



June 21, 2017

Tom Hale  
Town Administrator  
Town of Georgetown

*Re: Rose Mill Subdivision – Preliminary Subdivision Cover Letter.*

We are pleased to present to you the Submittal documents for review for Preliminary Subdivision This is the second phase of the review process following Conceptual Subdivision Review. The plan to date has been review by the DRC and Planning Commission. Following the first DRC meeting the plan was revised to adjust to some comments for the Planning Commission. As seen in the site plan on Page 1 of the Supplemental Info Packet, the overall Rose Mill Development is divided into 3 "Areas".

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Area	Size	Zoning	Proposed Use
Area 1	2.13 Acres	Gateway Multi-Family	Multi-Family & Open Space
Area 2	12.08 Acres	Gateway Mixed Use	Lodging, Multi-Family Residential, Recreation, Commercial
Area 4	0.53 acres	General Use	Commercial

*Materials for the Preliminary Subdivision are Submitted into 3 Packets*

**Preliminary Subdivision Plan Review**

- **A0.01 – Site Plan**
- **A0.02 – Open Space Diagram**
- **A0.03 – Property Boundary Definition**
- **A0.04 – Proposed Subdivision Plan**
- **C0.1 - Index Sheet**
- **C1.0 - Road Plan**
- **C1.1 - Road Plan**
- **C1.2 - Road Plan**

- **C1.3 - Road Plan**
- **C1.4 - Road Plan**
- **C1.5 - Road Plan**
- **C1.6 - Road Plan**
- **C2.0 - Utility Plan**
- **C1.0 - Utility Plan**
- **C1.1 - Utility Plan**
- **C1.2 - Utility Plan**
- **C1.3 - Utility Plan**
- **C1.4 - Utility Plan**
- **C1.5 - Utility Plan**
- **C1.6 - Utility Plan**

### **Supplemental Information**

- **Page 1 – Development Area (Revised Area 2 Calculations)**
- **Page 2 – Platted Development Area**
- **Page 3 – Existing Site (Revised Area 2 Boundaries)**
- **Page 4 – Proposed Site Plan (Revised Area 2 Calculations)**
- **Page 5 – Adjacent Properties (no change)**
- **Page 6 – Current Legal Description (no change)**

### **Statement of Submitted Plans**

As an overview of our development it is important to understand the following points.

1. **The Intended Density for the Areas of the site have been redefined as:**

- **Area 1:** 72 multifamily units on 2.13 acres of land zoned Multifamily.
- **Area 2:** 54 townhome units, 11 Hospitality Townhomes, an 83-room hotel, and a 5,500-square foot brewery on 12.08 acres of land zoned Gateway Mixed Use.
- **Area 4:** 2,500 square feet of retail uses on 0.53 acres of land zoned Gateway Commercial

2. **Plats**

*The Project entire Rose Mill Parcel will be divided into Areas, each with their own Lot numbering. See Page A0.03 - A0.04. Lots with commercial or lodging units will not be mapped into units. Lots with no occupied space will include easements for Recreation, open space, access and utilities*

- **Area 1:** 1 Multi-Family Lot with 72 units, 1 owner
- **Area 2:** 9 Lots with a mix of commercial, lodging, recreation and residential uses. Lots 4-7 will include townhome units. The unit size will be controlled by the ultimate position of the demising wall, with fixed front and back dimensions. This is explained on sheet A0.04. All lots will be .9 acres or larger.
- **Area 4:** 1 Commercial lot

### 3. Land Use

**17.16.051(a) States:** *The intent of the regulations established in this Section is to facilitate and provide for a mix of high-quality tourist-oriented lodging, commercial, business, public recreation and residential uses in order to generate and sustain opportunities for employment and economic development within the community.*

It is the intent of the developer to satisfy this direction providing a mix of uses ranging from lodging, commercial, public recreation and residential uses. Further to provide an additional tax base for the town 11 of the townhome units will be provided as hotel bed base. This product will function like a condo hotel model where each unit is individually owned, however it is available for nightly rental. This not only provides additional income for the town through taxes, it also provides flexibility to guests for larger rooms and to the hotel for hosting special events.

### Modifications to Plans since Planning Commission on 6/15

1. Plat
  - No lots less than .9 acres.
  - Land area owned as townhomes to be defined as "Unit" within the lot.
2. Area
  - The size of Area 2 has been shown via survey and GIS per the legal description to be 12.08 acres as opposed the 10.45 used previously.
3. Buildable Area
  - The buildable area is being calculated in two scenarios. This is a topic of discussion.
4. Residential to Lodging
  - 11 units of townhomes have been converted to lodging utilizing a Condo hotel type ownership. This will allow the owner of the unit to utilize the hotel reservations. Tax return will go to the town.

## In response to the DRC Comments

### Area 1

- The Multi-Family Buildings in Area 1 have been adjusted to provide view corridors from the adjacent parcel.
- The parking area on in Area 4 now includes landscape islands
- For the next COA Meeting/Submittal, we will provide further architectural articulation
- Buildings have been switched to provide relief to the adjacent parking area.
- Trail Connection has been facilitated

### Area 2

- The Mix of uses and units is shown above. We believe this reflects the direction of the DRC
- For the next COA Submittal (7/27/17), we will provide further architectural articulation & varied facades
- Landscape will be xeric in nature and less evergreen lawns.
- Public access through the Multi-Family areas will be modified to a single point with Parking between the Multi-Family and the Hotel/Brewery. There is also an expanded lot for public parking
- Multi-Family Buildings are 3-plex or greater.

### Area 4

- Has not been modified

## Geologic Characteristics

*A copy of the Summary from the Phase 1 report is attached. A Phase II is required to further understand the exact soils make up. Soils will be mitigated by providing adequate cover per CDPHE by overfill, building foundations or pavement.*

We look forward the upcoming review by the Planning Commission and associated agencies. We look forward to continuing the process through a cadence of meetings from July & August of 2017.



## PRELIMINARY SUBDIVISION PLAT CHECKLIST

Thirty hard copies and one electronic version of all of the following information shall be submitted with any application that requires a preliminary plat, unless one or more items are specifically waived in writing by the Town Administrator:

- The Land Use Application form provided by the Town Administrator.
- A cover letter including a statement of the purpose of the application and a brief description of the proposed major subdivision.
- A letter of representation, signed by the property owner(s), for any applicant that is not a property owner.
- Names and mailing addresses of all persons owning property within three hundred (300) feet, excluding public rights-of-way, of the property subject to the application. Written confirmation, from all utility providers that service is available or will be available upon completion of utility construction as approved by the utility service provider.\*

*\*We've received verbal confirmation of utility service and written confirmation will be forwarded once received.*

- A site plan, at a scale of 1" = 100', on sheets which shall be 24"x36". If it is necessary to place the plan on more than one (1) sheet, an index map shall be included on the first map. A vicinity sketch map showing the location of the area being developed as it relates to the rest of the community, showing major streets in the area, shall be included. The site plan shall include the following:
  - Proposed name of the development;
  - Location and boundaries of the development as part of a larger area;
  - Date of preparation, scale and north sign (designated as true north);
  - Name, address and telephone number of owner and registered land surveyor, registered engineer or designer of the plan;
  - Total acreage involved;
  - Contours at two-foot intervals where the slope is less than ten percent (10%) and at five-foot intervals where the slope is greater than ten percent (10%);
  - Location and dimensions of all existing streets, alleys, easements, drainage areas, irrigation ditches and laterals, and other significant features within or adjacent to the tract to be subdivided or developed;
  - Location and dimensions of all proposed streets, alleys and easements, whether public or private, for the entire project;
  - Location and dimensions of all areas which are to be conveyed, dedicated or reserved as common open space or scenic areas, including public parks, scenic and recreational areas, and as sites for schools or other public buildings;
  - Designation of areas subject to a one-hundred-year (intermediate regional) flood;
  - An identification of any geologic hazard areas affecting the site, whether on or off the site to be developed;
  - Land use district designation on and adjacent to the tract;



## PRELIMINARY SUBDIVISION PLAT CHECKLIST

- Proposed lots and blocks, and typical lot sizes;
- All proposed land uses;
- The location and size of existing utilities within or adjacent to the tract, including water, sewer, electricity and gas (may be placed on a separate sheet); and
- Proposed private and public utility system, including water, sewer, electricity, gas and telephone and any other services which will supply the area (may be placed on a separate sheet).

In addition to the information listed above, the Town Administrator may also require the following:

- Additional preliminary information in order to adequately review proposed utility systems, drainage plans, surface improvements or other construction projects contemplated within the area to be subdivided, in order to assure that the subdivision is capable of being constructed without an adverse effect upon the surrounding area or that the surrounding area will not have an adverse effect upon the subdivision.

An application fee per the Fee Schedule.

A deposit to cover the reasonable anticipated costs for outside professional services.



TOWN OF GEORGETOWN  
404 6TH STREET  
P.O. BOX 426  
GEORGETOWN, CO 80444

## LAND USE APPLICATION

Project Name: Rose Mill Development

Project Site Address/Location: Between 18th and 22nd Streets, to the East and West of Argentine St

Name of Applicant: Will Hentschel - 359 Design Owner  Agent

Address: 3630 Osage Street, Denver CO 80211

Legal Description/Parcel, Block, Lot # (Attach Additional Sheet if Needed): \_\_\_\_\_

Please see attached sheet immediately following this page for description.

Telephone#: 303-884-9131 Fax#: \_\_\_\_\_ Email: WHentschel@359Design.co

### Type of Application (check all that apply):

- Subdivision: Conceptual Plan (Attach Subdivision Conceptual Plan Checklist)
- Subdivision: Preliminary Plat (Attach Subdivision Preliminary Plat Checklist)
- Subdivision: Final Plat (Attach Subdivision Final Plat Checklist)
- Subdivision Exemption Plat (Attach Subdivision Exemption Plat Checklist)
- Special Use Permit (Attach Special Use Permit Checklist)
- Temporary Use Permit (Attach Temporary Use Permit Checklist)
- Sign Permit (Attach Sign Permit Checklist)
- PUD: Preliminary Development Plan (Attach PUD: Preliminary Development Plan Checklist)
- PUD: Final Development Plan (Attach PUD: Final Development Plan Checklist)
- Rezoning (Attach Rezoning Checklist)
- Zoning Variance (Attach Zoning Variance Checklist)
- Floodplain Development Permit (Attach Floodplain Development Permit Checklist)
- Annexation (Attach Annexation Checklist)
- Site Specific Development Plan (Attach Site Specific Development Plan Checklist)
- Certificate of Appropriateness (Attach Certificate of Appropriateness Application)

**NOTE:** No application will be accepted or processed unless it is complete and all fees are paid. In addition to the base application fee, a deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. I hereby certify that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief.

Name: (print) Will Hents

Signature:  \_\_\_\_\_ Date: 6/21/2017

## Legal Description/Parcel, Block, Lot #

### Current Legal Description:

Area 2 is Comprised of Parcels 3, 5, 6, 7, 10 & 11; Area 1 is comprised of Parcel 2; Area 4 is comprised of Parcel 4 - See pg 6 "Current Property Legal Description" in Supplemental Info Drawings

### Proposed:

The Rose Mill Development will ultimately be a collection of Proposed Area 1, 2, & 4.

Area 1 is a Multi-Family area and is currently subdivided. The intent is to combine this into one ownership. It will be condo mapped per the unit counts. It has an area of 2.13 acres.

Area 2 is proposed to be 54 Townhome units, 11 Lodging townhomes sold and marketed as condo hotels, 83 key hotel with support, a 5,500 sq. ft. brewery, Parking, Open Space and Recreation Space across 12.08 acres.

Across Area 2 to the east is the common open space that will be dedicated to the public. There will be a slight berm between the trail and the residential and commercial properties.

Area 4 is also currently subdivided. It will be reconfigured as one lot under one ownership. It has an area of 0.53 acres.

- See A0.04 "Proposed Subdivision Plan" for more info



**INSTRUCTIONS:**

1. Review the relevant sections of the Georgetown Municipal Code (Typically Title 17, 18 and/or 21). Visit [www.town.georgetown.co.us](http://www.town.georgetown.co.us).
2. Read application and associated checklists thoroughly.
3. Complete and submit all of the requested information.
4. Applications not signed and lacking any of the requested information will be deemed incomplete and will not be scheduled for review.\*

**\*\*\* APPLICANT NOT TO WRITE BELOW \*\*\***

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	DATE
APPLICATION FEE PAID:	_____
APPLICATION RECEIVED:	_____
APPLICATION COMPLETE:	_____
DESIGN REVIEW COMMISSION ACTION:	_____
PLANNING COMMISSION ACTION:	_____
BOARD OF SELECTMEN ACTION:	_____
BOARD OF ADJUSTMENT ACTION:	_____
PROPERTY POSTING:	_____
MAILINGS:	_____
PUBLICATION:	_____
REFERRAL AGENCIES NOTIFIED:	_____
ADMINISTRATIVE APPROVAL:	_____
BOARD OF SELECTMEN APPROVAL:	_____
BOARD OF ADJUSTMENT APPROVAL:	_____
CERTIFICATE OF APPROPRIATENESS ISSUED:	_____
PERFORMANCE GUARANTY POSTED:	_____

\* Note: A complete application includes this form, the applicable checklist(s), and all materials requested on the applicable checklist(s).

For Town Use Application rec'vd. _____ Fee \$ _____ Rec'vd. _____ by _____
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**TOWN OF GEORGETOWN**

**APPLICATION FOR SUBDIVISION--PRELIMINARY PLAT APPROVAL**  
(Please type/print all information)

<b>CHECK TYPE(S)</b>	Residential <input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/> Mixed Use <input type="checkbox"/> PUD <input type="checkbox"/> *
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**DATE** 5/09/17, Resubmitted 6/07/17

**DATE OF CONCEPTUAL PLAN APPROVAL** 6/15/17

**PROPOSED SUBDIVISION/PROJECT NAME** Rose Mill Subdivision - Area 2

**APPLICANT**

Will Hentschel - 359 Design Owner  Agent

Name \*\*

3630 Osage Street, Denver CO 80211  
Mailing Address

303-884-9131 Telephone Fax \_\_\_\_\_

**PROPERTY SUBJECT TO APPLICATION**

Street Address/Location: \_\_\_\_\_

Legal description and total acreage (may attach):

Area 2 is Comprised of Parcels 3, 5, 6, 7, 10 & 11 - See pg 7  
"Current Property Legal Description" in Supplemental Info Drawings

Current zoning classification: Area 2 is currently zoned as Gateway Mixed Use

Property owner(s) if different from applicant (inclusive of mineral owners/lessees\*\*\*):

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
Kurt Soukup	431 Forest Trail, Cordillera, CO 81632	610-299-0422

**BRIEF DESCRIPTION OF CONCEPTUAL SUBDIVISION APPROVAL (include uses and number of proposed lots and any conditions imposed at conceptual approval)** The Rose Mill Development will ultimately be a collection of Proposed Area 1, 2, & 4. The applicant has shown all areas in the application material as a means of illustrating the overall design concept.

- \* Requires additional application
- \*\* Attach additional sheet(s) as necessary if more than one applicant.
- \*\*\* Notice to mineral estate owners required.
- \*\*\*\* Attach additional sheet(s) as necessary

Area 1 is a Multi-Family area and is currently subdivided. The intent is to combine this into one ownership. It will be condo mapped per the unit counts

Area 2 is proposed to be 54 Townhome units, 11 Lodging townhomes sold and marketed as condo hotels, 83 key hotel with support, a 5,500 sq. ft. brewery, Parking, Open Space and Recreation Space across 12.02 acres

Across Area 2 to the east is the common open space that will be dedicated to the public. There will be a slight berm between the trail and the residential and commercial properties

Area 4 is also currently subdivided. It will be reconfigured as one lot under one ownership

**UTILITY INFORMATION**

Existing utility main lines currently serving subdivision property:

Water  Sewer  Electric  Gas

Proposed utility main line extensions to serve subdivision property:

Water  Sewer  Electric  Gas

Proposed number of new utility service connections within subdivision property:

Water \_\_\_ Sewer \_\_\_ Electric \_\_\_ Gas \_\_\_

**STREET INFORMATION**

Existing street(s) serving subdivision property: Argentine Street. See A0.01 Site Plan in the Preliminary Subdivision Plat Drawings and C1.0-C1.6 in the Civil Drawings.

Are new streets/alleys or street/alley extensions proposed to serve subdivision. Yes  No

**MISCELLANEOUS**

Special use permit requested. Yes \* No

Wavier(s) of design standards requested. Yes \*\* No

**NOTE:** No application will be accepted or processed unless it is complete and all fees are paid. In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the costs of same, inclusive of engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application.

I hereby certify that I am the applicant named above and that the information contained herein and on any attachments herein is in all respects true and accurate to the best of my knowledge and belief. I also understand that a building permit may not be issued for the property subject to this application until the application receives final approval by the Board of Selectmen. I also acknowledge that I must notify all owners of any severed mineral estates associated with the real property subject to this application in accordance with C.R.S. § 24-65.5-103.

  
\_\_\_\_\_  
Applicant

- \* Requires additional application
- \*\* Describe on separate attached sheet

**FOR TOWN USE ONLY**

**Application Checklist**

- Complete application. (3 copies)
- Proof of ownership (deed) for project property (if not on file). See Exhibit D
- Written authorization from property owner for property owner's agent (if applicable) (if not on file). See Exhibit E
- Notice for mineral estate owners (if applicable) (See C.R.S. § 24-65.5-103).

- Names and addresses of all owners of all lands within 300 feet of project property. See pg 5 "Adjacent Properties" in Supplemental Info Drawings
- Mailing envelopes (stamped and addressed) for persons entitled to notice.
- Site plan/preliminary plat (see GMC 17.36.060B.3). (16 copies) See A0.01 Site Plan in the Preliminary Subdivision Plat Drawings
  - Vicinity map.
  - Contour map.
  - Improvements map (existing and proposed).
  - Flood plain map.
  - Geologic hazards map.
  - Utilities map.
- Statement of estimated cost(s) for subdivision public improvements.
- Proposed schedule for installation of subdivision public improvements/development schedule.
- Fees and/or fee deposit \$10,000 deposit is noted on pg 6 "Current Property Legal Description" in Supplemental Info Drawings
- Other Cover page with overview.

Referred to DRC for review on: \_\_\_\_\_

Review by DRC on: \_\_\_\_\_

Notice of DRC meeting sent to applicant on: \_\_\_\_\_

Notice posted at Town Hall on: \_\_\_\_\_

Recommendation of DRC entered on: \_\_\_\_\_

Approved

Denied

Conditions: \_\_\_\_\_

Referred to Planning Commission for public hearing on: \_\_\_\_\_

Public hearing by Planning Commission on: \_\_\_\_\_

Notice of hearing sent to applicant on: \_\_\_\_\_

Notice posted at Town Hall on: \_\_\_\_\_

Notice posted on property on: \_\_\_\_\_

Notice mailed on: \_\_\_\_\_

Notice published in newspaper on: \_\_\_\_\_

Proof of notice to mineral estate owners (if applicable): \_\_\_\_\_

Decision of Planning Commission entered on: \_\_\_\_\_

Approved

Denied

Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Copy of Planning Commission decision mailed/delivered to applicant on: \_\_\_\_\_

\_\_\_\_\_

C:\Client\Land Use Forms\Georgetown\subdivision application-prelim.rtf (04/02)

Exhibit D - Proof of Ownership

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

(X Property with No Residences) (Property with Residences-Residential Addendum Attached)

Date: December 6, 2016

AGREEMENT

1. AGREEMENT. Buyer agrees to buy and Seller agrees to sell, the Property described below on the terms and conditions set forth in this contract (this "Contract").

2. PARTIES AND PROPERTY.

2.1. Buyer. Buyer, Centennial Opportunity Fund LLC, a Delaware limited liability company, will take title to the Property described below as Joint Tenants Tenants-In-Common Other individually (hereinafter the "Buyer").

2.2. No Assignability. This Contract Is Not assignable by Buyer unless otherwise specified in Additional Provisions.

2.3. Seller. Seller, the County of Clear Creek Colorado, a statutory county organized under the laws of the State of Colorado (hereinafter the "Seller"), is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of Clear Creek, Colorado: See Exhibit "A".

Together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto, and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (hereinafter the "Property").

The Seller and Buyer acknowledge that the legal boundaries of the Property, as hereinbefore defined, shall be altered prior to Closing by an appropriate land use approval process application duly filed and prosecuted pursuant to the Georgetown Zoning, Development and Historic Preservation Code (the "Code") to reserve Seller's ownership of land for a regional trail along the west side of the lagoon, as more particularly described in section 30.2.1 of the Additional Provision of this Contract, however for purposes of this Contract, the subdivision may, at Buyer's option, include all or portions of the Property as defined in this Section 2.4 to suit Buyer's anticipated development plans, unless otherwise stated herein to the contrary.

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Inclusions. The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under Exclusions:

If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. Personal Property - Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except: NONE. Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.6. Exclusions. The following items are excluded (Exclusions):

2.7. Water Rights, Well Rights, Water and Sewer Taps.

**Subject:** Re: Application for Subdvision Rose Mill Properties

**Date:** Friday, April 28, 2017 at 11:53:52 Mountain Daylight Time

**From:** KURT SOUKUP

**To:** Will Hentschel

Yes you have permission to submit the application on my behalf.

Kurt

Kurt Soukup

On Apr 28, 2017, at 11:49 AM, Will Hentschel <[whentschel@359design.co](mailto:whentschel@359design.co)> wrote:

Kurt

We are submitting the Application for Subdivision today to the Town of Georgetown for the Rose Mill Sites. Do I have your permission to submit the application on your behalf?

**Will Hentschel**

359 Design

303-884-9131

## Exhibit F - Geological Info

### 8.0 FINDINGS AND CONCLUSIONS

The Berry Foundation Property will require a Phase II investigation. This is due to previously documented RCRA metals-in-soil concentrations and to the presence of degraded groundwater associated with the site. Although surface water quality data collected for this Phase I study did not exceed RCRA requirements, historic and recent information on the nature of fill materials on this site must be further characterized.

By the 1870's there were over three (3) dozen producing gold and silver mines within two (2) miles of the Berry Foundation Property. By 1876 there were reportedly no fewer than six (6) ore processing mills and smelters located within Clear Creek valley in the vicinity of Georgetown. Metal-laden tailings and other discarded waste from these operations remains in the valley. These sediments may have been introduced onto the Berry Foundation Property. As some of these waste materials are reportedly smelter and/or roaster fines, these lenses can contain concentrated amounts of RCRA metals such as lead, cadmium and arsenic as these and other metals are the by-products of gold-silver ore processing. Metal-rich sediments that were dredged from behind the Georgetown Lake dam in the 1970's have also reportedly been spread onto this Property.

Previous environmental assessments performed in the 1990's and existing reports and other sources confirm the presence of both degraded soils and groundwater, constituting a Recognized Environmental Condition. The recommendation for further characterization of the Berry Foundation Property (Phase II ESA) at this time is due to the previously known and documented presence of the metals lead (Pb), cadmium (Cd) and arsenic (As) in soil and groundwater that exceed RCRA limits.