

**ORDINANCE NO. 4
(SERIES OF 2017)**

AN ORDINANCE OF THE CITY OF ASPEN CITY COUNCIL GRANTING MAJOR PUBLIC PROJECT REVIEW APPROVAL FOR 427, 455 & 480 RIO GRANDE PLACE, LEGALLY DESCRIBED AS LOTS 1, 2 & 4, RIO GRANDE SUBDIVISION, CITY OF ASPEN, PITKIN COUNTY, COLORADO.

Parcel ID: 2737-073-06-851, 2737-073-06-852, 2737-073-06-854

WHEREAS, the Community Development Department received an application for the Aspen City Offices (the Application) from the City of Aspen (Applicant) for Major Public Project Review for Lots 1, 2 & 4, Rio Grande Subdivision according to the Plat thereof recorded October 18, 1993 Reception No. 362199 and as amended by Rio Grande Subdivision and Pitkin County Center Lot Line Adjustment recorded July 5, 2002 at Reception No. 469504; and,

WHEREAS, all code citation references are to the City of Aspen Land Use Code in effect on the day of initial application – November 14, 2016, as applicable to this project; and,

WHEREAS, these properties are located in the Public (PUB) zone district; and,

WHEREAS, as a governmental agency, the Applicant has requested this Application to be reviewed as a Public Project, pursuant to Chapter 26.500.030 of the City of Aspen Land Use Code; and,

WHEREAS, the Community Development Department referred the Application to Aspen Consolidated Sanitation District, City Engineering, Building Department, Fire Protection District, Environmental Health Department, Parks Department, Aspen/Pitkin County Housing Authority, Public Works Department, and the Transportation Department, and received comments as a result of the Development Review Committee meeting; and,

WHEREAS, said referral agencies and the Aspen Community Development Department reviewed the proposed Application and recommended approval with conditions; and,

WHEREAS, all required public noticing was provided as evidenced by an affidavit of public noticing submitted to the record, a summary of public outreach was provided by the applicant to meet the requirements of Land Use Code Section 26.304.035, and the public was provided full access to review the Application; and,

WHEREAS, the Applicant conducted additional public open houses to obtain feedback on the proposed application on December 13th, 2016 and January 23rd, 2017; and,

WHEREAS, the Planning & Zoning Commission reviewed the Application at a duly noticed public hearing on January 17, 2017, continued from January 3, 2017, during which the recommendations of the Community Development Director and comments from the public were

heard by the Planning & Zoning Commission, and recommended approval with conditions by a vote of six to one (6 – 1); and,

WHEREAS, City Council has reviewed and considered the development proposal under the applicable provisions of the Municipal Code as identified herein, has reviewed and considered the recommendations of the Community Development Director, the Historic Preservation Commission, the applicable referral agencies, and has taken and considered public comment at a public hearing; and,

WHEREAS, on February 13, 2017, the Aspen City Council approved Ordinance No. 4, Series of 2016 on First Reading by a four to zero (4 – 0) vote; and,

WHEREAS, during a duly noticed public hearing on April 3, 2017, continued from February 27, 2017 and March 6, 2017, the Aspen City Council approved Ordinance No. 4, Series of 2017, by a four to zero (4 – 0) vote, approving Major Public Project Review; and,

WHEREAS, City Council finds that the development proposal meets or exceeds all the applicable development standards; and,

WHEREAS, City Council finds that this Ordinance furthers and is necessary for the promotion of public health, safety, and welfare.

NOW, THEREFORE BE IT ORDAINED BY THE CITY OF ASPEN CITY COUNCIL AS FOLLOWS:

Section 1: Approvals

Pursuant to the procedures and standards set forth in Title 26 of the Aspen Municipal Code, the City Council hereby grants the Aspen City Offices Major Public Project review approval, subject to the recommended conditions of approval as listed herein. The approved project includes reconfiguration of three (3) parcels to create two (2) new parcels, renovate the Rio Grande Building, demolish the existing office structure and construct a new office building. The approved dimensions are attached as Exhibit A. The approved design and material palette are attached as Exhibit B. Minor design changes as a result of refinement to internal programming or to meet Building or Engineering code requirements may be approved as part of the building permit review. Minor changes to material and fenestration arrangements may be approved as part of the building permit review.

Section 2: Approval Documents

Pursuant to the procedures and standards set forth in Title 26 of the City of Aspen Municipal Code, Major Subdivision Review and Planned Development Review are approved. A final approved plan set shall be submitted to the Community Development Department and shall at a minimum include the following information:

1. Subdivision amendment plat.
2. An illustrative site plan of the project depicting the proposed improvements.
3. A grading and drainage plan for the property.

4. Approved landscape and lighting plans.
5. Floor plans and elevations of the project.

All required approval documents shall be submitted in accordance with the requirements of Section 26.490 *Approval Documents* of the Land Use Code.

Section 3: Growth Management

City Council hereby grants the Aspen City Offices growth management allotments for 41,204 sf of essential public facility from the 2016 growth management year.

The Planning & Zoning Commission has determined that the Employees Generated, pursuant to Land Use Code Section 26.470.100 for the new development is eighty-six (86) employees. The City Council has determined that a mitigation rate of sixty percent (60%), or 51.6 FTEs, of the employees generated by the construction of the new office building will be required to be mitigated. The mitigation will be provided with credits from existing housing that the city has in its inventory and has not been assigned to other projects.

Table 1: Affordable housing credits

Affordable Housing Credits Generated by 505 Fund		
Project	FTEs Housed by City projects	FTEs Used as Mitigation by City Projects
Alpine Grove; 4200 AABC	2.25	
Anderson Park	1.75	
Aspen Recreation Center	2.25	19.3
Burlingame Ranch Phase II	8.25	
Cemetery Lane	10.25	
Marolt	3.00	
Park Maintenance Facility	1.25	1.85
Truscott Place	24.5	
Water Place	56.25	
Police Station	16.5	23.4
City Offices		51.6
Total	127.5	96.15
Remaining available balance after this project		31.35

The Aspen Pitkin County Housing Authority (APCHA) may request an audit within three (3) years after issuance of a Certificate of Occupancy (CO). Additional subsequent audits may be requested at the discretion of APCHA.

Future conversion of the common circulation, storage or meeting rooms to another use shall require affordable housing mitigation and any associated land use review, pursuant to the Land Use Code in effect at the time.

Section 4: Engineering

The Applicant's design shall be compliant with all sections of the City of Aspen Municipal Code, Title 21 and all construction and excavation standards published by the Engineering Department. The project shall meet the Urban Runoff Management Plan Requirements. A major drainage report that meets URMP and Engineering Design Standards is required with building permit submittal.

Section 5: Fire Mitigation

All codes adopted by the Aspen Fire Protection District shall be met. This includes but is not limited to access (International Fire Code (IFC), 2003 Edition, Section 503), approved fire sprinkler and fire alarm systems (IFC, as amended, Section 903 and 907).

Section 6: Environmental Health Department

The Applicants shall obtain Special Review approval from the Environmental Health Department in accordance with Municipal Code Chapter 12.10 for the location of the trash and recycle area, prior to issuance of building permit.

Section 7: Parks

Tree removal permits are required prior to issuance of a building permit for any demolition or significant site work. Mitigation for removals must be met by paying cash in lieu, planting on site, or a combination of both, pursuant to Chapter 13.20 of the City Municipal Code.

All landscaping shall be coordinated with the Parks Department. Landscaping on the north edge of the property shall relate to Rio Grande Park.

Section 8: Aspen Consolidated Sanitation District Requirements

Service is contingent upon compliance with the District's rules, regulations, and specifications, which are on file at the District office.

ACSD will review the approved Drainage plans to assure that clear water connections (roof, foundation, perimeter, patio drains) are not connected to the sanitary sewer system.

On-site utility plans require approval by ACSD.

Oil and Grease interceptors (NOT traps) are required for all food processing establishment. Locations of food processing shall be identified prior to building permit. Interceptors will be required at this time if food processing establishments are anticipated for this project. ACSD will not approve service to food processing establishments retrofitted for this use by small under counter TRAPS at a later date.

Oil and Sand separators are required for parking garages and vehicle maintenance establishments.

Driveway entrance drains must drain to drywells.

Elevator shaft drains must flow thru o/s interceptor

Old service lines must be excavated and abandoned at the main sanitary sewer line according to specific ACSD requirements.

Below grade development may require installation of a pumping system.

A new sanitary sewer service will be required to serve this application. One tap is allowed for each building.

Permanent improvements are prohibited in sewer easements or right of ways. Landscaping plans will require approval by ACSD where soft and hard landscaping may impact public ROW or easements to be dedicated to the district.

All ACSD fees must be paid prior to the issuance of a building permit.

Where additional development would produce flows that would exceed the planned reserve capacity of the existing system (collection system and or treatment system) an additional proportionate fee will be assessed to eliminate the downstream collection system or treatment capacity constraint. Additional proportionate fees would be collected over time from all development in the area of concern in order to fund the improvements needed.

Glycol heating and snow melt systems must be designed to prohibit and discharge of glycol to any portion of the public and private sanitary sewer system. The glycol storage areas must have approved containment facilities.

Soil Nails are not allowed in the public ROW above ASCD main sewer lines and within 3 feet vertically below an ACSD main sewer line.

Section 9: Water/Utilities

The Applicant shall comply with the City of Aspen Water System Standards, with Title 25, and with the applicable standards of Title 8 (Water Conservation and Plumbing Advisory Code) of the Aspen Municipal Code, as required by the City of Aspen Water Department. All Water System Distribution standards in place at the time of building permit shall apply, and all tap fees will be assessed per applicable codes and standards. Utility and transformer placement and design shall meet adopted City of Aspen standards.

Section 10: Outdoor Lighting and Signage

All outdoor lighting and all signage shall meet the requirements of the Aspen Municipal Code.

Section 11: Building Department

All applicable building and accessibility codes in place at the time of building permit submission shall be met.

Section 12: TIA

The approved project generates a maximum of 54.67 new vehicle trips per day. Final TIA mitigation methodology will be reviewed and approved by the City Engineering Department and Transportation Department prior to issuance of a building permit.

Section 13:

All material representations and commitments made by the Applicant pursuant to the development proposal approvals as herein awarded, whether in public hearing or documentation presented before the Community Development Department, the Planning & Zoning Commission, or the Aspen City Council are hereby incorporated in such plan development approvals and the same

shall be complied with as if fully set forth herein, unless amended by other specific conditions or an authorized authority.

Section 14:

This Ordinance shall not affect any existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided, and the same shall be conducted and concluded under such prior ordinances.

Section 15:

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions thereof.

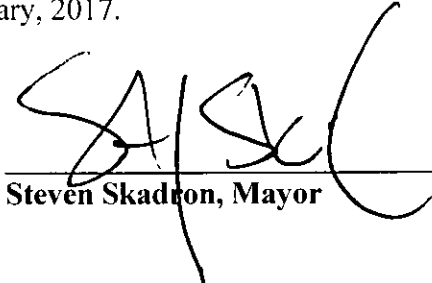
Section 16:

A public hearing on this ordinance shall be held on the 27th day of February, 2017, at a meeting of the Aspen City Council commencing at 5:00 p.m. in the City Council Chambers, Aspen City Hall, Aspen, Colorado, a minimum of fifteen days prior to which hearing a public notice of the same shall be published in a newspaper of general circulation within the City of Aspen.

INTRODUCED, READ AND ORDERED PUBLISHED as provided by law, by the City Council of the City of Aspen on the 13th day of February, 2017.

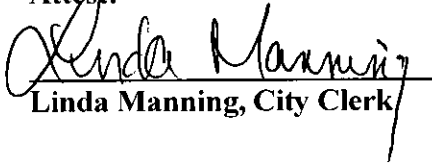
Attest:

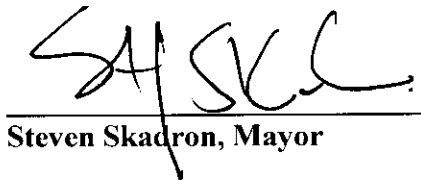

Linda Manning, City Clerk


Steven Skadron, Mayor

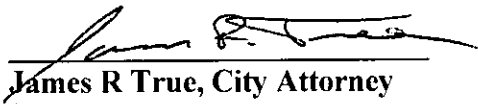
FINALLY, adopted, passed and approved this 3rd day of April, 2017.

Attest:


Linda Manning, City Clerk


Steven Skadron, Mayor

Approved as to form:


James R True, City Attorney

Attachments:

Exhibit A: Approved Dimensional Requirements

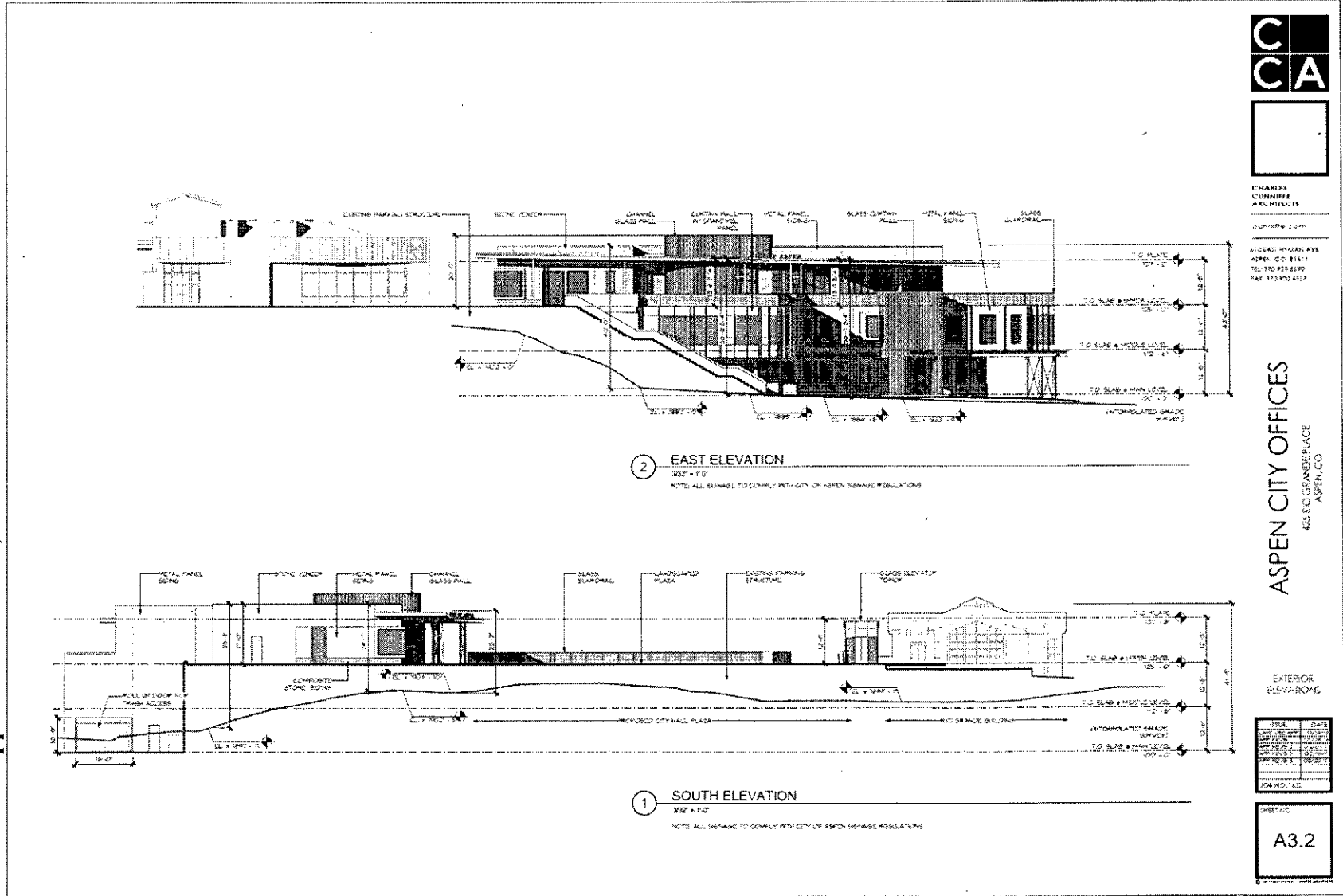
Exhibit B: Approved Elevations, Plans and Materials

Exhibit A – Approved Dimensional Requirements

Dimensions	Proposed
Lot size	1.723 acres (75,053 sq. ft.)
Maximum height	45 ft. 9 in.
Minimum floor heights	1 st & 2 nd floor-to-floor – 12 ft. 6 in. 3 rd floor – 12 ft. 8 in.
Gross square footage	New structure – 37,080 sq. ft.* Parking garage – 137,461 sq. ft. Rio Grande building – 7,091 sq. ft. Total – 181,632 sq. ft.
Commercial net leasable	1,448 sq. ft.
Off-street parking spaces	21 spaces

*Up to a 10% increase may be approved administratively for development that does not increase the mass or scale of the building. Additional mitigation and/or land use reviews may apply.

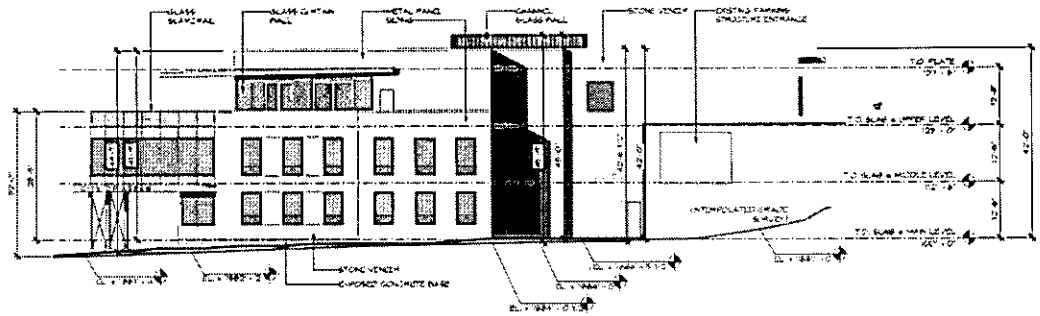
Exhibit B – Approved Elevations, Plans and Materials



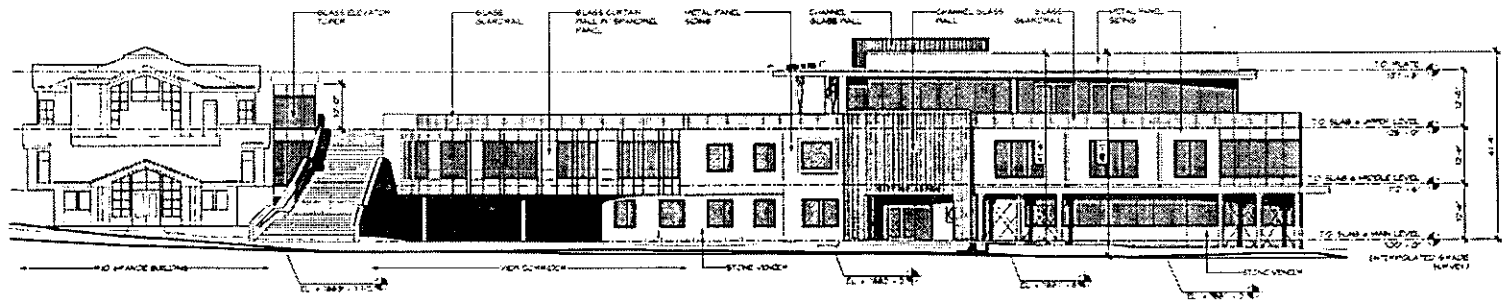


CHARLES
 CUNNIFFE
 ARCHITECTS
 cunniffe.com
 410 EAST HYMAN AVE
 ASPEN, CO 81611
 TEL: 970.925.6492
 FAX: 970.920.4567

ASPEN CITY OFFICES
 425 HO GRANDE PLACE
 ASPEN, CO



② WEST ELEVATION
 3/32" = 1'-0"
 NOTE: ALL FINISHES TO COMPLY WITH CITY OF ASPEN SIGNAGE REGULATIONS

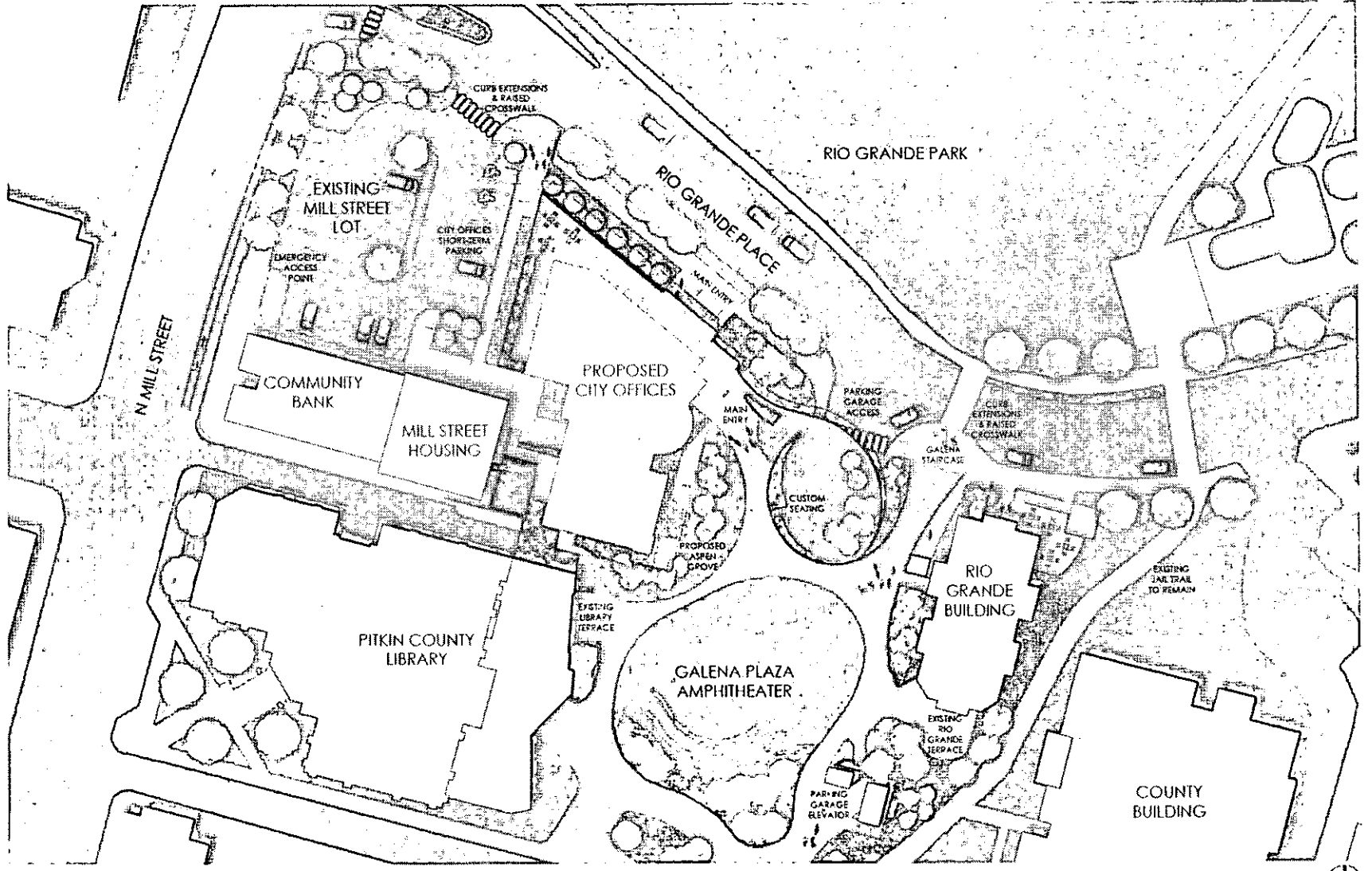


① NORTH ELEVATION
 3/32" = 1'-0"
 NOTE: ALL FINISHES TO COMPLY WITH CITY OF ASPEN SIGNAGE REGULATIONS

EXTERIOR ELEVATIONS

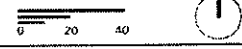
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4	01/10/17	CC	CC	REVISED PER CITY COMMENTS
5	01/10/17	CC	CC	REVISED PER CITY COMMENTS
6	01/10/17	CC	CC	REVISED PER CITY COMMENTS
7	01/10/17	CC	CC	REVISED PER CITY COMMENTS
8	01/10/17	CC	CC	REVISED PER CITY COMMENTS
9	01/10/17	CC	CC	REVISED PER CITY COMMENTS
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19	01/10/17	CC	CC	REVISED PER CITY COMMENTS
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DRAWING: A3.1

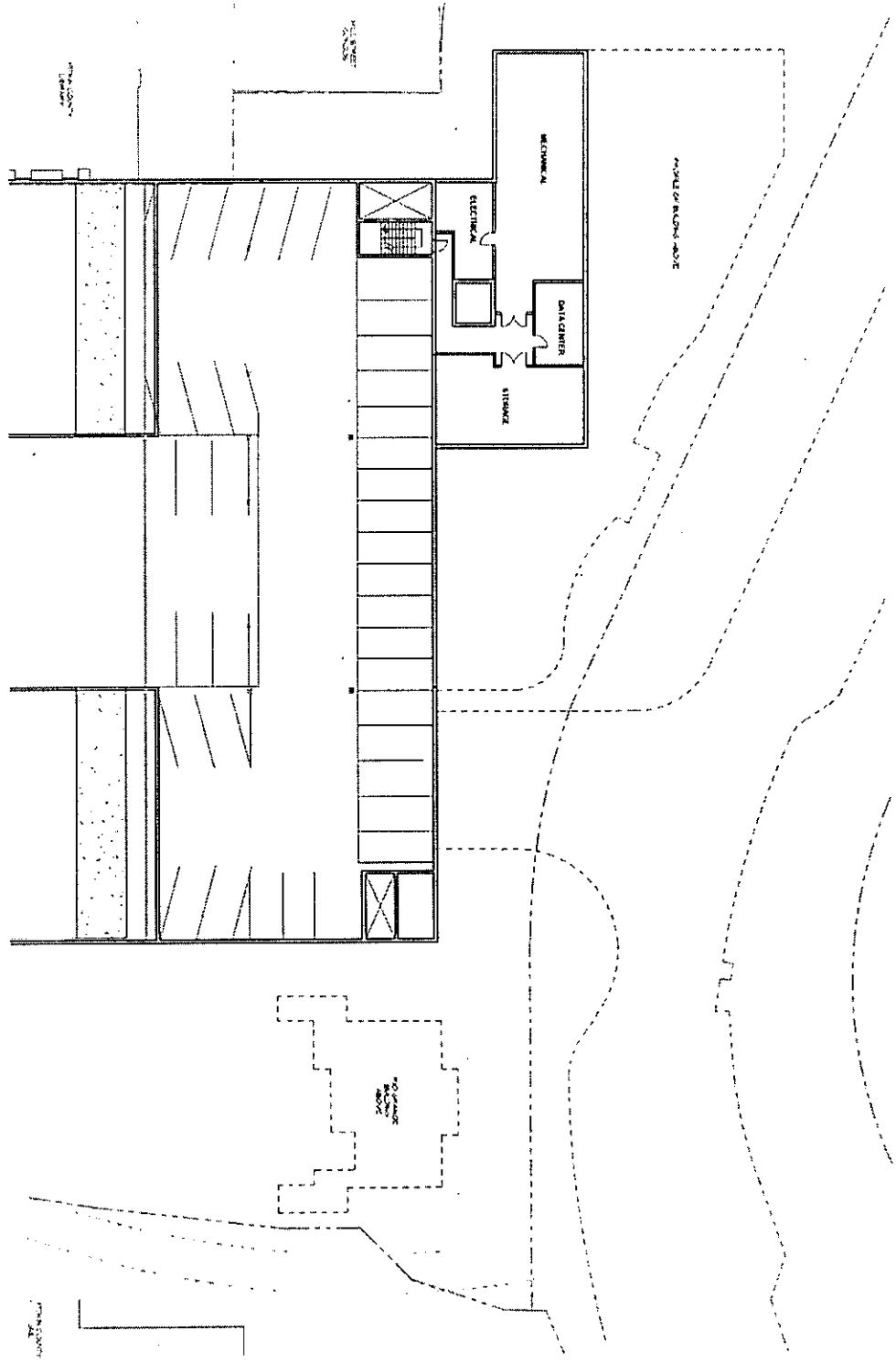


ASPEN CITY OFFICES SITE PLAN

CONCEPTUAL DESIGN
APRIL 2017



1 LEVEL 0 FLOOR PLAN
1/2" = 1'-0"



ASPIRE
A2.1

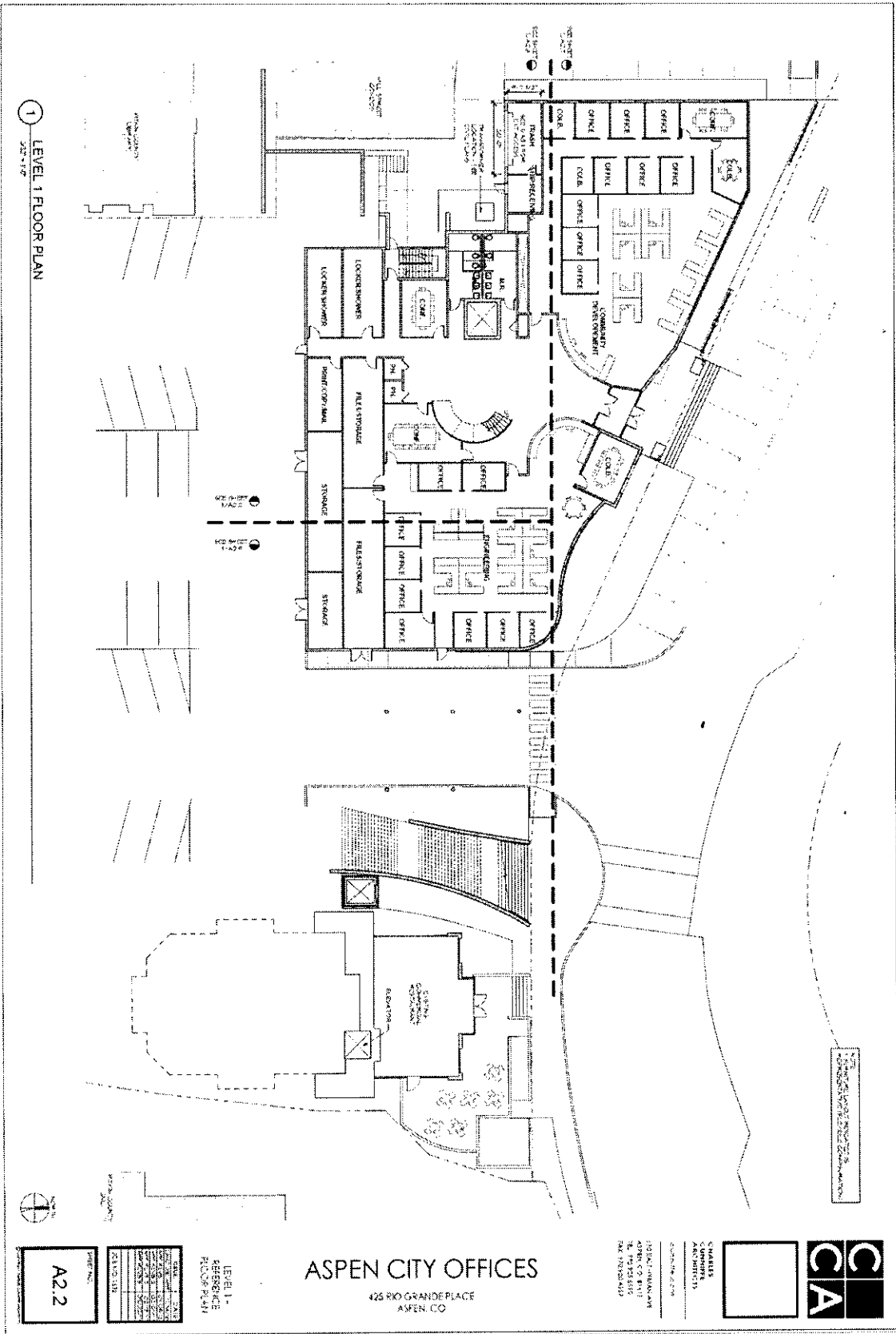
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3	ISSUED FOR PERMITS	10/1/17
4	ISSUED FOR PERMITS	10/1/17
5	ISSUED FOR PERMITS	10/1/17
6	ISSUED FOR PERMITS	10/1/17
7	ISSUED FOR PERMITS	10/1/17
8	ISSUED FOR PERMITS	10/1/17
9	ISSUED FOR PERMITS	10/1/17
10	ISSUED FOR PERMITS	10/1/17

LEVEL 0 -
PERMITS
FLOOR PLAN

ASPEN CITY OFFICES
425 RIO GRANDE PLACE
ASPEN, CO

COMPLIANCE
ARCHITECTS
ARCHITECTS
425 RIO GRANDE PLACE
ASPEN, CO 81602
970.925.1111





1 LEVEL 1 FLOOR PLAN
2/21/17

A2.2

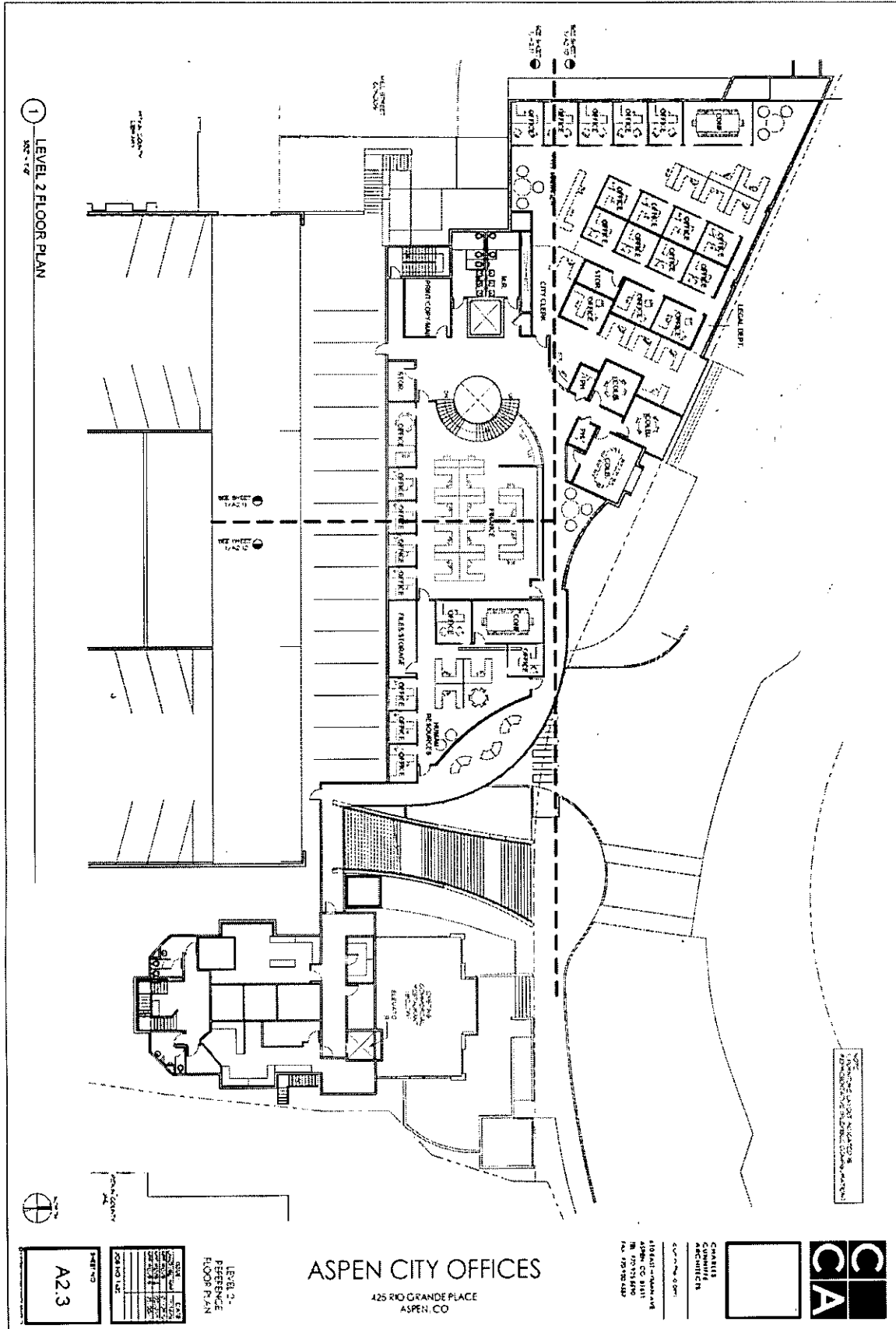
NO.	DATE	DESCRIPTION
1	2/21/17	ISSUED FOR PERMIT

LEVEL 1 -
REFERENCE
FLOOR PLAN

ASPEN CITY OFFICES
425 RIO GRANDE PLACE
ASPEN, CO

OWNER:
CITY OF ASPEN
ARCHITECT:
C/O BROWN CALDWELL
2000 W. ASPEN AVENUE
ASPEN, CO 81611
TEL: 970.925.5555
FAX: 970.925.5555





1 LEVEL 2 FLOOR PLAN
SHEET 17

A2.3

NO.	DATE	DESCRIPTION
1	10/1/17	ISSUED FOR PERMITS
2	10/1/17	ISSUED FOR PERMITS
3	10/1/17	ISSUED FOR PERMITS
4	10/1/17	ISSUED FOR PERMITS
5	10/1/17	ISSUED FOR PERMITS

LEVEL 2 -
REFERENCE
FLOOR PLAN

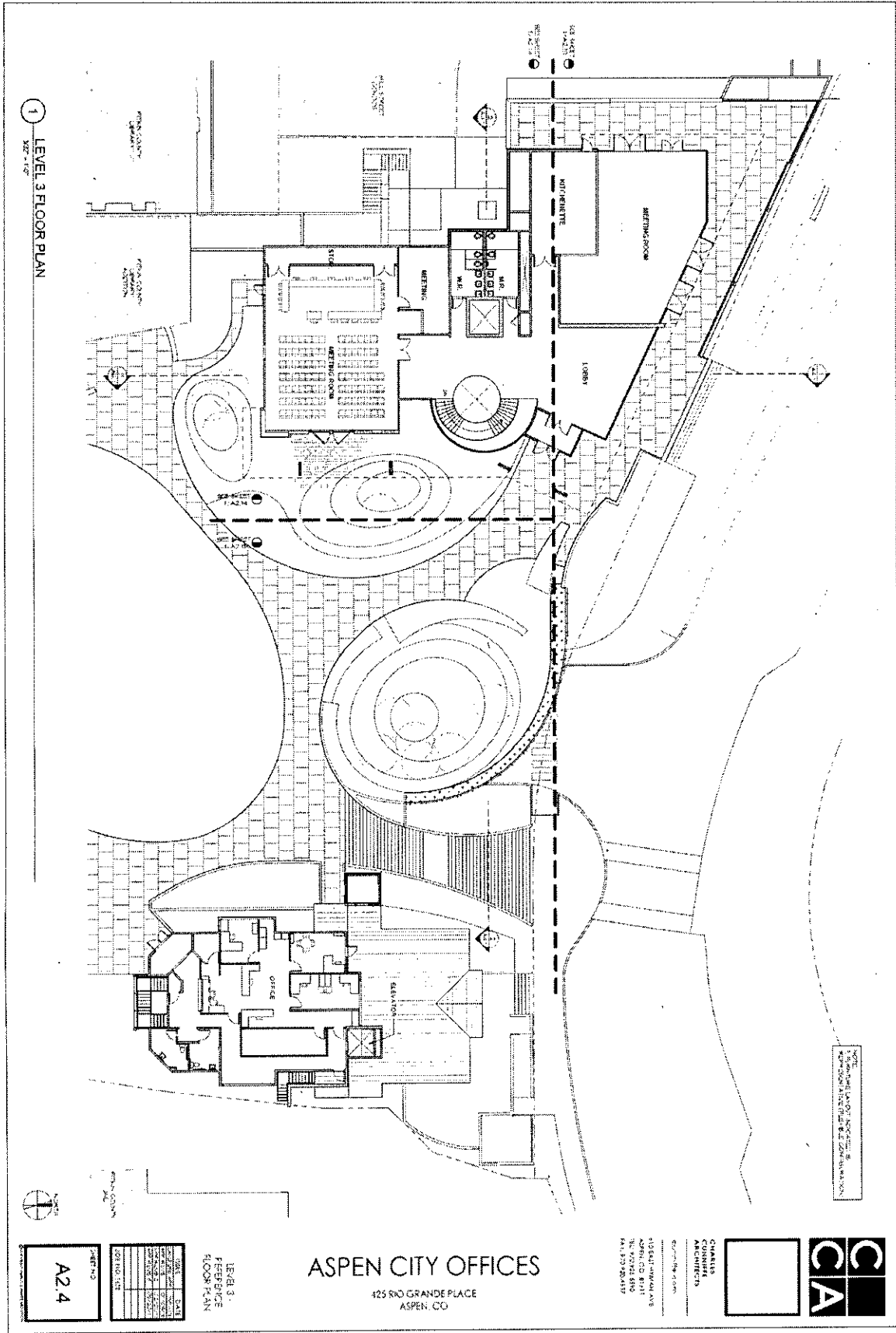
ASPEN CITY OFFICES

425 RIO GRANDE PLACE
ASPEN, CO

410 EAST MAIN AVE
ASPEN, CO 81611
PHONE: 970.925.1000
FAX: 970.925.1000

CHARLES
COMMITTEE
ARCHITECTS





1 LEVEL 3 FLOOR PLAN
 SIZE: 11" x 17"



PROJECT NO.
A24

NO.	DATE	DESCRIPTION
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3	10/1/17	ISSUED FOR PERMITS
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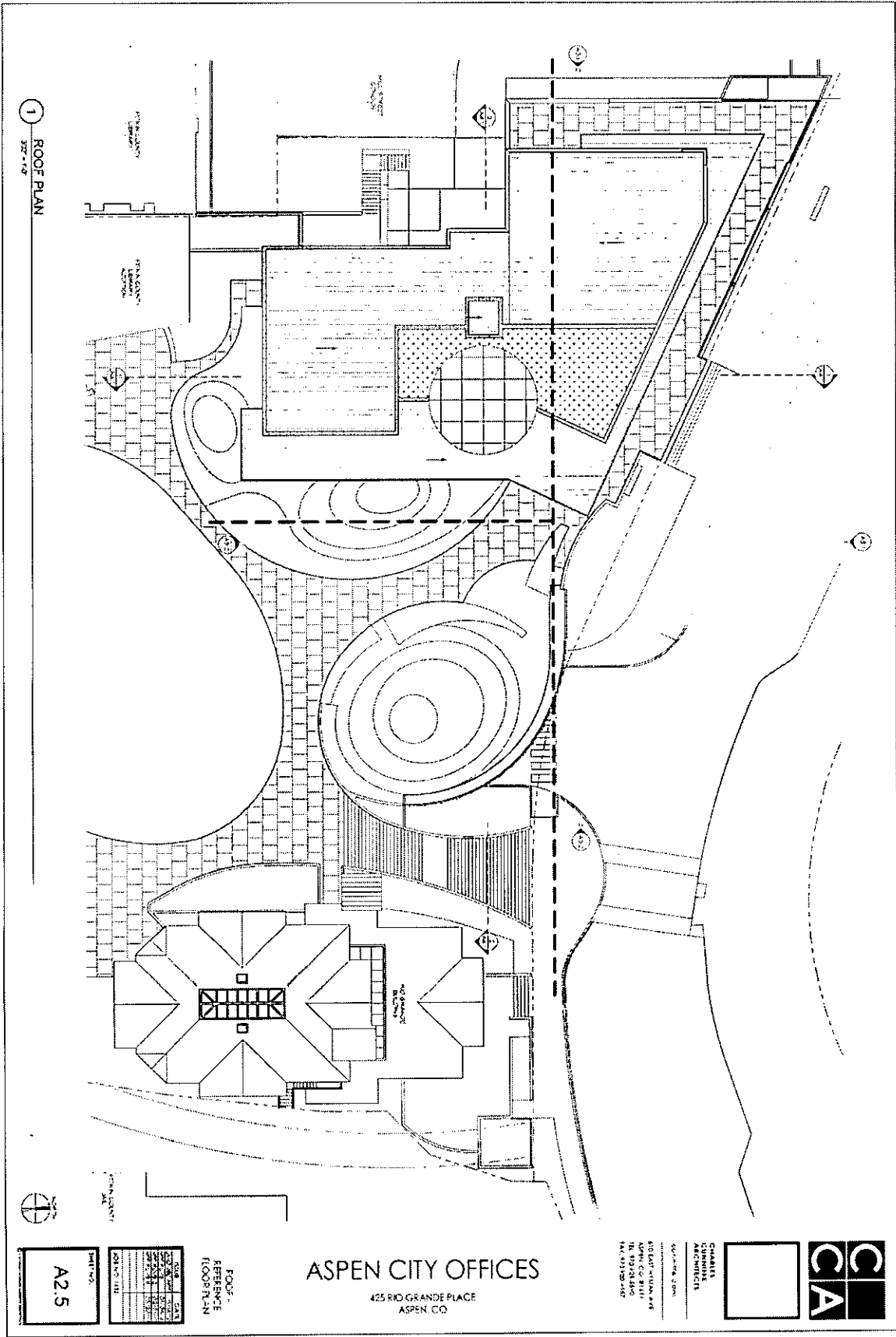
LEVEL 3
 RECEPTION
 FLOOR PLAN

ASPEN CITY OFFICES
 425 RIO GRANDE PLACE
 ASPEN, CO

CHARLES
 CUNNINGHAM
 ARCHITECTS
 110 EAST WYOMING AVE
 ASPEN, CO 81611
 TEL: 970.926.8810
 FAX: 970.926.9970



NOT TO SCALE
 THIS PLAN IS FOR PERMITS ONLY
 AND DOES NOT REPRESENT THE FINAL DESIGN



1 ROOF PLAN
3/27/17

A2.5

NO.	DATE	DESCRIPTION
1	3/27/17	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

ROOF REFERENCE FLOOR PLAN

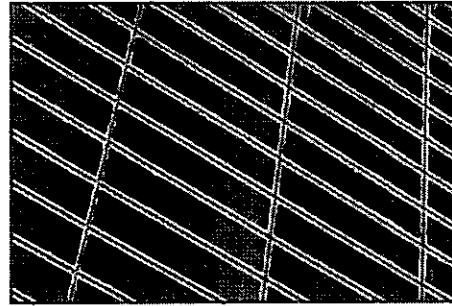
ASPEN CITY OFFICES
425 RIO GRANDE PLACE
ASPEN, CO

CHARLES
CORNWELL
ARCHITECTS
407-494-2001
510 EAST STEVENSON AVE
ASPEN, CO 81611
P.O. BOX 24540
ASPEN, CO 81602

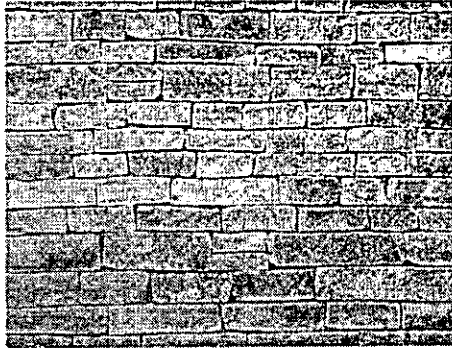




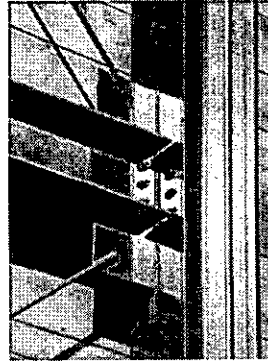
Channel Glass



Metal Panel Siding



Stone Veneer



Exposed Steel

ASPEN CITY OFFICES AT RIO GRANDE