

Roundhouse Lofts + Roundhouse Townhomes



Background

There is an acute and urgent need for constructing housing in Ridgway due to:

- Employment growth and increase in commuters to the Town of Ridgway and the City of Ouray;
- A significant decrease in regional housing construction;
- An extremely tight rental housing inventory with an exceptionally high demand;
- Exponential home price and rental increases;
- Short-term rentals and second homes;
- Growth in the number of retirees buying property in Ridgway; and
- Major employers are having a difficult time recruiting new employees due to housing shortage.

The Roundhouse project provides a solution to help with the housing problem while also providing desired service commercial and light industrial uses with approximately 40 live-work units; 46,000 sq. ft. of turn key service commercial/light industrial uses; and 60 to 70 multi-family dwellings with 20 of the multi-family dwelling units permanently deed restricted to those households who earn 80 to 120 percent of the Average Median Income (“**AMI**”). The Roundhouse development is conceptually shown in Figures 1 and 2 and is summarized in Table 1.

Table 1. Proposed Business Park PUD Amendment

Planning Area	Approx. Acreage*	Current PUD Zoning	Proposed Uses	Approximate Proposed Density
Area 1	1.7	Light Industrial	Live-Work	20 live-work units 23,180 sq. ft. service commercial/light industrial 12 units/acre
Area 2	1.8	Light Industrial	Live-Work	20 live-work units; 23,180 sq. ft. service commercial/light industrial 12 units/acre
Area 3	1.7	Light Industrial	Multi-family	42 multi-family units 25 units/acre
Area 4	1.1	Light Industrial	Multi-family	24 multi-family units 22 units/acre
Total				106 units on 6.3 acres 17 units per acre

*Excluding right-of-ways.

Each of the live-work buildings shown in Figure 1 consist of approximately 4 or more loft live units located over 4 or more service commercial/light industrial spaces that contain approximately 4,636 gross sq. ft. per floor (9,272 sq. ft. per building). The multi-family buildings are conceptually shown with six townhouse-type units that are two stories with approximately 950 gross sq. ft. per unit. Parking is proposed to be a combination of surface parking and on-street parking as shown in the conceptual plan in Figure 2. Landscape buffering will be provided along an extension of Laura Street and to the east towards the existing light industrial area with fencing and landscaping proposed for buffering. A six foot sidewalk is proposed along the Laura Street extension providing.

Affordable Housing Proposal

We all know people and families and friends who have moved away from Ridgway due to the lack of housing and excessive housing costs. While there are some projects in the pipeline those at the lead of the pack appear to be focused on retirees (cohousing) and artists (Space to Create). The Roundhouse development is intended to provide housing primarily to those who live and work in Ridgway, Ouray County and the City of Ouray. Key elements of the Roundhouse development include:

1. 20 permanently deed restricted housing units that are affordable to households who earn 80 to 120 percent of AMI. This represents 30% of the proposed multi-family housing dwellings.
2. Initial plan is to rent the multi-family dwelling units and eventually plat as condominiums and sell.
3. Size of affordable housing units, number of bedrooms, price points, and density will be designed to meet housing demand.
4. The project will be phased over time (Please refer to phasing discussion).
5. Project will provide deed restriction that all housing units will initially be offered for rent or sale to employees and current residents within the Town of Ridgway, the City of Ouray and Ouray County.
6. Project deed restriction will prohibit the short-term rental of all units in the project and require resident occupied housing (No second homes).
7. Former San Miguel Regional Housing Authority Executive Director, Shirley Diaz, is going to assist with the development of the housing program.

General Conformance to the Ridgway Master Plan

The Roundhouse project meets several of the housing policies in the recently adopted Ridgway Master Plan:

GOAL COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.

POLICY COM-1.2: Private Sector Responsibilities

Acknowledge the role of the private sector as a necessary partner in addressing the community’s affordable and workforce housing needs.

POLICY COM-1.5: Distributed Approach

Take advantage of all opportunities to add needed affordable and workforce housing to Ridgway and the surrounding area while being mindful of the community’s desire to avoid overconcentration in any one neighborhood.

POLICY COM-2.1: Diversity of Housing Types

Encourage new developments to accommodate a variety of housing sizes, household types, tenure types, densities, and prices.

POLICY COM-2.2: Housing Options

Support the development of a range of housing options in Ridgway, as appropriate in different parts of the community, including, but not limited to small homes, accessory dwelling units, townhomes, live/work units, and small-scale apartments or condominiums.

POLICY COM-2.3: Resident-Occupied Housing

Support strategies that help maintain resident-occupied housing in Ridgway, rather than housing occupied by second-homeowners.

Figure 1. Roundhouse Concept Map

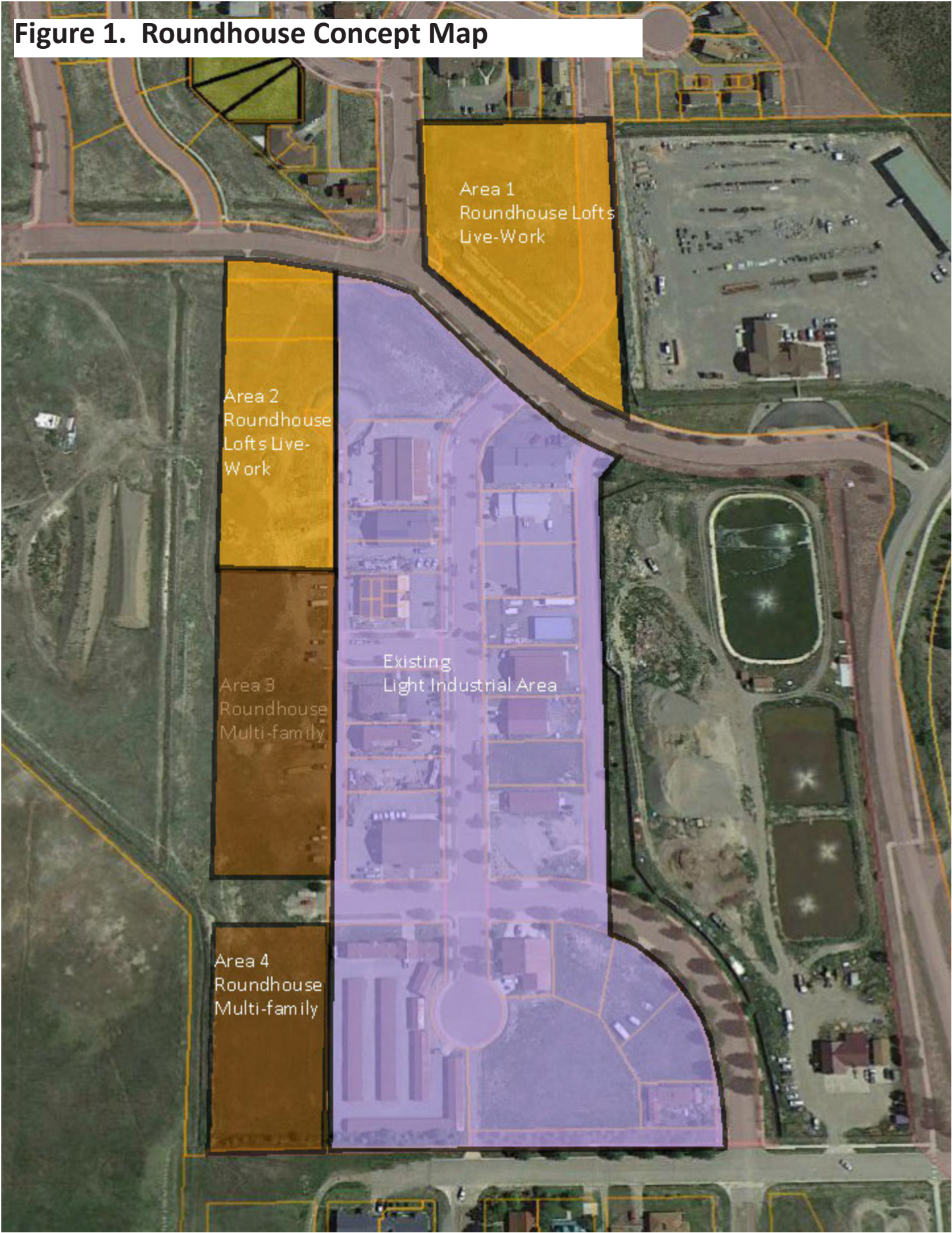
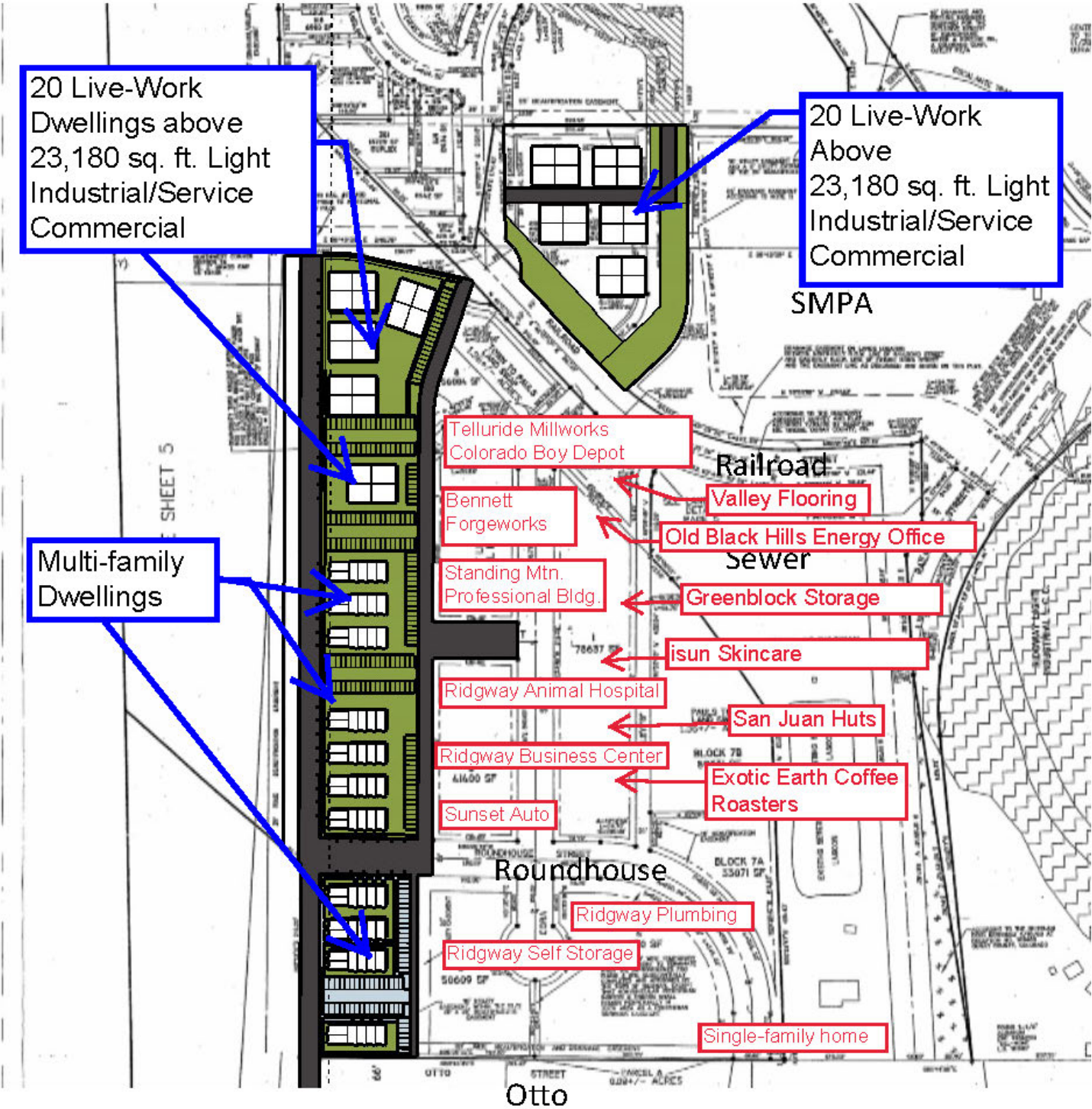


Figure 2. Conceptual Plan



Next Steps

The Roundhouse project will require the following development review steps:

- 1. Zoning Regulation Amendment.** We are respectfully requesting that the Town initiate an amendment to the Zoning Regulations to allow for housing as a conditional use in the I1 Zone District.
- 2. PUD and Plat Amendment.** We will submit a PUD amendment and plat amendment to allow for housing in the River Park/Ridgway Business Park PUD as a conditional use concurrent with the amendment to the Zoning Regulations.
- 3. Formal Applications.** We will submit for a Multi-Site Development evaluated pursuant to the Subdivision Regulations concurrent with conditional use review. Subdivision of the Roundhouse property will be proposed to match the phasing plan and proposed conceptual plans.

Step 1 and 2 are proposed to be processed concurrently to allow for the Town to then consider the formal Multi site Development, conditional use and subdivision applications as the final steps except for any future condominium subdivisions. We will not submit the detailed architectural and civil plans until Step 3 to ensure that the Town and community are on board with housing and uses as proposed or as modified during Step 1 and 2.

The Zoning Regulation amendment to allow for housing as a conditional use in the industrial zone districts is proposed since it does not make sense to rezone to the General Commercial Zone District where certain light industrial uses are conditional uses. It is way more efficient to allow for housing in the I1 Zone District as a conditional use and leave the current light industrial uses as permitted uses.

It is very important to note that the overall project plan will be evaluated in several public hearings and will be shaped by community input, Planning Commission direction and recommendations and Town Council direction and actions. The project team will also be reaching out for a neighborhood meetings with the River Park Homeowners Association prior to submitting for the PUD and plat amendment applications to ensure good communication and hopefully support what we believe is a good change for the community.

Phasing

The Roundhouse project will be developed over time in phases based on market conditions including the demand for rental housing, demand for service commercial/light industrial spaces. It is likely that Area 1 and Area 4 would be developed first followed by Area 2 and Area 3 in some combinations. We are proposing to develop ten of the deed restricted units as a part of Phase 1 with approximately 24 townhouse dwellings total and the other ten units with subsequent phases.

Key infrastructure will have to be developed as a part of the initial phases, including an extension of Laura Street from Frederick Street. It is important to note that Laura Street will have to be a one-way street from Otto Street to Roundhouse Street because the Wolf Cattle Company has refused to grant a right-of-way easement on two separate occasions. So if the Town wants Laura Street to be two-way traffic from Otto to Roundhouse it will have to formally acquire the needed land via the condemnation process.

Concluding Comments

The property proposed for the Roundhouse project has been available for light industrial uses for 18 years with little to no demand. Employment generation and economic development land remains within the current I-2 Zone District with approximately 2.22 acres of vacant land remaining. At the same time there is an immediate and urgent need and demand for housing in the community with large numbers of employees commuting into the Town of Ridgway, the City of Ouray and Ouray County. We therefore believe that the Roundhouse proj-

ect is a win-win project for the entire Ouray County community by providing both housing and approximately 46,000 sq. ft. of service commercial/light industrial uses with 20 permanently deed restricted housing units. This is easily the most significant private sector housing project ever proffered to the town.

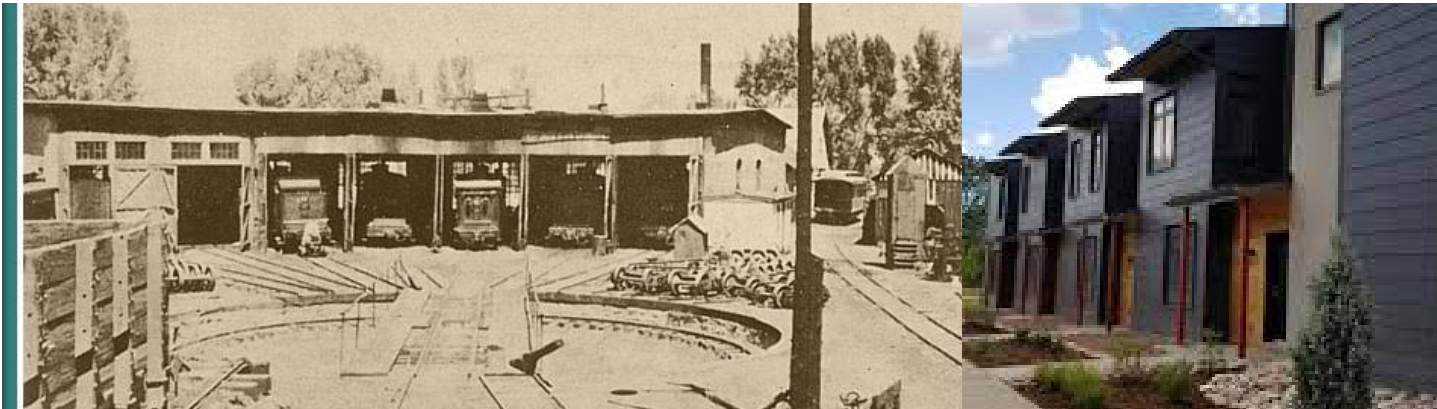
Other reasons to support the Roundhouse development include:

1. The Community Profile indicates that there are approximately 74 acres for non-residential growth within the Initial Growth Boundary (“**IGB**”) for commercial, mixed use business, light industrial and green enterprise uses. Removing approximately 7 acres for housing and live-work development leaves 67 acres for employment generation and economic development uses. The Town Community Profile states an additional 34.7 acres are located outside the IGB, which brings the total potential non-residential development to over 100 acres.
2. It is very common to have multi-family housing within or next to commercial or service commercial uses. Multi-family residential is compatible with the existing uses in the I-2 Zone District as shown in Figure 2 with office buildings, a veterinarian office, self-storage, an auto shop, coffee roaster, general contractors, and similar uses.
3. The State of Colorado establishes sewer plant setbacks to habitable structures primarily for odors. Habitable structures include commercial structures as already permitted by the Town in the River Park Light Industrial area including but not limited to offices, retail, brewery uses. The Town will already have to consider the need for odor control due to the existing habitable structures in the area (Please refer to Exhibit A). The proposed multi-family development is located more than 500 feet away from the existing sewer lagoon. Limited live-work development on Parcel D is proposed within 500 feet of the lagoon. The prevailing wind is from the southwest away from the proposed development areas, and the Town already has to consider odor mitigation with any plant expansion.
4. The current I-2 Zone District area contains approximately 64,430 sq. ft. of floor area. The 46,000 sq. ft. of service commercial/light industrial uses represents 71% of the floor area in existing light industrial and commercial uses.
5. There are few large land tracts within the current Town boundary and the IGB that are (A) next to good infrastructure; (B) good candidates for higher density development; (C) pedestrian oriented; and (D) not zoned Future Development (FD). Thus, there are very limited opportunities for projects in the Town that can provide meaningful housing.

The Roundhouse project will help Ridgway become a more sustainable community by decreasing the number of commuters into the town, city and county. This will in turn reduce the carbon footprint and also help create a better community through new residents who can serve on non-profit boards, volunteer committees and appointed boards. More employees living and working in the community will also in turn improve the local economy through local shopping, bar and restaurant visits while also improving the year round vitality of the Town. More housing means Ridgway becomes a more active and vital community.

We sincerely hope the Town Council and Planning Commission concur on all the positive attributes of the Roundhouse project, especially since it will implement so many of the new Master Plan goals and policies. We look forward to working with Town staff, the Planning Commission, the City Council and the Ridgway community on this exciting project.

Design Inspiration



3D Conceptual Plan Views

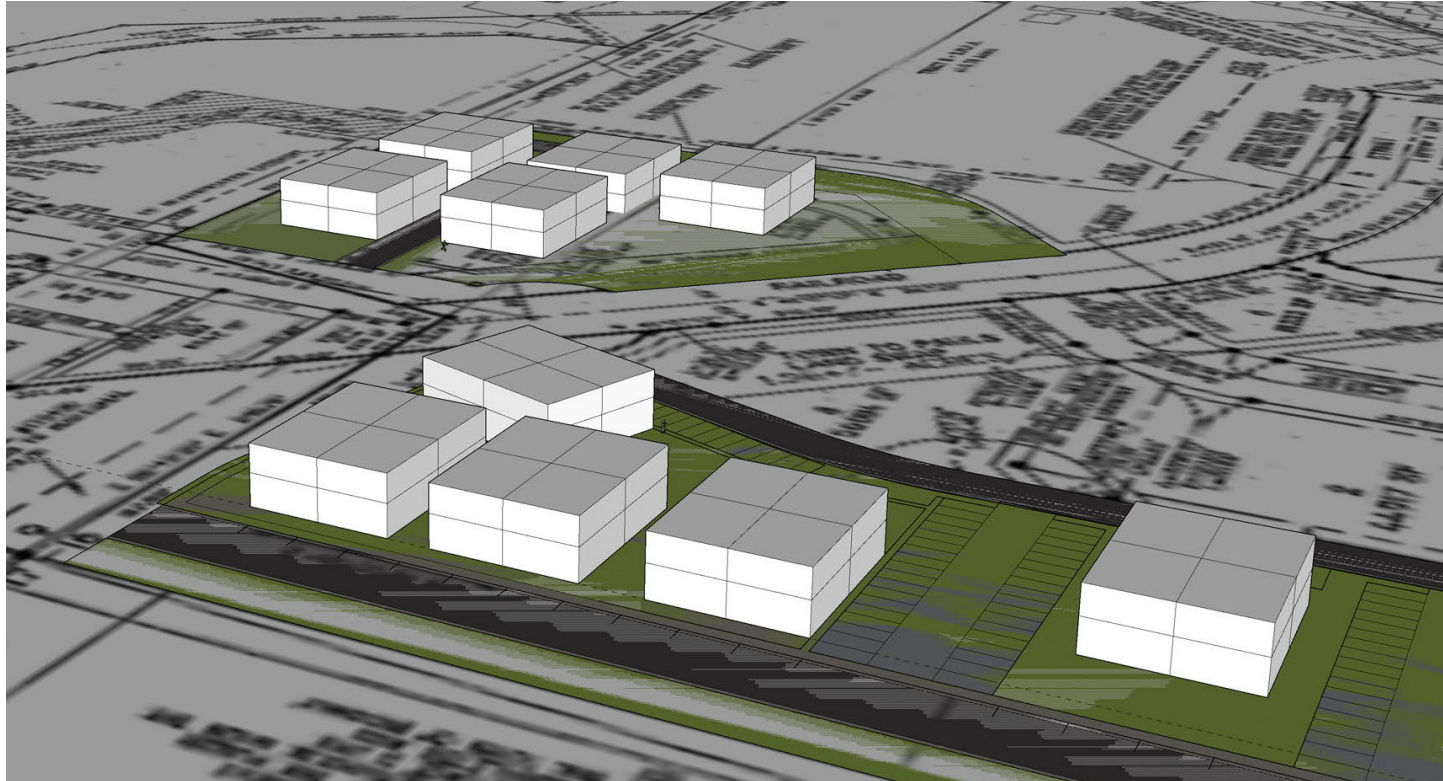
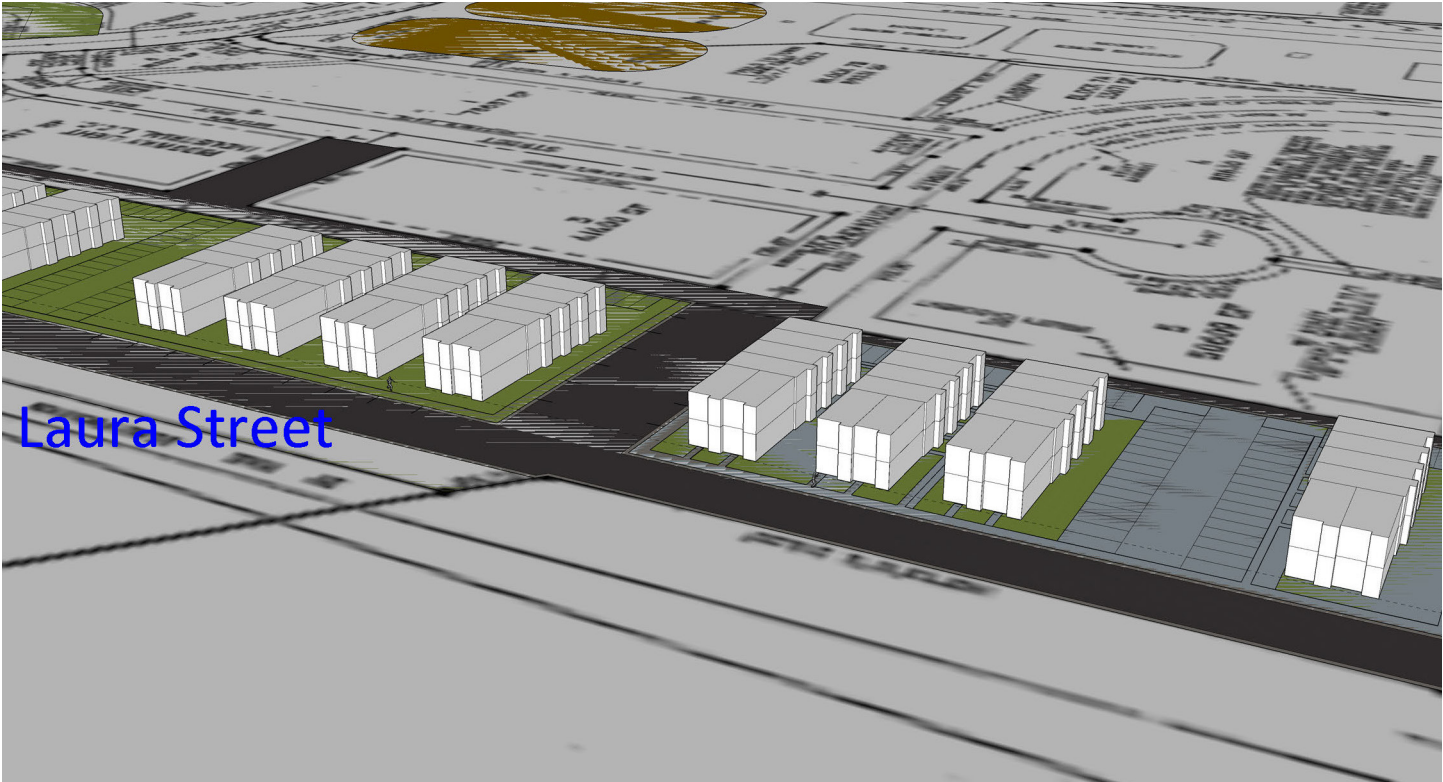




Exhibit A



June 11, 2019

Chris Hawkins, AICP
Alpine Planning, LLC
527 Clinton Street, Ste. 2
Ridgeway, CO 81432

JVA, Incorporated
817 Colorado Avenue
Suite 301
Glenwood Springs,
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RE: Lagoon Wastewater Treatment Facilities Residential Setback Requirements

Dear Chris:


The Colorado Department of Public Health and Environment (CDPHE/Division) Water Quality Control Division Regulation 22, *Site Location and Design Approval Regulation for Domestic Wastewater Treatment Works* (5 CCR 1002-22) provides the regulatory framework for the review of new and expanded wastewater treatment works. Section 22.3(2)e (Section) specifically pertains to Odor, Noise, and Aerosol Mitigation from Domestic Wastewater Treatment Works. Per the Regulation 22 Guidance Document (Guidance Document), this section was developed to provide a consistent approach to addressing potential neighbor concerns while still protecting public health and the environment.

The proposed setbacks for new wastewater treatment facilities from habitable structures, as stated within this Section are developed primarily for mitigation of odors. Habitable structures include residences, schools, and commercial structures. For new wastewater treatment facilities, the Guidance Document provides setbacks dependent on the type of facility/ technology employed. For new facilities, habitable structures are still permitted within the setback limits under the conditions that any new wastewater treatment works incorporate odor control mitigation techniques.

For wastewater treatment works increasing treatment capacity, the setbacks required for new wastewater treatment works from habitable structures to reduce the need for odor control are not often feasible; as it is common for communities to grow towards the envelope of the wastewater treatment works site. The Guidance Document states “where a new habitable structure(s) has been built near the original approve site location boundary after the construction of the original domestic wastewater treatment works, the Division and the applicant shall consider whether the proposed changes will increase the already existing odor levels at those new habitable structures and whether the existing facility already impact public health, welfare, and safety as related to wastewater treatment and/or water quality.” Requirements for the expanded facility to provide odor control will depend on the results of this evaluation.

In no instance within the Site Location Regulatory Framework does the Division provide specific setbacks required for habitable structures or new developments in relation to an existing or proposed wastewater treatment works site. If there are questions regarding this regulation or the information provided above, please do not hesitate to contact me.

Sincerely,
JVA, INCORPORATED

By: 
Leanne Miller, P.E.
Project Manager