

**PROJECT:**  
**Barbee Family PUD**

**SUMMARY:**

The Barbee Family Planned Unit Development (PUD), located at the base of Shadow Mountain, and south of Koch Lumber Park, sits at the corner of Juan and Garmisch Streets. The original homestead was believed to be constructed in 1880, at the height of early Aspen development.

Until the late 1990s, the property consisting of over 17 acres, was owned by a single family. 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 direct access to trails and views while being walkable to Aspen's vibrant downtown and the Lift 1 Base area approved for major improvements.

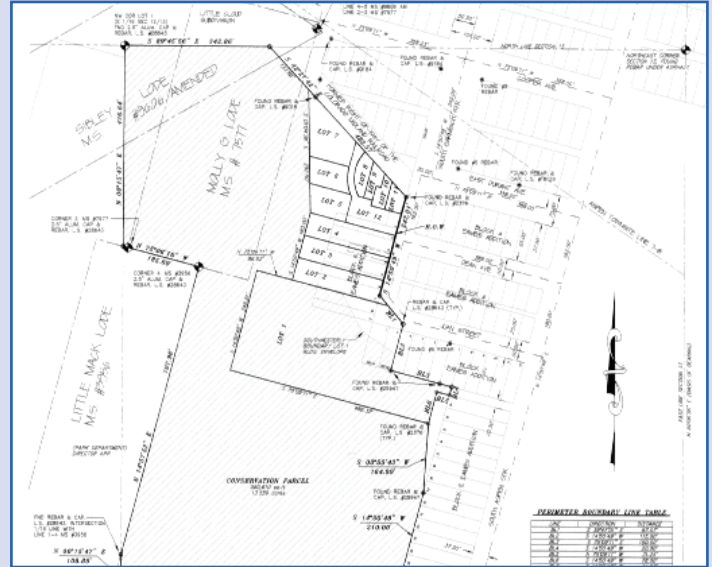
**BARBEE FAMILY PUD APPROVALS:**

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 extremely 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.

**(RE)DEVELOPMENT IN ASPEN:**

Development in Aspen is a thriving industry, and future buyers can expect to have their choice of well qualified and knowledgeable architects, planners, and builders to assist them through the process. The City of Aspen's Land Use Code guides this development by providing parameters around floor area, height, residential design guidelines, and land use reviews.

These properties have very clear, specific approvals and allowances which will ensure a smoother process through any City reviews. Where most projects have to apply to receive entitlements and development orders, the Barbee Family PUD properties have already fulfilled their subdivision requirements and offer clear direction on what is able to be developed and under what parameters. This is a huge advantage in Aspen where a project starting from scratch can expect to take several



years from an initial application, to building permit submittal, to construction.

**ZONING AND DIMENSIONAL REQUIREMENTS:**

The land use entitlements for these properties, outlined in Ordinance 11, Series 1999, describe the zoning and dimensional requirements for Lots 1-11. This document, in addition to the Subdivision Agreement (Reception No. 438302), provide guidance on the (re)development of the free market parcels, Lots 1-4, including floor area allowances and maximum height. Each lot has a designated building envelope for residential development, with provisions for landscaping, utilities, irrigation, fencing, vegetation, and off-street parking.

Currently, there are shared access easements and driveways for Lots 3 and 4, and Lots 5-11, where these lots share common driveways. Lots 1 and 2, however, are positioned to have private or shared access depending on ownership and configuration.

**CONSERVATION PARCEL:**

As part of the initial subdivision agreement, the land to the west of the 11 lots, formally known as the Conservation Parcel, was granted to the Aspen Valley Land Trust in perpetuity in order to preserve and protect the wildlife habitat, scenic and open space features of the property. The Aspen Valley Land Trust is a local non-profit that works to conserve land that supports agricultural, scenic, wildlife, and recreational uses; and, acts as a steward for these properties.

In granting this property to the land trust, the Barbee Family PUD ensured open space and scenic views from their property in perpetuity, protecting all 11 Lots from development further west on Shadow Mountain.

**PROJECT:****Barbee Family PUD Lot 1**

*Barbee Family PUD, Lot 1, Existing home*

**CURRENT CONDITIONS:**

Lot 1 of the Barbee Family PUD, is the fathering parcel of the subdivision and is also the largest containing approximately 2.3 acres of land. The lot has an existing residence believed to be constructed in 1880. Unlike many older homes in Aspen, this structure has not been designated through the local historic preservation program which allows for it to be redeveloped under the same guidelines as modern properties- which are less restrictive. The house contains 3 bedrooms and 3 baths, with approximately 3,000 square feet in floor area.

**REDEVELOPMENT:**

Lot 1 is designated as free market housing, with a Planned Unit Development (PUD) overlay. The PUD overlay provides for the zoning and dimensional requirements of the lots. The original approval, states that Lot 1 is zoned R15/PUD, which would allow for the following site planning if the existing house were to be redeveloped:

Maximum Height: 25 feet

Allowable Floor Area: 4,500 s.f. including accessory structures

Minimum Front Setback: 10 ft.

Minimum rear setback: Varies per platted building envelope

Minimum side setback: 10 ft.

Maximum number of bedrooms: No restriction

Minimum Parking: 2 spaces

**ZONING AND USES:**

The underlying zoning for Lot 1 is Moderate-Density Residential (R-15), which is intended to provide for long-term residential, short term vacation rentals, and accessory uses. Any new development will need to stay within the boundaries of the lots designated building envelope. The area outside of the building envelope, runs up along Shadow Mountain and is quite

steep. This portion of the lot was included in the dedication of the conservation parcel, and is considered to be a part of the conservation easement. However, there are allowances for landscaping, utilities, fencing, vegetation removal, and off-street parking. The adjacent lot currently has a parking area serving Lot 1. There is an opportunity to create a shared driveway if Lots 1 and 2 are purchased and developed together.

**RESIDENTIAL DESIGN STANDARDS:**

Residential Design Standards in Aspen apply to all properties within what is called the Aspen Infill area, which the area between Aspen Mountains and the Roaring Fork River and Castle Creek. The standards take into account building form, massing, fenestration, front porches, and garage design. All new residential development in Aspen is subject to these standards.

**LANDSCAPE GUIDELINES:**

Land outside the building envelope will be subject to the guidelines adopted in the Barbee Family Subdivision/PUD Agreement.

**8040 GREENLINE REVIEW:**

This property is subject to the City's 8040 Greenline Review which aims to reduce impacts on the natural watershed and surface runoff, minimize air pollution, reduce the potential for avalanche, unstable slope, rockfall and mudslide; and, aid in the transition of agricultural and forestry land uses to urban uses.

**IMPACT FEES:**

Lot 1, as the fathering parcel of the Barbee Family PUD, was not required to mitigate housing impacts through the subdivision process. The existing Floor Area can be replaced through a redevelopment without penalty, but a net increase would make the property subject to affordable housing mitigation and impact fees (School Land Dedication Fees and Air Quality). Affordable housing mitigation can be provided as a cash-in-lieu fee (for smaller expansion projects) or via Certificates of Affordable Housing Credit.

This certificate program was developed in public-private partnership where local developers building affordable housing projects can generate credits. These credits can be purchased, at free-market rates, by homeowners redeveloping their properties to satisfy their affordable housing mitigation requirements.

**PROJECT:**

## Barbee Family PUD Lot 2

**CURRENT CONDITIONS:**

Lot 2 of the Barbee Family PUD, is an undeveloped property consisting of 11,705 square feet. The lot is accessed from South Garmisch Street and sits at the base of Shadow Mountain, abutting a conservation parcel.

**REDEVELOPMENT:**

Lot 2 is designated as free market, with a Planned Unit Development (PUD) overlay. The PUD overlay provides for the zoning and dimensional requirements of the lots. The original approval, states that Lot 2 is zoned AH1/PUD, which would allow for the following site planning for a newly constructed home:

Maximum Height: 25 feet

Allowable Floor Area: 4,500 s.f. including accessory structures

Minimum Front Setback: 10 ft.

Minimum rear setback: 60 ft.

Minimum side setback: 10 ft.

Maximum number of bedrooms: Three bedrooms

Minimum Parking: 2 spaces

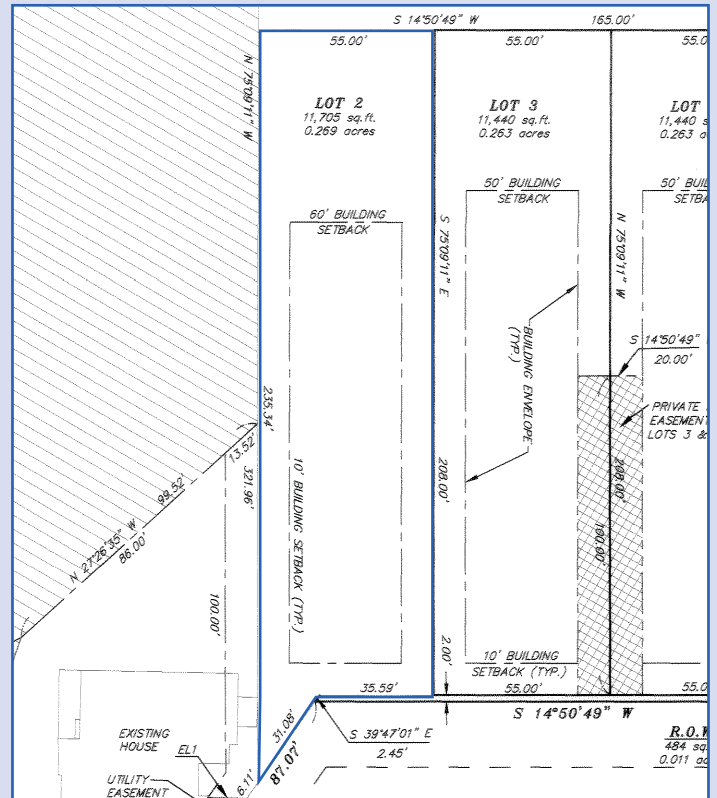
**ZONING AND USES:**

The underlying zoning for Lot 2 is AH1/PUD, which is intended to provide for the use of land for the production of affordable housing and resident occupied lots and units. It also permits a limited component of free market lots/units to offset the cost of affordable housing.

The property was assigned a larger rear setback during the subdivision and PUD process that reflects the City's interest in protecting the conservation easement. The area outside of the setback, is limited to landscaping, utilities, fencing, vegetation removal, and off-street parking. There is an existing curb-cut and parking area on this lot serving Lot 1. There is an opportunity to create a shared driveway if Lots 1 and 2 are purchased and developed together. Utilities will need to be run from the main lines to the new home- preferably buried under a new driveway.

**RESIDENTIAL DESIGN STANDARDS:**

Residential Design Standards in Aspen apply to all properties within what is called the Aspen Infill area, which is the area between Aspen Mountains and the Roaring Fork River and Castle Creek. The standards take into account building form, massing, fenestration, front porches, and garage design. All new residential development in Aspen is subject to these standards.



Barbee PUD, Lot 2, Lot and Building Envelope

**LANDSCAPE GUIDELINES:**

Landscaping will be subject to the Landscape Guidelines that are detailed in the Barbee Family PUD Subdivision Agreement.

**8040 GREENLINE REVIEW:**

This property is subject to the City's 8040 Greenline Review which aims to reduce impacts on the natural watershed and surface runoff, minimize air pollution, reduce the potential for avalanche, unstable slope, rockfall and mudslide; and, aid in the transition of agricultural and forestry land uses to urban uses.

**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.

It is subject to School Land Dedication Fees and Air Quality fees which are calculated as part of the building permit fees, and are based upon an appraisal of the lot's free market value.