

**Project Narrative
for the
Iron Wheel Subdivision
Final Plat Application, Filing 2**

Date: June 30, 2022

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Submitted to: City of Fruita
Community Development Department
325 E. Aspen Avenue
Fruita, CO 81521

Type of Design: Final Plat, Filing 2

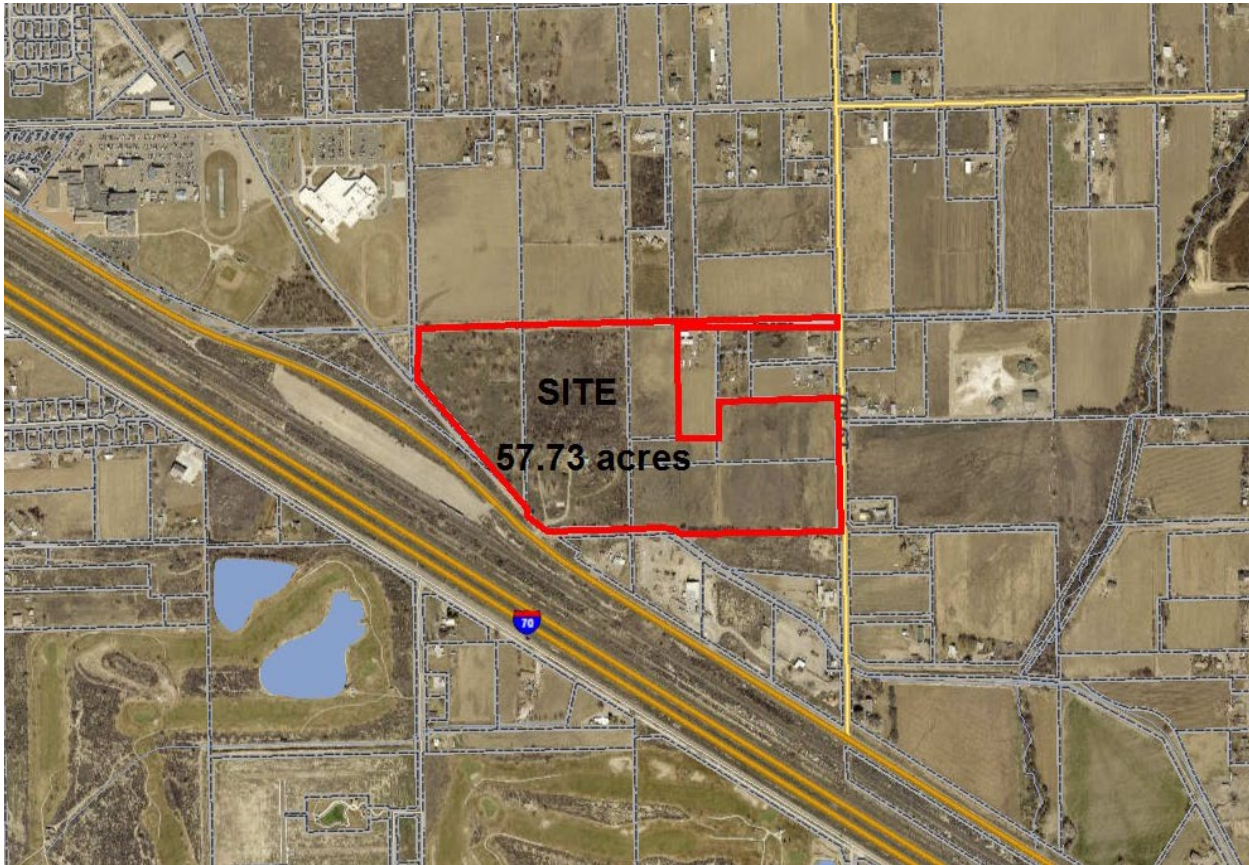
Applicant: Bookcliff Orchards, LLC
Cody Davis, Manager
637 25 Road
Grand Junction, CO 81505

Property Address: 1860 Highway 6 & 50
953, 961 and 973 19 Road
1702 Skiff Avenue
Fruita, CO 81521

Tax Schedule No.: 2697-211-07-003 2697-211-08-005
2697-211-07-004 2697-211-00-011
2697-211-07-005 2697-211-00-012

I. Introduction and Project Description

The subject property is located in the City of Fruita, Colorado, and is bordered by 19 Road on the east, the Independent Ranchman's Canal along the southwest, the Palmer Drain on the north side, 18 1/2 Road on the west and is directly north of the I 1/2 Road alignment. Fruita Monument High School and the Fruita 8-9 Middle School are located west and slightly northwest of the site.



The applicant is requesting approval of Final Plat application for the proposed Iron Wheel subdivision which is comprised of 271 dwelling units (consisting of 239 single family residential lots and 32 multifamily units) on a total of approximately 57.73 acres. The overall density is 4.69 dwelling units per acre as proposed. The Final Plat for Filing 2 is also included for review and approval with this application. Filing 2 will comprise of 85 single family dwelling units.

The total acreage of the subject property is currently 58.29 acres. The additional acreage (.57 acres) is future right-of-way that will be dedicated to the City of Fruita for Skiff Avenue.

As noted earlier, the proposed development is comprised of a total of 271 dwelling units consisting of 239 single family detached homes and 32 multifamily units which will be located on a single lot in the northwest corner of the subject property. Lots range in size from 5,000 square feet alley loaded lots up to 14,000 square feet lots in the northeast corner of the property. The development includes 6.84 acres of parks, open space and trails which will be improved with landscaping, irrigated and will contain amenities such as shade shelters, picnic tables, benches, playground equipment, a basketball court and soccer fields. Trails provide access through the Pencil Park and Central Park and surround

the perimeter of the South Park. A trail that runs parallel to the Independent Ranchman's Canal has also been provided in accordance with the Fruita Trails Master Plan.

Detailed information concerning drainage and how stormwater will be detained is outlined in the Drainage Report which has been included with this application. In general, the property slopes to the south and west. Approximately 52 acres of the subject property will drain to the detention facility which is located along the Independent Ranchman's Canal in the South Park. Because the facility is located within an active space park the detention facility will be fenced. The remaining seven acres will drain to the west and will be detained in a facility located on the south end of the lot for future multifamily development (32 dwelling units). Please see the Drainage Report for more detailed information.

At full build out there will be three points of access to the development. Filing 1 will be accessed at 19 Road at the southeast corner of the property. A secondary access is also provided through a 25' Emergency Access from 19 Road as part of Filing 1. The second point of access will be at the intersection of Skiff Avenue and 19 Road. The applicant secured the necessary right-of-way on Skiff Avenue dedicated the right-of-way to the City of Fruita with the appropriate filing and construction of the street in Filing 2. The third point of access is located at the intersection of Skiff Avenue and 18 ½ Road at the northwest corner of the property.

The major streets in the development will be two minor collectors that will ultimately have a 52' right-of-way and are located on the north side of the property along Skiff Avenue (running east-west), with the second minor collector on the 18 ¾ Road alignment (running north-south) through the center of the property and curving to the east at the southern end of the property. A half-street section with a 37' right-of-way will be constructed for the east-west portion of Skiff Avenue and the portion of the east-west minor collector on the southern property line on the 1 ½ Road alignment running east to 19 Road. The remainder of both minor collectors will be constructed with development of the adjacent properties to the north and south of the subject property.

All other streets will be local streets with a 44' right-of-way. Because access to minor collectors is not permitted by individual lots, several alleys will also be utilized within the development. Alleys will be constructed with a 20' right-of-way. Please see the complete plan set for detailed information on street sections.

Traffic calming is provided at major street intersections and at significant pedestrian crossings at mid-block locations. Curb extensions will provide a place of pedestrian refuge while providing traffic calming for vehicular traffic. Where possible, landscaping will be included with the curb extensions to enhance the community appearance and create an inviting space within the development.

The City of Fruita has received a grant from the Department of Local Affairs to extend the sewer trunk line from 18 Road east to the subject property. As part of the proposed development, the sewer line will be upsized to a 15" line and cross the subject property east to 19 Road. Potable water will be provided through 8" lines throughout the development.

Irrigation water is available and will be provided throughout the development through 3" and 6" lines. A pump house and vault will be located at the east end of the South Park and will be owned and maintained by the Home Owner's Association.

Public facilities and services will be provided by the following agencies:

Sewer: Fruita Sewer District
Water: Ute Water Conservancy District
Irrigation: Grand Valley Irrigation Company
Drainage: Grand Valley Drainage District
Electric: Xcel Energy
Police: Fruita Police Department
Fire: Lower Valley Fire Department
Schools: District 51

Other community services such as medical, library, recreational, retail sales and services are available in Fruita. All utility providers have the capacity and willingness to provide services. All required services will be constructed to the design specifications and standards of the utility service provider.

Because the subject property has been farmed in the recent past, there are no natural features located on the property that require preservation. Open space, parks and trails will be provided for use by residents and the public. Open space, parks and trails located within a tract will be owned and maintained by the HOA. Parking pods have been provided at the Pencil Park and South Park locations. The parking pods in Pencil Park will be dedicated as right-of-way which will allow the placement of fire hydrants, but will be maintained by the Home Owner's Association through a separate document that shall be recorded. Parking at both sites is a park amenity and will help provide access and better use by residents.

Housing variety will be provided throughout the development with small lots that are alley loaded, many of which have frontage on South Park and Pencil Park. Mid-sized lots located in the center of the development will be interconnected by mid-block trails that also provide access to the parks and open space. Larger lots are located in the northeast corner of the subject property and act as a transition between the existing homes located to the north and the new homes within the proposed development. Multifamily units will be developed in a separate filing from the single family detached homes.

II. Fruita Master Plan and Zoning

The Framework Plan of the Fruita Master Plan identifies the subject property for Community Mixed Use type of development. This land use classification is implemented through the Community Mixed Use (CMU) zone district. There are no other zone districts that implement the Community Mixed Use land use classification.

In order to implement the Community Mixed Use land use classification, the applicant has requested that the subject property be rezoned to the Community Mixed Use (CMU) zone district.

The CMU zone district is intended to establish walkable neighborhoods that are residential in scale and character, integrating a variety of housing types, open space and community services. The CMU zone allows a base residential density of two dwelling units per acre when the basic requirements of the Fruita Land Use Code (Code) are met. A density of up to five dwelling units per acre may be achieved through implementation of the Density Bonus Points of Chapter 8 of the Land Use Code. The proposed development has been designed to achieve a density of 4.69 dwelling units per acre using the density bonus provisions of the Code. A detailed explanation of how the proposed development meets the provisions of the Density Bonus Points of Chapter 8 is included in Section III of this report.

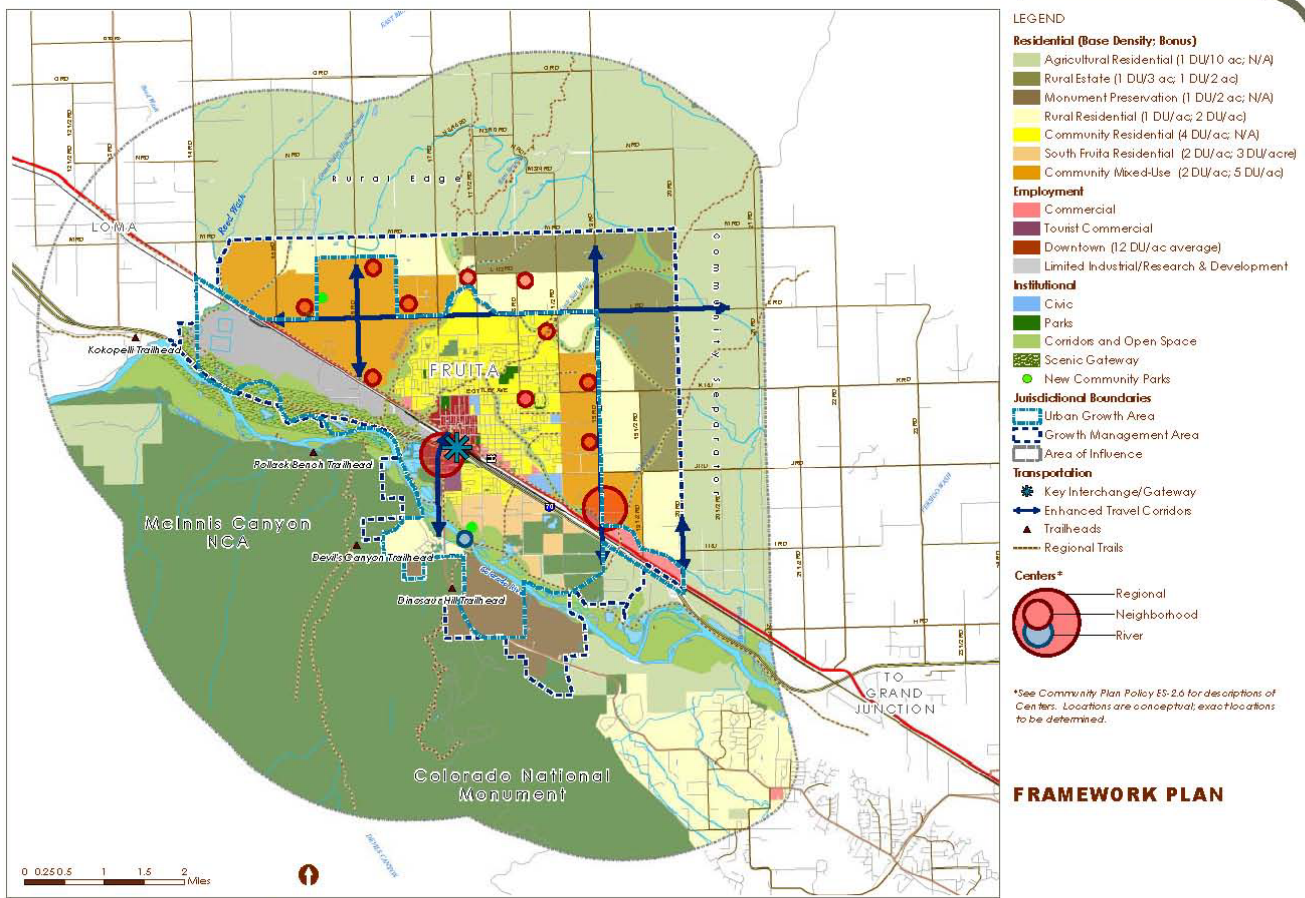


FIGURE 4.2. FRAMEWORK PLAN

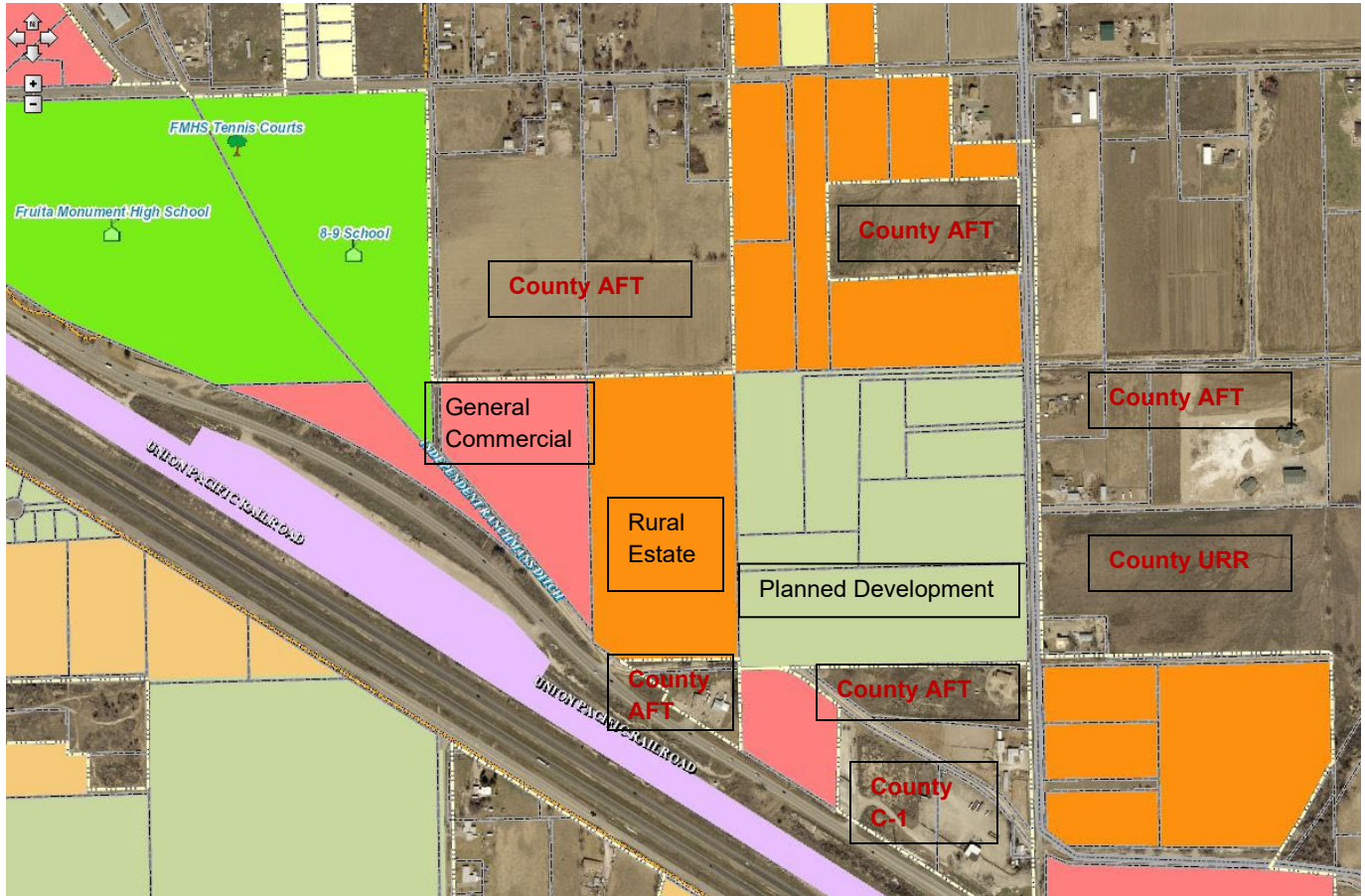
NOTE TO READER: THE FRAMEWORK PLAN MAP IS MEANT TO BE USED IN CONTEXT WITH THE PROCEEDING PRINCIPLES AND POLICIES.

In addition to implementing the Community Mixed Use land use classification, the Preliminary and Final Plan meets the following Guiding Principles of the Fruita Master Plan:

1. Discourages a sprawling land use pattern;
2. Promotes the infill of existing vacant parcels within the Urban Growth Area;
3. Promotes adequate residential densities to support existing and future commercial centers; and
4. Ensures adequate density for the efficient delivery of services.

Zoning and Request to Rezone Property

The subject property is made of up several parcels which have three separate zones *that are in the middle of the rezoning process with the City of Fruita*. The western portion of the property is approximately 11 acres and is zone General Commercial (GC), the center portion is approximately 19 acres and is zoned Rural Estate (RE) and the eastern portion is approximately 27 acres and is zone Planned Development (PD).



An application to rezone the entire property from the current three zone districts to the Community Mixed Use (CMU) zone district was processed by the City of Fruita with the application of the Sketch Plan. The Planning Commission made a recommendation of approval to rezone the property to the CMU zone district at its August 8, 2017 meeting. The Fruita City Council approved first reading of Ordinance 2017-14 to rezone the property to the CMU zone district at its September 5, 2017.

On October 3, 2017, because the Preliminary Plan had not yet been approved, the applicant requested that the ordinance to rezone the property to CMU be withdrawn from the Fruita City Council agenda until such time as the Preliminary Plan had received approval.

With submittal of this application, the applicant hereby requests that the rezoning process be completed and that the Fruita City Council schedule the second and final reading of the ordinance to rezone the property to the CMU zone district after their final decision regarding approval of the Preliminary Plan.

Surrounding Land Use and Zoning

- North: Fruita Rural Estate zone with single family residential and agricultural land uses
- South: Mesa County AFT /C-1 and Fruita General Commercial with commercial land use
- East: Mesa County AFT/URR with single family residential and agricultural land uses
- West: Fruita General Commercial and School with commercial and educational land uses

The rezone request to the CMU zone district is consistent with and supports the Fruita Master Plan for Community Mixed Use type of development.

III. Land Use Code Compliance, Density Bonus Points and Approval Criteria

Land Use Code Compliance

The Preliminary and Final Plans meet all relevant sections of the following chapters of the Fruita Land Use Code (Title 17):

Chapter 17.07, Zone-Uses and General Requirements: The requirements of Section 17.07.060(f), Density and Dimensional Standards Table, have been incorporated into the design, including density, lot size and building setbacks.

Chapter 17.08, Density Bonuses: See detailed information related to the required density bonus points in Section III of this narrative report.

Chapter 17.11, Design Standards: In accordance with Section 17.11.50, street connectivity and pedestrian access have been incorporated into the proposed development. A wide variety of open space and parks have been integrated into the neighborhood and a unifying traffic circulation network has been created using the streets and trails. Traffic calming has been incorporated with the use of curb extensions.

Chapter 17.15, Subdivisions: Subdivisions creating six or more lots building lots must comply with Section 17.15.040.B, Major Subdivision. The proposed development is in full compliance with this section of the Fruita Land Use Code.

Chapter 17.29, Parks, Open Spaces and Trails: The proposed development is required to provide 1.64 acres of open space and has provided 6.84 acres through a combination of open space and parks with amenities such as shade shelters, picnic tables and playground equipment. Benches are strategically located along the canal for use by pedestrians in the HOA tract (not within the GVIC tract). Mid-block trails are provided with landscaping and provide connections to the parks, open space and canal trail. See landscape plans for detailed information regarding the park and trail amenities.

Chapter 17.43, Transportation System Planning Development: There are three points of access for the proposed development which meet the requirements of Section 17.43.040, Minimum Requirements for Local Circulation Systems. The circulation plan recognizes the following factors: 1) safety for both vehicular and pedestrian traffic; 2) efficiency of service for all users; 3) liability especially as affected by traffic elements in the circulation system; and 4) economy of both construction and the use of land. Design of the streets has been designed to minimize maintenance costs.

Density Bonus Points

The Density Bonus Points required to be awarded for the proposed density of 4.69 dwelling units per acre range from 26-38 points and are addressed in this section of the project narrative. Because the Fruita City Council stressed that adequate documentation be provided to demonstrate how the density bonus points would be addressed with the Preliminary Plan application, the applicant prepared a detailed analysis of how each potential density bonus point had been achieved through the subdivision design.

Each density bonus point was detailed in a report that was submitted to Fruita staff for their analysis, review and award of the density bonus points. Upon review of the applicant's analysis, Fruita staff determined that the applicant had achieved 31 density bonus points from a potential range of 26-38 points necessary for an overall density of 4.69 dwelling units per acre. (See related email from Interim Community Development Director Greg Moberg dated November 14, 2017 attached to this narrative.)

The Preliminary and Final Plan propose a total of 271 dwelling units (consisting of 239 single family residential lots and 32 multi-family units) on a total of approximately 57.72 acres, with an overall density of 4.69 dwelling units per acre. To achieve the intent of the CMU zone district and required density points, design features have been included in the Preliminary and Final Plans that incorporate more walkable elements, a broader type of housing units, more open space than required by the Land Use Code and amenities to create more active open space, traffic calming features and neighborhood amenities such as a bus stop, benches and shade shelters in the parks.

The following narrative and table provides information to demonstrate how the density bonus points have been earned through the design process.

Housing and Lot Size Variety (18 points possible)

The approved Sketch design includes 239 single family lots of various sizes, as well as 32 multi-family units. The multifamily units will be developed in the future as a separate filing from the single family detached homes.

Lot size/land area variety

Table 17.08.050, Distribution of and Criteria for Density Bonus Points, allows up to 9 points when at least thirty (30) percent of lots or land area per unit in the project are at least twenty (20) percent larger than the project's median lot or land area per unit size. The Preliminary Plan provides twenty-three (23) percent of lots or land area per unit that are at least twenty percent larger than the median lot or land area per unit size (see attached table in this report). **Fruita staff awarded six (6) points of the possible nine points for achieving the variety in lot sizes.**

Housing choices

A total of six points may be awarded if at least twenty (20) percent of the dwelling units in the project consist of "small housing types." Twenty percent of 271 dwelling units equal 55 dwelling units. In addition to the 32 apartment units, an additional 23 lots will be designated as "small housing types" through the CC&Rs. The small housing types are dwelling units that individually contain less than 1,750 square feet of floor area, including garages or covered parking areas. **Fruita staff awarded six (6) points for achieving a variety in housing choices.**

Context Sensitivity (8 points possible)

Orient multifamily, attached single family and/or small lot (<6000 square feet) detached dwelling units to open space

All multifamily units are surrounded by common open space as well as being oriented to the Open Space/Pond area to the south which will be developed with shade shelters, picnic tables and benches. The multifamily units area also oriented to the Independent Ranchman's Canal and the new trail that will be constructed parallel to the canal.

With the addition of a new pocket park located in the center of the Iron Wheel development, there will be a total of 71 multi- and small lot detached single family lots that are adjacent to active park and open space throughout the subdivision. (For purposes of this subsection, "adjacent" means fronting onto or directly across a street or alley from the subject open space area.) **Fruita staff awarded one (1) point for achieving multi-family and small lot detached dwelling units to open space.**

Integrate shade features into design

This category requires that shade features be integrated into the design of buildings, parks, trails and open space areas. Shade shelters with benches and with picnic tables are incorporated along the City's trail, in the open space surrounding the multifamily units and in the South Park near the playground equipment. In addition, at least 117 shade trees have been proposed which will provide at least 90,720 square feet of shade at five year maturity. **Fruita staff awarded two (2) points for achieving integrated shade features into the design.**

Xeriscaping

The Sketch Plan incorporates xeric plant materials and installation methods throughout the development (as noted on the landscape plan submitted with the Sketch Plan). Tracts to be owned and maintained by the Home Owner's Association (HOA) and the neighborhood trails system have been designed with xeric landscaping. **Fruita staff awarded one (1) point for achieving xeriscaping that will conserve water and improve habitat.**

Fencing

The developer shall install fencing along 19 Road up to 6' in height adjacent to the 14' tract that will be landscaped. In addition, a 14' multi-purpose easement/tract at the rear of lots 221-230 will be landscaped, owned and maintained by the HOA on Skiff Avenue to prevent a fence canyon along the street frontage. The developer will install a 6' privacy fence on the perimeter of the 14' landscape tract. **Fruita staff awarded two (2) points for achieving fencing restrictions.**

Open space (9 points possible)

The Iron Wheel subdivision provides open space throughout the development which gives residents greater access to the parks and trails, and provides convenient pedestrian and bicycle connectivity within the neighborhood and to major roads such as Fremont Street and 19 Road.

Provision of more than minimum open space requirement

Three points may be awarded for providing more than the minimum open space required. One point may be awarded for every 10% above the minimum required, with up to 3 density bonus points possible. The Iron Wheel development is required to provide 1.64 acres of open space and has provided **6.84** acres in open space, parks and trails. Approximately 3,500 feet of pedestrian trail connections between blocks and in the parks will also be provided. **Fruita staff awarded three (3) points for achieving additional open space above the minimum required.**

Park space within ¼ mile of all residents

One large park (known as South Park and contains 2.8 acres) with active open space, shade shelters, shade trees and playground equipment is provided. In addition, another 4.04 acres has been provided in the form of the Pencil Park and smaller pocket parks for the enjoyment of residents. Parks will include shade trees, shade shelters and benches. **We respectfully request that one (1) point be awarded for achieving a park within ¼ mile of all residents. Fruita staff awarded zero points for this category.**

Trail improvements

The applicant shall install trail improvements to include shade trees and benches on the City's trail parallel to the canal. Although one point is generally awarded for such improvements, the applicant has requested award of three points due to the number and high quality of the proposed improvements. Pedestrians will enjoy the use of the trails far more when the shade features and benches are available more frequently along the trail than if they were widely dispersed. The trail improvements will truly be a community benefit and amenity, not just a benefit for the residents of the Iron Wheel subdivision. **We respectfully request that three (3) points be awarded for achieving trail improvements above what would minimally be provided. Fruita staff awarded zero points for this category; however, the applicant respectfully requests that staff reconsider given the wide community wide benefit the proposed improvements will provide.**

Multi-Modal Transportation (11 points possible)

Park strips and street trees

The Pencil Park is a unique feature that provides open space, parking and a pedestrian trail that connects a local street on the south end to a minor collector on the north end. A pedestrian trail connection also connects the park to the minor collector to the west providing additional pedestrian and bicycle connections mid-block. This unusual park includes shade trees to provide a rich, park strip that is appealing to pedestrians and residents. Because the park provides additional park trees and creates an extra wide park strip experience (none of which are required by the Code), the applicant has requested credit for the additional shade trees which enhance the park strip feeling of the Pencil Park. **We respectfully request that one (1) point be awarded for achieving additional park strip trees which will provide shade in a pedestrian area above and beyond what is required by the Code. Fruita staff awarded zero points for this category; however, the applicant respectfully requests that staff reconsider the award of one point for the additional landscaping found in this innovative park and open space.**

Traffic calming features

Landscaped curb extensions will be constructed at the intersections with high pedestrian traffic areas. The curb extensions will provide a pedestrian area of refuge as well as serve to calm vehicular traffic. Landscaping will be low maintenance, drought tolerant xeric plant materials and will enhance the community appearance.

Colored concrete will be utilized to mark pedestrian crossings at intersections and at mid-block pedestrian trail connections. Bump outs at each pedestrian trail crossing will be constructed. Pedestrian signage will be posted at each of the bump outs.

The through street located at the west end of the site near the multifamily development has been eliminated to deter speeding traffic. And finally, four-way stops will be established where most appropriate to create traffic calming. **Fruita staff awarded six (6) points for achieving traffic calming in a way that visually enhances the appearance of the community while calming traffic.**

Pedestrian shelters with benches (bus stop)

One point is possible for providing a covered bus stop waiting area at identified bus stops or at least two trailside rest areas for pedestrians. One covered bus stop has been provided on the west side of the development on Fremont Street (labeled as a GVT bus shelter). The bus stop will service the entire residential development and potentially some school students from the nearby Middle and High schools. **Fruita staff awarded one (1) point for achieving a covered bus stop.**

Location and Linkages (2 points possible)

School proximity

One point may be awarded for projects that place at least fifty (50) percent of its dwellings within one-quarter mile of an existing or planned school; measured as shortest distance following existing and planned public streets and trails. The Iron Wheel subdivision meets this criterion with approximately 150 dwelling units located within ¼ mile of an existing school. **Fruita staff awarded one (1) point for achieving placement of at least 50% of dwellings within ¼ mile of an existing school.**

Green Construction and Technology (4 points possible)

Up to four (4) points possible for demonstrating consistency with selected provisions of the Green Construction & Technology (GCT) component of the Leadership Through Energy and Environmental Design Neighborhood Development (LEED-ND) rating system. Density bonus points may be awarded for projects that demonstrate certification potential under LEED-ND; however certification is not required.

The Iron Wheel development shall meet the following LEED-ND criteria:

- c. Reduced water use
- f. Minimize site disturbance
- g. Storm water management
- h. Heat island reduction

- i. Solar orientation
- n. Recycled content in infrastructure
- o. Construction waste management
- p. Light pollution prevention (lighting consistent with dark sky best practices)

Fruita staff awarded one (1) point for achieving consistency with selected provisions of the Green Construction & Technology component of the LEED-ND rating system.

Density Bonus Points

The following table illustrates the density bonus points incorporated into the design of this project. Section 17.08.040, Density Bonus Matrix, indicates that a range of 26-38 points is required to achieve a density of 4.69 du/acre in the CMU zone. Staff has determined that 31 points have been achieved and are sufficient for the proposed density of 4.69 du/ac.

Working to include design elements that will earn density bonus points is actually quite challenging and the developer has attempted to meet the intent and spirit of each density bonus point category. In all cases, the developer has attempted to meet the specific requirements of each category or to come as reasonably close as possible to earn the density bonus points. In many cases, the specific information associated with each category will be provided with the Preliminary or Final plans (for example the perimeter fencing detail). **A total of 31 density bonus points have been achieved through compliance with the density bonus point categories.**

	Density Bonus Point Category	Criteria	Points Achieved	Explanation
	Housing Variety	At least 20% of lots or land area per unit is at least 20% larger than the projects median land area per unit	6	See attached lot area breakdown illustrating mix. A total of 23% of lots or land area is at least 20% larger than median land area per unit
	Housing Variety	At least 10% of the dwelling units in the project consist of “small housing types”	6	The 32 apartment units and 23 lots will all be less than 1750 sf (small housing type)
	Context Sensitivity	Orient multi-family, attached single family and detached single family dwelling units to open space	1	All multi-family units are surrounded by open space and oriented to the Independent Ranchman’s Canal and the City’s trail to the south; there are 71 multi- and single family lots with frontage on the pencil park, pocket parks and the large park open space along the canal trail.

	Context Sensitivity	Integrate shade features into the design of buildings, parks, trails and open space areas	2	Shade shelters with benches and with picnic tables are incorporated along the City's trail, in the open space surrounding the multi-family units and in the park near the playground equipment. At least 117 shade trees have been proposed which will provide 90,720 sf of shade at 5 year maturity.
	Context Sensitivity	Utilize xeriscaping to conserve water and improve habitat	1	HOA Tracts and Neighborhood Trail system has been designed with xeriscaping. Specific plant materials will be provided with the final plat/plans.
	Context Sensitivity	Fencing on arterial and minor collector streets	2	Developer installed fencing along 19 Road to be 6' high and separated by adjacent 14' landscaping buffer. Developer installed fencing on Skiff Avenue and separated by 14' landscaping buffer/tract.
	Open Space	Provide more than the minimum open space requirement	3	One point awarded for every 10% above the minimum required, up to 3 points possible. Park space required is 1.64 acres; Final Plan provides 6.84 ac in parks and 3500 feet of pedestrian trail connects between blocks and in the South, Central and Pencil parks.
	Open Space	At least one park 2.0 acres in size is located within ¼ mile of all residents	0	One large park (2.8 acres) with active open space and playground equipment is provided, two smaller parks with shade trees and shade shelter/picnic tables and a pencil park with bike and pedestrian trails are provided.
	Open Space	Project contains trail improvements (1-3 points possible)	0	The trail along the canal contains 7 benches at way stops; 2 are under shade shelters. Applicant providing high quality amenities on the trail to enhance pedestrian

				experience and community appearance. Additional open space has been added to the subdivision and will include benches, shade shelter and basketball court.
	Multi-Modal Transportation	Park strips and street trees	0	Pencil Park, pocket parks and pedestrian trails will be landscaped with trees to enhance open space and create shade for the community. Park space and landscaping <u>exceed</u> Code requirements.
	Multi-Modal Transportation	Traffic Calming Features, 1 point each feature	6	Landscaped curb extensions at major intersections (1 pt); Colored concrete pavement at mid-block breaks with pedestrian connections (1 pt); Elimination of through street at west end near MF (1 pt); Pedestrian crossing signs at each trail connection (1 pt); Bump outs at each pedestrian trail connection (1 pt); 4-way stop intersections where appropriate to slow traffic (1 pt)
	Multi-Modal Transportation	Pedestrian shelter/bus stop	1	One covered bus stop/shelter has been provided on Fremont Street near the multi-family development which will serve residents and students from the nearby middle and high schools.
	Location and Linkages	School Proximity – at least 50% of the dwellings are within ¼ mile of an existing school.	1	50 % of the dwelling units are within ¼ mile of the Fruita 8-9 Middle School
	Green Construction & Technology	1 point each (up to 4 pts) for Energy efficiency in buildings, Reduced water usage, minimize site disturbance during const., storm water management, construction waste management, light pollution prevention	2	Reduced water usage, minimize site disturbance during const., storm water management, solar orientation, construction waste management, light pollution prevention

Total Points achieved			31	
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Approval Criteria

A Sketch Plan is an optional first step in the Major Subdivision review process. The applicant elected to submit a Sketch Plan which was reviewed by the Planning Commission and subsequently approved by the City Council at its September 5, 2017 meeting.

For Preliminary Plan submittals, Section 17.15.070.C states “At a public hearing in accordance with Section 17.15.070, the Planning Commission shall evaluate the Preliminary Plan application according to the Sketch Plan criteria in Section 17.15.060.C and also the following criteria:

1. Adequate resolution of all review comments; and
2. Compliance with conditions of approval on the Sketch Plan, if any.”

Based on the requirements for Preliminary Plan review, the following criteria from Section 17.15.060.C must be addressed:

1. Conformance to the City of Fruita’s Master Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations;
Response: The request to rezone the subject property to the CMU zone district in order to implement the Community Mixed Use land use classification of Fruita’s Master Plan Framework Plan demonstrates conformance with the Master Plan. Review of the plans set demonstrates that the development has been designed to comply with the relevant sections of Chapter 7, Zone Uses and General Requirements; Chapter 8, Density Bonuses; Chapter 11, Design Standards; Chapter 15, Subdivisions; Chapter 29, Parks, Open Spaces and Trails; and Chapter 43 Transportation System Planning and Development of the Fruita Land Use Code, Design Criteria and Construction Specifications Manual and other City policies and regulations. **This criterion has been met.**

2. Compatibility with the area around the subject property in accordance with Section 17.07.080;
Response: The area around the subject property is designated for Community Mixed Use type of development to the north and east, civic (currently schools) to the west and commercial to the south with a major commercial node being identified for this general area (see the Fruita Master Plan Framework Plan/map). As urban services become available to this area, such as the planned extension of the sewer trunk line in 2018, urban development similar to the proposed development is expected to occur. The proposed development is compatible with the permitted uses (as defined by the Fruita Master Plan and Land Use Code) for future development of adjacent property. **This criterion has been met.**

3. Adequate provision of all required services and facilities (roads, bicycle and pedestrian facilities, parks, police protection, fire protection, domestic water, wastewater services, irrigation water, storm drainage facilities, etc.);
Response: The proposed development has been designed to provide all required services and facilities included an integrated transportation and street network with facilities and trails

for vehicles, bicycles and pedestrians. The development includes open space and parks with amenities, storm drainage facilities, irrigation water, potable water and sewer services, fire protection by the Lower Valley Fire Department and police protection services by the Fruita Police Department. **This criterion has been met.**

4. Preservation of natural features and adequate environmental protection; and
Response: Although there are no natural features present on the subject property, which has been farmed in recent years, measures will be taken for appropriate environmental protection to address stormwater management and weed control as necessary. **This criterion has been met.**

5. Ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.
Response: A Sketch Plan was submitted for review and approval as an optional first step in the Major Subdivision process in order to resolve comments and recommendations from review agencies. A major redesign of the Sketch Plan was made in response to staff's review comments prior to consideration by the Planning Commission and City Council in the fall of 2017. As a result of resolving the comments and recommendations, the City Council approved the Sketch Plan at its September 5, 2017 meeting.

The Preliminary and Final Plans reflect changes made to resolve issues that have been identified by City staff and review agencies. The plans are compliant with all relevant City adopted plans, codes, policies and regulations for a major subdivision. The applicant maintains the ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development through continued communication with review agencies through the development review process. **This criterion has been met.**

As noted above, the criteria of Section 17.15.070.C must be addressed:

1. Adequate resolution of all review comments; and
Response: The applicant has worked diligently with City staff and outside review agencies to ensure that the proposed development meets all design standards and specifications and is compliant with all relevant codes and regulations. All review comments from the Sketch Plan review process have been addressed through the Preliminary Plan design or will be resolved through continued discussions with City staff and review agencies as part of the development review process. **This criterion has been met.**
2. Compliance with conditions of approval on the Sketch Plan, if any.
Response: At the September 5, 2017 City Council meeting, Councilmember Kincaid made a motion to approve the Sketch Plan subject to the following conditions:
 - a) That the blanket variance requested by the applicant for a five foot side yard setback be denied;
 - b) That adequate and explicit documentation for the density bonus points be provided; and
 - c) That all staff review comments be resolved with the Preliminary Plan.

The applicant acknowledges that the blanket variance request for a reduced side yard setback of five feet was denied and has designed the building envelope for each lot to be compliant with the 16' side yard setback of the CMU zone district.

In response to the second condition of approval, the applicant prepared a detailed analysis and report on each of the density bonus points that have been incorporated into the design of the proposed development. The report was submitted to City staff for evaluation with a request to award a specific number of points for each category that earned the density bonus points. The report was intended to provide the explicit and detailed information related to each density bonus point category that had been required by City Council as part of their approval of the Sketch Plan. The Density Bonus Point report has been included with this application.

Regarding the third condition of approval, in staff's report to City Council dated August 4, 2017, staff stated that the Sketch Plan met or could meet each criterion through the Preliminary Plan application. Through continued discussion with City staff and other review agencies, the applicant feels that each criterion for approval has been resolved. **This criterion has been met.**

For Final Plan and Plat submittals, the Community Development Director shall evaluate the Final Plat applications for compliance with approval of the Preliminary Plan, including any conditions of approval and all requirements of Title 17. Final Plats may be administratively approved by staff, however if a subdivision improvements agreement (SIA) is required for the subdivision, the SIA must be approved by the City Council at a public hearing.

A Subdivision Improvements Agreement will be required for the proposed development, therefore the applicant requests that the City Council consider approval of the SIA immediately after (but as a separate agenda item) review and approval of the Preliminary Plans. A final plat for Filing 1 has been included with this application for administrative review and approval by the Community Development Director.

IV. **Development Schedule and Filing Plan**

The applicant anticipates development of the proposed subdivision in six filings. Filing 1 will begin on the east side of the subject property on 19 Road and includes the largest of the open space parks (known as South Park), as well as the East Pocket Park and the 25' Emergency Access for the Fire Department.

Subsequent filings will commence as the previous filing is completed. A Filing Plan, which shows the boundary of each filing, is included with the complete plan set and this application.

The timeframe to complete all six filings will largely depend on market absorption of each filing but is generally expected to take approximately five to seven years.

V. **Recapture Agreement and Credit Against Impact Fees**

The applicant requests credit against impact fees based on improvements made for water, sewer and the transportation system, for both on- and off-site improvements. The recapture agreement for the off-site water main extension will be initiated with Ute Water Conservancy District and is beyond the purview of the City of Fruita. The recapture agreement for the sewer main will be negotiated as the increase in size of the sewer for the portions extending within the subdivision. The Transportation Capacity payment recapture agreement is being requested for the upsize in the roads from a standard Residential Street section and a Residential Collector street section.

VI. Subdivision Improvements Agreement (SIA)

Preliminary Plans that require a Subdivision Improvements Agreement (SIA) must address the following question in the project narrative:

1. Are the owner of the property and the developer of the property the same or will they be different people/organizations?
Response: The owner of the subject property is the same as the developer. The owner of record is shown as Bookcliff Orchards, LLC.
2. For single family residential development, will the required impact fees be paid before the plat is recorded, or will impact fees be paid at the time each house is built?
Response: The impact fees will be paid at the time each house is built.
3. Will Vested Rights be requested for the subdivision?
Response: Vested Rights will be requested for the proposed Iron Wheel subdivision.
4. For subdivisions, will the required guarantee be a plat hold or will the guarantee be a bond, letter of credit, or an escrow and disbursement agreement?
Response: The applicant anticipates utilizing a plat hold at this time; however the final form of financial guarantee will be determined with the actual execution of the SIA when it is posted with the City of Fruita.

VII. Conclusion

In order to extend the sewer trunk line it is essential that the final design for all portions of the line, including that portion within the proposed development, be completed and approved in a timely fashion with the City's plans so that construction is coordinated and completed in accordance with the Department of Local Affairs (DOLA) grant. As such, the applicant has expedited the design and engineering for the Preliminary and Final plans.

After demonstrating how the Preliminary and Final Plans meet the goals and policies of the Fruita Master Plan, applicable sections of the Land Use Code, as well as other policies and regulations, we respectfully request approval of the Preliminary and Final Plans and the Final Plat for Filing 2 for the proposed Iron Wheel subdivision.

VIII. Limitation/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by the City of Fruita, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering & Architecture, Inc. and is to be taken in its entirety. Excerpts from this report that are taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering & Architecture, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering & Architecture, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering & Architecture, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

From: [Greg Moberg](mailto:Greg.Moberg)
To: [Lisa Cox](mailto:Lisa.Cox)
Cc: [Mike Bennett](mailto:Mike.Bennett)
Subject: RE: Iron Wheel Subdivision
Date: Tuesday, November 14, 2017 8:31:05 AM

Lisa,

I have discussed Chapter 17.08 Density Bonuses with Mike and Sam and we have come to the conclusion that an application only has to attain enough points to fall within the range specified under Section 17.08.040 to achieve the increased density. Your application has attained 31 points well within the 26-38 point range allowing up to 5 DU/acre.

We can certainly meet if needed, but I think you are ready to move forward with your preliminary plan. Furthermore, due to the departure of the previous Director which may have caused a time delay in the City's response, I can find out if the City is able to extend the 180 days. I need to discuss this with Mike, and possibly the City Attorney, if an extension is required.

Greg

From: Lisa Cox [mailto:lcox@vortexeng.us]
Sent: Monday, November 13, 2017 10:12 AM
To: Greg Moberg <gmoberg@fruita.org>
Cc: Robert Jones <rjones@vortexeng.us>; James Atkinson <jatkinson@vortexeng.us>; Jennifer Christensen <jchristensen@vortexeng.us>
Subject: RE: Iron Wheel Subdivision

Good morning Greg,

Thank you for the response from Fruita staff on the award of density bonus points. Since it appears that we have fallen slightly short of the required points needed for our proposed density, we'd like to schedule a meeting with you and Sam and Ken to discuss the potential for achieving the needed points.

Would it be possible to meet on Tuesday or Wednesday of this week? We're getting very concerned about the requirement that the Preliminary Plans must be submitted 180 days from the date of approval of the Sketch Plan...time is getting short considering all of the design work that will be necessary for the Preliminary Plans.

Thanks Greg,

Lisa Cox, AICP
Vortex Engineering, Inc.
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
970-245-9051 Office
970-245-7639 Fax

lcox@vortexeng.us

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From: Greg Moberg [<mailto:gmoberg@fruita.org>]
Sent: Thursday, November 09, 2017 4:58 PM
To: Lisa Cox
Subject: RE: Iron Wheel Subdivision

Lisa,

Attached is the information you requested concerning staff feedback relating to bonus density for the Iron Wheel development.

I will be back in the office on Tuesday. If you need to contact me before Tuesday, please call me at (970) 318-8866.

Greg

From: Lisa Cox [<mailto:lcox@vortexeng.us>]
Sent: Thursday, October 26, 2017 2:43 PM
To: Greg Moberg <gmoberg@fruita.org>
Cc: Robert Jones <rjones@vortexeng.us>; James Atkinson <jatkinson@vortexeng.us>; Jennifer Christensen <jchristensen@vortexeng.us>
Subject: RE: Iron Wheel Subdivision

Hi Greg,

Good talking with you too. I'll share your contact information with others in the office so we have good flow of information.

I've attached the density bonus points report and most recently revised concept plan for the Iron Wheel subdivision. Hopes this helps you get up to speed with the project. We certainly appreciate your assistance with getting a response to the density bonus points report. We really need that feedback from city staff before we start work on the Preliminary Plan which is due no later than 180 days from the date of the Sketch Plan approval by the Fruita Council.

Thanks again and we'll be talking soon.

Lisa Cox, AICP
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2394 Patterson Road, Suite 201
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970-245-9051 Office

970-245-7639 Fax

lcox@vortexeng.us

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From: Greg Moberg [<mailto:gmoberg@fruita.org>]

Sent: Thursday, October 26, 2017 2:37 PM

To: Lisa Cox

Subject: Iron Wheel Subdivision

Lisa,

So good to talk with you and glad to hear everything is going so well. Below is my contact information

I will be reviewing the information concerning Iron Wheel and meeting with staff next week to see what we can get to you in writing.

If you have any information that would help me with this discussion, please send it and I will take a look.

Greg

Phone: (970) 858-0786

Email: gmoberg@fruita.org

	A			B	C	D			F	G			H	I	J			K	L	M	N	O	P	Q	R	S	T	U	V	
1	Iron Wheel Subdivision								239 lots			+ (32 multi-family units) = 271 units																9/29/2017		
2	Lot Designation	#	SF			Lot Designation	SF		Lot Designation	SF		Lot Designation	SF		Lot Designation	SF		Lot Designation	SF											
3	MF -1	1	2586.00			Lot 88	77		5010.24	Lot 47		154		5525.83	Lot 152	230		7672.92												
4	MF -2	2	2586.00			Lot 89	78		5010.24	Lot 15		155		5527.43	Lot 228	231		7685.71												
5	MF -3	3	2586.00			Lot 90	79		5010.24	Lot 46		156		5536.02	Lot 167	232		7744.18												
6	MF -4	4	2586.00			Lot 91	80		5010.24	Lot 45		157		5536.03	Lot 125	233		7749.08												
7	MF -5	5	2586.00			Lot 101	81		5415.66	Lot 42		158		5536.76	Lot 178	234		7761.08												
8	MF -6	6	2586.00			Lot 102	82		5415.66	Lot 41		159		5546.22	Lot 100	235		7768.05												
9	MF -7	7	2586.00			Lot 110	83		5415.66	Lot 40		160		5556.41	Lot 96	236		7782.58												
10	MF -8	8	2586.00			Lot 111	84		5415.66	Lot 39		161		5565.86	Lot 139	237		7802.18												
11	MF -9	9	2586.00			Lot 1	85		5429.4	Lot 16		162		5606.13	Lot 177	238		7830.9												
12	MF -10	10	2586.00			Lot 127	86		5500	Lot 17		163		5735.18	Lot 239	239		7838.04												
13	MF -11	11	2586.00			Lot 128	87		5500	Lot 64		164		5738.53	Lot 168	240		7846.79												
14	MF -12	12	2586.00			Lot 129	88		5500	Lot 63		165		5738.53	Lot 49	241		7865.5												
15	MF -13	13	2586.00			Lot 130	89		5500	Lot 18		166		5753.87	Lot 44	242		7875.27												
16	MF -14	14	2586.00			Lot 131	90		5500	Lot 50		167		5760.88	Lot 138	243		7885.96												
17	MF -15	15	2586.00			Lot 132	91		5500	Lot 103		168		5775	Lot 229	244		7896												
18	MF -16	16	2586.00			Lot 133	92		5500	Lot 104		169		5775	Lot 222	245		7896.2												
19	MF -17	17	2586.00			Lot 134	93		5500	Lot 105		170		5775	Lot 223	246		7896.2												
20	MF -18	18	2586.00			Lot 135	94		5500	Lot 106		171		5775	Lot 224	247		7896.2												
21	MF -19	19	2586.00			Lot 136	95		5500	Lot 107		172		5775	Lot 225	248		7896.2												
22	MF -20	20	2586.00			Lot 137	96		5500	Lot 108		173		5775	Lot 226	249		7896.2												
23	MF -21	21	2586.00			Lot 140	97		5500	Lot 109		174		5775	Lot 187	250		7918.04												
24	MF -22	22	2586.00			Lot 141	98		5500	Lot 114		175		5775	Lot 160	251		7931.43												
25	MF -23	23	2586.00			Lot 142	99		5500	Lot 115		176		5775	Lot 159	252		8001.25												
26	MF -24	24	2586.00			Lot 143	100		5500	Lot 116		177		5775	Lot 98	253		8128.49												
27	MF -25	25	2586.00			Lot 144	101		5500	Lot 117		178		5775	Lot 25	254		8357.5												
28	MF -26	26	2586.00			Lot 145	102		5500	Lot 118		179		5775	Lot 26	255		8357.5												
29	MF -27	27	2586.00			Lot 146	103		5500	Lot 119		180		5775	Lot 27	256		8357.5												
30	MF -28	28	2586.00			Lot 147	104		5500	Lot 120		181		5775	Lot 28	257		8357.5												
31	MF -29	29	2586.00			Lot 148	105		5500	Lot 121		182		5775	Lot 29	258		8358.73												
32	MF -30	30	2586.00			Lot 149	106		5500	Lot 122		183		5775	Lot 113	259		8410.81												
33	MF -31	31	2586.00			Lot 150	107		5500	Lot 123		184		5775	Lot 208	260		8677.72												
34	MF -32	32	2586.00			Lot 153	108		5500	Lot 124		185		5775	Lot 112	261		8817.61												
35	Lot 62	33	5003.32			Lot 154	109		5500	Lot 77		186		5777.46	Lot 14	262		9261.87												
36	Lot 2	34	5004			Lot 155	110		5500	Lot 19		187		5791.13	Lot 221	263		9321.48												
37	Lot 3	35	5004			Lot 156	111		5500	Lot 94		188		5800.68	Lot 230	264		9333.64												
38	Lot 4	36	5004			Lot 157	112		5500	Lot 20		189		5828.38	Lot 97	265		9453.84												
39	Lot 5	37	5004			Lot 158	113		5500	Lot 238		190		5830.25	Lot 198	266		9615.39												
40	Lot 6	38	5004			Lot 161	114		5500	Lot 204		191		6000	Lot 23	267		9666.16												
41	Lot 7	39	5004			Lot 162	115		5500	Lot 205		192		6000	Lot 30	268		10815.44												
42	Lot 8	40	5004			Lot 163	116		5500	Lot 206		193		6000	Lot 95	269		11052.48												
43	Lot 9	41	5004			Lot 164	117		5500	Lot 207		194		6000	Lot 31	270		12692.41												
44	Lot 10	42	5004			Lot 165	118		5500	Lot 21		195		6001.24	Lot 24	271		14035.95												
45	Lot 11	43	5004			Lot 166	119		5500	Lot 78		196		6018.24	mpe:19			11050.8												
46	Lot 12	44	5004			Lot 169	120		5500	Lot 231		197		6024.07	park1			15064.2												
47	Lot 51	45	5004			Lot 170	121		5500	Lot 22		198		6040.03	row:19			15461.72												
48	Lot 52	46	5004			Lot 171	122		5500	Lot 34		199		6041.39	row:schiff			24589.74												
49	Lot 53	47	5004			Lot 172	123		5500	Lot 35		200		6072.76	park4			25000												
50	Lot 54	48	5004			Lot 173	124		5500	Lot 36		201		6126.28	park3			39152.82												
51	Lot 55	49	5004			Lot 174	125		5500	park6				6187.35	park5			45533.48												
52	Lot 56	50	5004			Lot 175	126		5500	Lot 13		202		6300	Lot A1			83709.03												
53	Lot 57	51	5004			Lot 176	127		5500	Lot 220		203		6494.78	park2			121568.58												
54	Lot 58	52	5004			Lot 179	128		5500	Lot 200		204		6500	row1			525653.4												
55	Lot 59	53	5004			Lot 180	129		5500	Lot 201		205		6500																
56	Lot 60	54	5004			Lot 181	130		5500	Lot 202		206		6500																
57	Lot 61	55	5004			Lot 182	131		5500	Lot 203		207		6500																
58	Lot 65	56	5004			Lot 183	132		5500	Lot 93		208		6567.09																
59	Lot 66	57	5004			Lot 184	133		5500	Lot 188		209		6624.57																
60	Lot 67	58	5004			Lot 185	134		5500	Lot 189		210		6900																
61	Lot 68	59	5004			Lot 186	135		5500	Lot 190		211		6900																
62	Lot 69	60	5004			Lot 209	136		5500	Lot 191		212		6900																
63	Lot 70	61	5004			Lot 210	137		5500	Lot 192		213		6900																
64	Lot 71	62	5004			Lot 211	138		5500	Lot 193		214		6900																
65	Lot 72	63	5004			Lot 212	139		5500	Lot 33		215		6900.2																
66	Lot 73	64	5004			Lot 213	140		5500	Lot 227		216		6957.87																
67	Lot 74	65	5004			Lot 214	141		5500	Lot 37		217		6974.92																
68	Lot 75	66	5004			Lot 215	142		5500	Lot 194		218		7130																
69	Lot 76	67	5004			Lot 216	143		5500	Lot 195		219		7130																
70	Lot 79	68	5010.24			Lot 217	144		5500	Lot 196		220		7130																
71	Lot 80	69	5010.24			Lot 218	145		5500	Lot 197		221		7130																
72	Lot 81	70	5010.24			Lot 219	146		5500	Lot 99		222		7146.04																
73	Lot 82	71	5010.24			Lot 232	147		5500	Lot 43		223		7331.81																
74	Lot 83	72	5010.24			Lot 233	148		5500	Lot 199		224		7358.99																
75	Lot 84	73	5010.24			Lot 234	149		5500	Lot 126		225		7484.81																
76	Lot 85	74	5010.24			Lot 235	150		5500	Lot 38		226		7484.88																
77	Lot 86	75	5010.24			Lot 236	151		5500	Lot 151		227		7570.32																
78	Lot 87	76	5010.24			Lot 237	152		5500	Lot 92		228		7595.88																
79						Lot 48	153		5525.67	Lot 32		229		7645.56																
80																			Summary:		MF units = 1.9 acres / 32 units = 2586 sf ea. Median Lot size is 5500 sf 5500 sf x 1.2 = 6600 sf 20% of 271 lots = 54 lots There are 62 Lots over 20% larger than median which = 23% of total lots Median Lot (136 lots) 20% Larger than 5500 sf									

