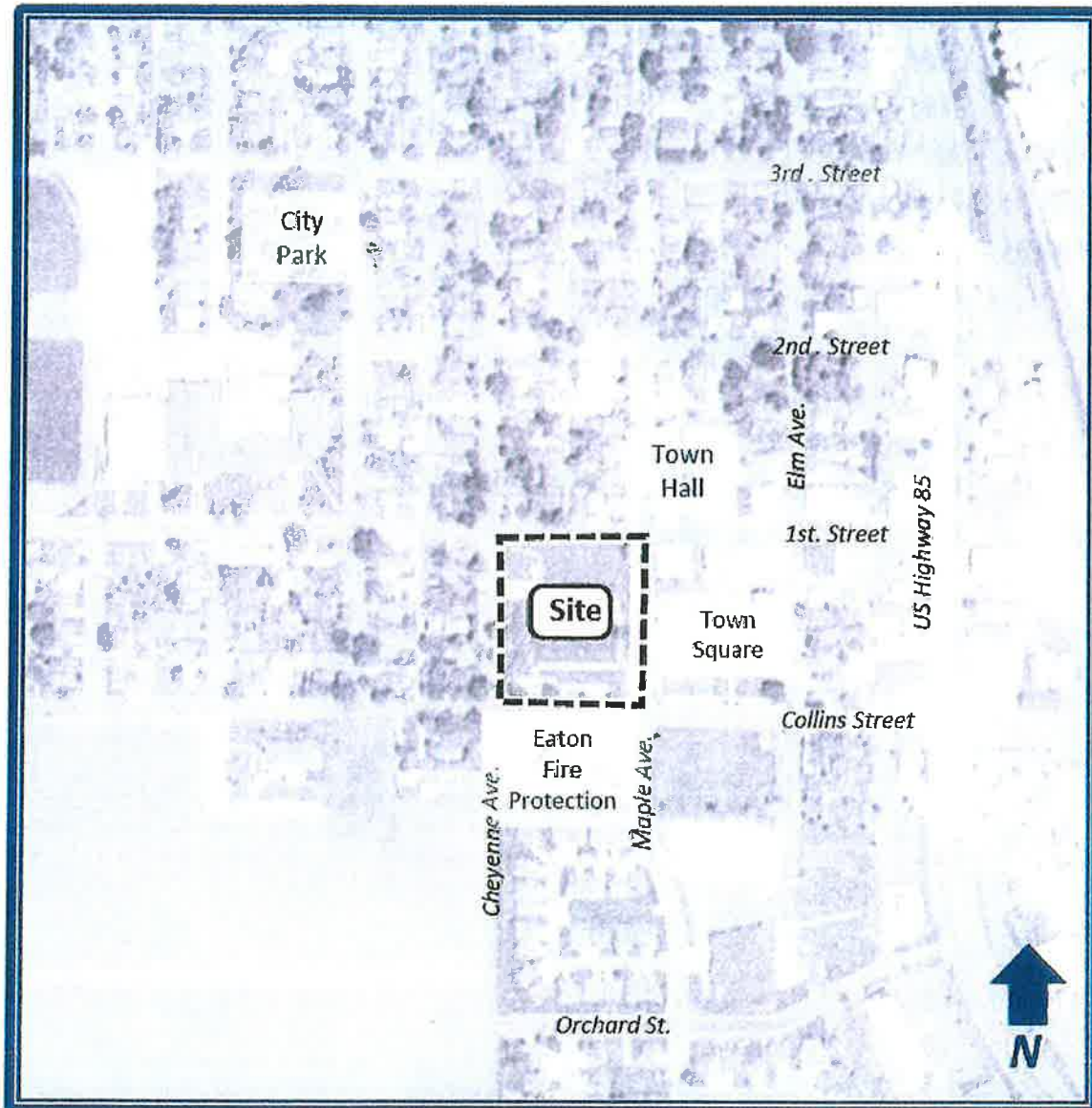


Site Evaluation Report
Town of Eaton: Old Elementary School Site

June 15, 2023



Prepared by



Steamboat Springs • Golden • Colorado Springs • Loveland
Corporate Office: 112 North Rubey Drive, Suite 210; Golden, Colorado 80403

CONTENTS

- **Executive Summary**
 - **Site Analysis**
 - **Site Design**
 - **Zoning**
 - **Utilities**
 - **Transportation**
 - **Storm Water**
 - **Entitlements**
- **Appendix**
 - **A: Property Report**
 - **B: Zoning Compliance**
 - **C: Site Analysis**
 - **D: Concept Plan**
 - **E: Water Use Dedication Memorandum**
 - **Sources/Bibliography**

The purpose of this report, drawings, and appendix material is to present a high-level overview of site features in order to improve potential development outcome through desktop research of public record and opinions from professional expertise. Despite a thorough approach, Baseline cannot guarantee municipal approval of the presented project due to variables such as unknown municipal preferences, changing criteria, varying interpretations of codes by reviewers, shifts in the political climate, and specific site details not fully captured in this high-level overview. Baseline accepts no liability for decisions or actions taken based on this report and recommends a more detailed investigation if project progresses.

Executive Summary

A. Site Information

The subject property is approximately 3.45 acres in size, and was previously the home of the Eaton Elementary School. The site is owned by the Weld County School District No. RE-2. The elementary school and associated improvements were demolished in 2023. Existing mature trees and portions of the athletic field was preserved. The site is bordered on the north by 1st Street, Cheyenne Ave. on the west, Collins Street on the south and Maple Ave. on the east. The Town Square is situated directly east of the site. Municipal facilities in the immediate area include Eaton Fire and Rescue on the south side, and the Eaton Town Hall northeast of the 1st and Maple intersection. The Eaton Police Department is located at the southeast corner of 1st St. and Maple Avenue.

Client wishes to redevelop the site for a residential – mixed use development that will incorporate “live-work” facilities, which will allow for retail and office uses, and higher density residential uses. The intent is to provide for needed affordable housing in the Town of Eaton, along with the continuation of the urban character of the Town’s core.

The Town intends to establish an “overlay” district for the site to incorporate the recently approved Corridor Plan for the Town Center and amend the Comprehensive Plan to secure desired land use, character and density for the site.

B. Site Design

The site design, as illustrated in Appendix D features Live-work structures on the north and south portions of the site. It is recommended the structures facing 1st Street and Collins Street feature retail or office uses on the ground floor with residential units above. Building placement and angled parking matches the existing arrangement along 1st Street and Collins Street east of Maple Ave. Zoning Code allows for building heights of 35', which suggests buildings that are no more than 3 stories high.

The structures on the west side of the site facing the existing residences along Cheyenne Ave. are shown as multi-family or town homes to maintain the residential character. A detached walkway will feature a shaded tree lawn. The townhomes should be placed to allow for garages and 20' driveways. Parallel parking along Cheyenne will accommodate guests.

A central plaza creates a visual and physical connection to the Town Square, and provides additional amenity for the new residents of the site. A drive way is shown to access the interior of the site from Maple Ave. This driveway will allow for parking on both sides. Consider closing the section of Maple Ave. between the two driveways to connect the Town Square with the site. The interior of the site could become a greenway or plaza, depending on the overall density of the site. It may be necessary to incorporate additional surface parking within this area – or to accommodate storm water management.

Pedestrian connections are provided throughout the site, including detached sidewalks with a tree lawn on the perimeter of the site, with connectors through the center of the site. The north-south connector is intended to align with the existing sewer line on the site.

C. Zoning

The existing zoning district for the subject property is R-2: Lower Density Residential. The R-2 Zoning District is intended for single-family detached residential units and two-family (duplex) residence with a maximum gross density of six (6) units per acre. This zoning district promotes the continuance of single-family neighborhoods that exist on the west and north sides of the property.

A change of Zone to PUD will be required to accomplish the mix of land uses as described and shown in the Concept Plan. The Town is expected to amend their Comprehensive Plan to allow for the mix of land uses and relative densities as shown in the Concept Plan and described herein. Per the Eaton Municipal Code, PUD zoning can only be applied to parcels 5-acres or more. However, the Town Board is expected to approve an Adjusted PUD zoning for this parcel by ordinance when the Comprehensive Plan Amendment is considered and approved.

(See appendix B: Zoning Compliance for basic requirements for current zoning districts for the site.)

D. Utilities

Utility Services, including water, sewer, electrical, telephone, gas and fiber optic services were capped and abandoned at the time of facility demolition in 2023.

Water: There are existing water mains in all four roadways adjacent to the subject property. The Town provides water. They purchase water wholesale from North Weld County Water District (NWCWD) who treats the Towns Colorado Big Thompson (CBT) water shares. The current recommendation is to allow 1.26-acre-feet to be permitted to be used for future development of the property. Additional water needs will be subject to raw water dedication.

The site is served by a single – 2” metered tap and can be used for future development without additional Plant Impact Fees (PIF) to the development.

There is an existing non-conforming well on the site, which historically has been used for irrigation of the school site as well as the Town Square located east of the site. It is unknown at this time if the well will be available for use for the future development of the site.

(See appendix E: Water Use / Dedication for Development of old Eaton Elementary, prepared by Northern Engineering (Town Engineer) May 16, 2023 for additional information and detail.)

Sewer: The Town provides sanitary sewer service. The main bisects the site between Collins and 1st Street. This is an 8” main that serves the residential areas located north of the site. The sewer line extends into Collins Ave, However, sewer service connections within the property limits are encouraged to avoid construction in Collins Ave. Increased usage beyond historic uses may require additional Plant Investment Fees (PIF).

E. Transportation

Collins Street along the south property line of the property is also known as County Road 74 outside of the Town limits. This Major Arterial roadway is subject to the County Road 74 Access Control Plan, prepared by Weld County Department of Public Works. Access from Collins into the site between Maple and Cheyenne Ave. will be prohibited.

F. Storm Water

The site is gently sloping west to east and has historically drained into inlet structures located at the corner of 1st and Maple, and at Collins and Maple. The existing site features that were removed in 2022 included buildings, concrete, asphalt and portions of the sod or landscaping. The estimated impervious area of the site prior to demolition is approximately 59%. The site is considered an infill site, and new development is expected to match or decrease the total impervious areas. If this is accomplished, a water quality pond will be required. Site designs with impervious area greater than 59%, will be required to provide storm water detention in addition to water quality.

G. Entitlements

The Entitlement processes for the Town of Eaton include the following steps:

1. Pre-application conference with staff
2. Preapplication Study Session with Planning Commission
3. Schematic Plan submittal
4. Planning Commission review of schematic plan – Planning Commission action
5. Town Board action on schematic plan
6. Final Development Plan
 - a. Includes change of zone application
 - b. Includes final plat application
7. Planning Commission action on Final Development Plan
8. Review of final development plan by Town Board – Town Board action
9. Construction Permit issued

The total process for development planning, engineering and entitlements is approximately 12-18 months depending on plan preparation timeframes initiated by the developer and developer consultants such as engineers, architects, MEP, geotechnical and other professionals needed to prepare required documentation.

Appendix

- **A: Property Report**
- **B: Zoning Compliance**
- **C: Site Analysis**
- **D: Concept Plan**
- **E: Water Use Dedication Memorandum**
- **Sources**

Property Research Summary
Old Eaton Elementary School

Property Address: 10 Cheyenne Ave, Eaton, CO 80615

Lat: 40.525288764294125

Long: -104.71514198528227

Section Township Range: S31 T7N R65W

County: Weld County

Political Jurisdiction: Town of Eaton

Parcel: 070931325001

Parcel Area: 3.45 Acres

Legal Description: ETN 14145 ALL BLK41

Property Owner: SCHOOL DIST NO RE-2

Owner Address: 200 PARK AVE

Owner City/State/Zip: EATON, CO 80615

Existing Land Use: Exempt

Fire District: Eaton Fire

Tax Authorities/Districts: AIMS JUNIOR COLLEGE

EATON AREA PARK AND RECREATION DISTRICT

EATON FIRE

EATON TOWN

HIGH PLAINS LIBRARY

NORTHERN COLORADO WATER (NCW)

SCHOOL DIST RE2-EATON

WELD COUNTY

Existing Zoning: R-2 Light Density Residential

Flood Hazard Zone: X

Water Service Provider: Town of Eaton

Sanitary Service Provider: Town of Eaton

Gas Service Provider: Atmos Energy

Electric Service Provider: Xcel Energy

Appendix Info: