

Memorandum:

To: Planning Commission
From: Planning Staff
Date: September 20, 1985
Re: Hillside Development Parcels of the Sweeney
Properties MPD

At the last Planning Commission work session, September 11, 1985, the Commission discussed the Coalition development sites adjacent to the Town Lift base facilities. At this meeting there seemed to be a consensus that the conceptual plans for these sites are acceptable.

During the work session on September 25, 1985, discussion will focus on the hillside development sites where several major issues have been identified. Staff encourages the Commission to review the materials that have been previously distributed at earlier work sessions.

The applicants will present detailed slides of the Creole Gulch and Mid-station sites, depicting four different development scenarios. This visual analysis should be much more informative than the one shown at an earlier work session.

The following is a list of major issues that have been identified by the Planning Commission and staff.

Creole Gulch Site

- Visual impacts
- Scale of development (approximately 130 U.E.)
- Building height (40-50')
- Site disturbance
- Access/traffic impacts
- Parking
- Storm Drainage
- Utilities

Mid-Station Site

- Visual impacts
- Location of site, proximity to Historic District
- Scale of development (approximately 78 U.E.)
- Building height (40-50')
- Site disturbance
- Access/traffic impacts
- Parking
- Utilities

Norfolk Avenue Extended Alternative

- Visual impacts
- Fiscal impacts
- Density
- Site disturbance
- Utilities