

PROJECT:

700 South Garmisch Street



Lot 2 of the Barbee Family PUD is the only undeveloped single-family property in the Lift 1 base area neighborhood. Located one block from the planned Lift 1 ski lift and redeveloped base area and three blocks to downtown Aspen, the parcel backs up to preserved open space. A building permit is pending and all affordable housing obligations and land use requirements have been satisfied.

BARBEE FAMILY PUD APPROVALS:

The Barbee Family PUD was initially approved in 1999, via City Council Ordinance which provided for 11 lots in total, including the existing family parcel. Lots 1-4 were designated free market, and Lots 5-11 were designated as affordable housing units to be sold to qualified working locals. This development pattern is very common in Aspen, where a mix of free market and affordable housing units can be found interwoven throughout town, and has been credited with creating a world renowned ski town while maintaining the local character and culture.

Until the late 1990s the 17+ acre property was owned by the Barbee family. The original homestead was believed to be constructed in 1880, at the height of early Aspen development.

The property was subdivided into several lots containing a conservation parcel, free market housing, and affordable housing units. Its history, location, and acreage make it a unique development within the heart of Aspen. With unobstructed views of Shadow Mountain, the lots within this development offer views and direct access to trails while being walkable to Aspen's vibrant downtown and the Lift 1 base area approved for major improvements.

The site-specific approvals and defined development rights ensure a smoother process through City reviews. Where most Aspen properties are subject to a lengthy, occasionally multi-year entitlement process and development orders, the Barbee Family PUD properties have already fulfilled their subdivision requirements and offer clear development parameters.

As part of the subdivision, the land to the west of the 11 lots was deeded to the Aspen Valley Land Trust in perpetuity in order to preserve and protect Shadow Mountain and wildlife, scenic, and open space features of the property. The Aspen Valley Land Trust is a local nonprofit that works to conserve land and provide stewardship of these properties.

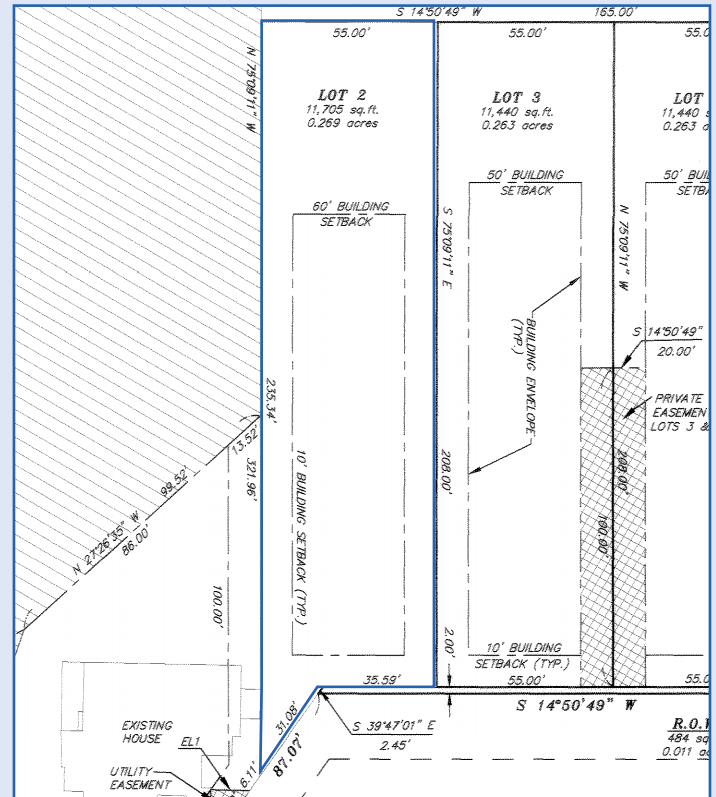
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ZONING AND DIMENSIONAL REQUIREMENTS:

The land use entitlements for the Barbee properties are outlined in City of Aspen Ordinance 11-1999 and a Subdivision Agreement filed at Reception No. 438302. These documents describe the rights for height, floor area, and setbacks for each lot as well as a set of landscape guidelines. Each lot has a designated building envelope with provisions for landscaping, utilities, irrigation, fencing, vegetation, and off-street parking. Properties are also subject to the City of Aspen Residential Design Standards review and an 8040 Greenline review. Both reviews have been satisfied for Lot 2.

IMPACT FEES:

Lot 2 is exempt from affordable housing impact fees, as its requirements were fulfilled through the construction of the affordable housing units at Trainor's Landing. The property is subject to School Land Dedication Fees and Air Quality fees which are due upon permit issuance. Lot 2 is exempt from the City's recently adopted demolition limitations and increased affordable housing fees.



Barbee PUD, Lot 2, Lot and Building Envelope

Maximum Height	25 feet
Allowable Floor Area	4,500 s.f. <i>including accessory structures</i>
Minimum Front Setback	10 ft.
Minimum Rear Setback	60 ft.
Minimum Side Setback	10 ft.
Maximum Number of Bedrooms	Three bedrooms

**This summary has been compiled based upon general property research and land use code requirements. BendonAdams is a land use planning firm located in Aspen that offers full diligence property reports covering existing conditions and floor area, title, survey work, site constraints, and redevelopment scenarios.*