Comments 7 – 14: *Will be addressed at building permit.*

Engineering Department

I reviewed the conceptual drainage report Jesse sent over last week and it addresses all of my comments for DRC. I spoke to the Electric Department and it is acceptable to have the 2'x8' easement in the proposed parking space since it is to the side and not in front of the doors.

A few things to note for building permit submittal

1. Fire flow calcs will be required if a 4" service line is needed. Calcs that show a 2" service line fails will also need to be provided.
2. The conceptual drainage report calls out that the alley will be re-designed to accommodate flows to the curb and gutter, this design will need to be included with capacity calculations.
3. The transformer to the east has an existing easement that according to the conceptual drainage report, is adequately sized for a future relocation. Show the dimensions of the easement (on 1020 E Cooper and the neighboring property) on the utility plan to confirm the easement meets COA Electric standards for transformer easements. If the dimensions do not comply with COA standards, the easement will need to be adjusted during building permit review.

Response – these items will be included in the building permit application. An electric easement drawing demonstrating the proposed location for the upgraded vault/transformer was submitted to the City of Aspen Engineering Department on December 21, 2020 for review.

Environmental Health Department

1020 E. Cooper Ave. – Space Allotment for Trash and Recycling Storage

Liz Chapman – Environmental Health and Sustainability

1. This space is subject to the requirements of a multi-family complex and is required to provide 120 square feet of space to the storage of trash and recycling. The current application exceeds these standards by providing 124 SF.
 - a. Applicant indicates alley access will be facilitated by the use of the handicap parking access to provide an unobstructed path to the trash area.

- b. Applicant has indicated this space will be equipped with bear-proof technology to prevent wildlife access.
2. These proposals meet with approval by Environmental Health.

Response: No comment necessary.

Parks Department

1. Maintain 10 foot dripline protection for shared tree – Any activity or excavation in this area will require City Forester approval.
2. Planting trees back on this property should be explored and supported.

Response: The dripline will be maintained as noted. A complete landscape plan will be submitted as part of the Final Design application for HPC review. Planting trees at the rear of the property will be explored when the landscape plan is developed.