



# CITY OF LEADVILLE

800 HARRISON AVE.  
LEADVILLE, CO 80461

## COUNCIL WORK SESSION AGENDA

Tuesday  
October 10, 2023

6:00 P.M.

**Council Chambers & Zoom**

<https://leadville-co-gov.zoom.us/j/83526944548?pwd=aEdjdGtpNlEyZmt5YVQ1bDBQbnN4dz09>

**Meeting ID: 835 2694 4548**

**Passcode: 80461**

**Dial by your location**

**+1 719 359 4580 US**

6:00 pm	1.	<b>Call to order of regular meeting of the City Council</b>
	2.	Roll call
	3.	Optional Pledge of Allegiance or Moment of Silence
	4.	Approval of agenda
	5.	Housekeeping matters
	6.	Public comments about items not on the agenda
		Citizens wishing to speak to council on issues <u>not</u> on the agenda are requested to raise their hand in the participant's section of Zoom or in person. The Mayor will call on the public in order. Comments are limited to three (3) minutes (not including council questions). Action, if required, will be assigned to City staff. For matters <u>on the agenda</u> (which are not a public hearing) at the discretion of the Mayor, public input can be heard prior to a vote being taken on the matter.
6:10 pm	7.	Leadville 7 Presentation
7:00 pm	8.	Revenues
7:30 pm	9.	Municipal Court Budget
8:00 pm	10.	Capital Request Prioritization
8:30 pm	11.	Public Comments
8:40 pm	12.	Adjournment

\* These items may not have briefs or may have additional briefs Tuesday before the Council meeting.

East 7th Street | Leadville, CO



**LEADVILLE 7**



**TETRA TECH**

**dtj**  
DESIGN

OCTOBER 10, 2023

# Conceptual Site Plan

**Estimated Site Data: SFD Yield +/- 156 Units**

**Phase 1 Summary:**

Hillside Lots: 27.7 AC  
PA-1: 2.9 AC

**+/- 125 Units**

65 Units (50'-80'+ Wide)  
+/- 60 Units (Multi-Family)

**Future Planning Areas:**

PA-2: 2.4 AC  
PA-3: 3.2 AC

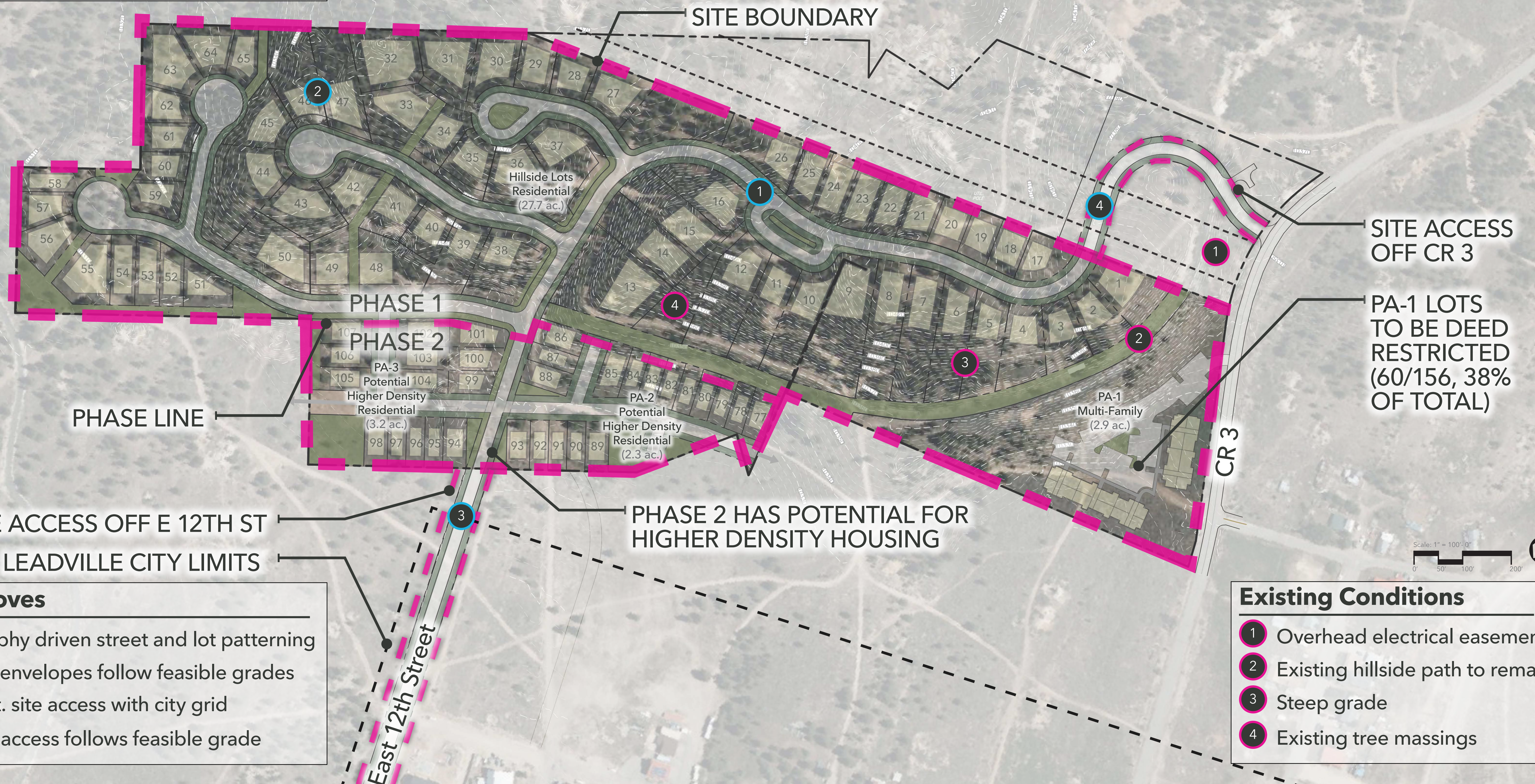
**+/- 31 Units**

+/- 17 Units (38' Wide)\*  
+/- 14 Units (38' Wide)\*

\*Note: Potential for Duplex Units

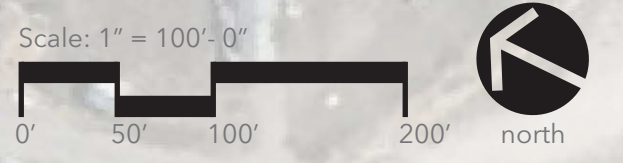
**Design Strategy:**

- Provide a community that works with the land
- Respond to adjacent site conditions
- Benefit future residents and Leadville community



**PA-1 LOTS TO BE DEED RESTRICTED (60/156, 38% OF TOTAL)**

**PHASE 2 HAS POTENTIAL FOR HIGHER DENSITY HOUSING**



**Design Moves**

- 1 Topography driven street and lot patterning
- 2 Building envelopes follow feasible grades
- 3 E 12th St. site access with city grid
- 4 CR3 site access follows feasible grade

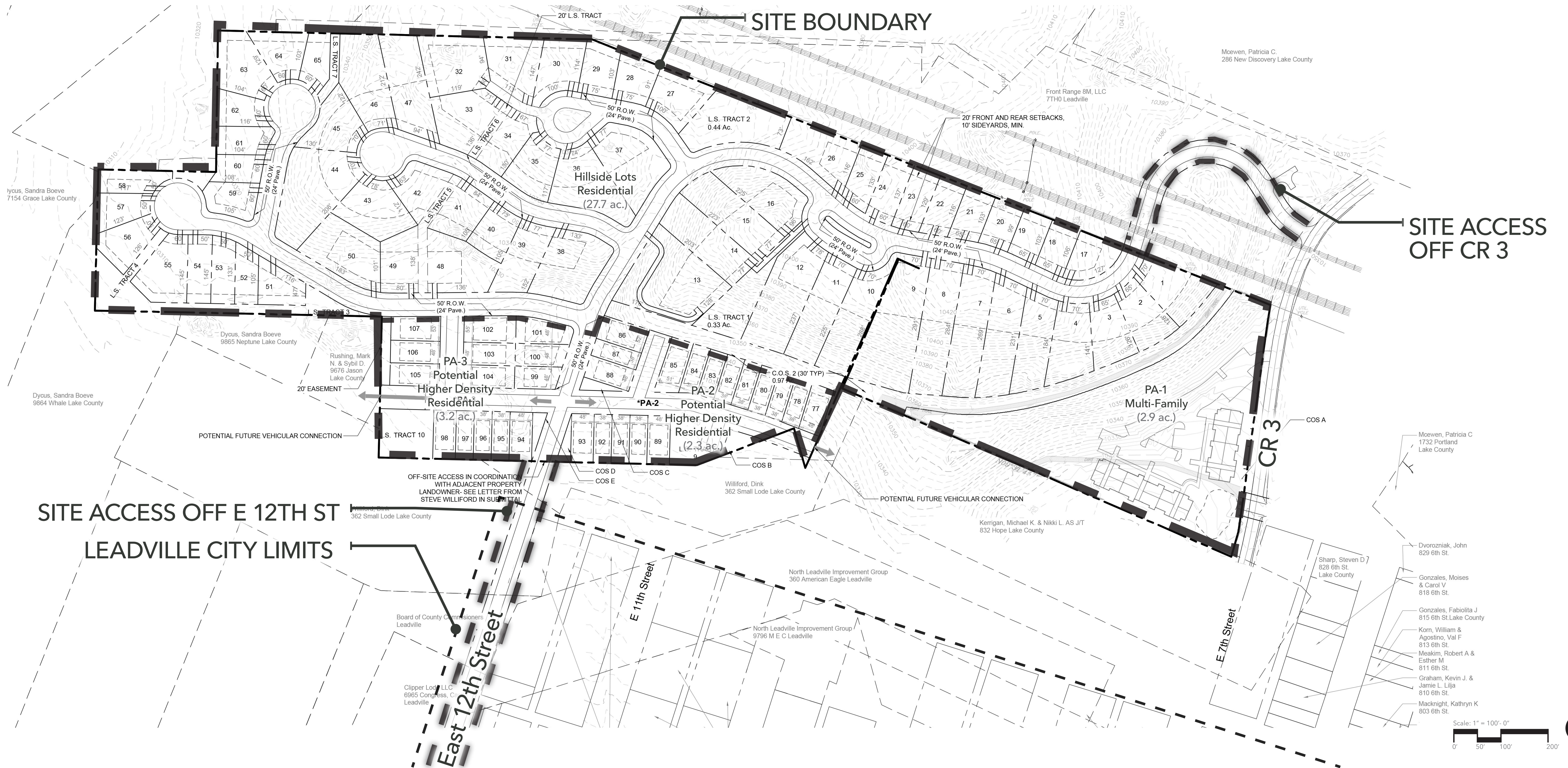
**Existing Conditions**

- 1 Overhead electrical easement
- 2 Existing hillside path to remain
- 3 Steep grade
- 4 Existing tree massings

# Site Access and Circulation

- CDOT coordination - In Progress
- Balance traffic impact with desire for increased/higher density housing
- Consistent with Future County Land Use Plan
  - Extension of existing city grid
  - Minimizes impact to existing landforms

- Two points of community access
  - Connection to city grid via East 12th Street
  - Connection to County Road 3 (CR3)
- PA-1 Multi-Family housing accessed via County Road 3 (CR3)
- PA-2 and PA-3 lots accessed via East 12th Street





# Integrated Residential Housing Approach

## Legend:

- Single Family Detached (*traditional*)
- Single Family Detached (*high density*)
- Single Family Attached (*duplex*)
- Multi-Family (*affordable housing*)

## Considerations:

- Existing topography + vegetation
- Access + circulation
- Adjacent land uses
- Lot premiums + sales

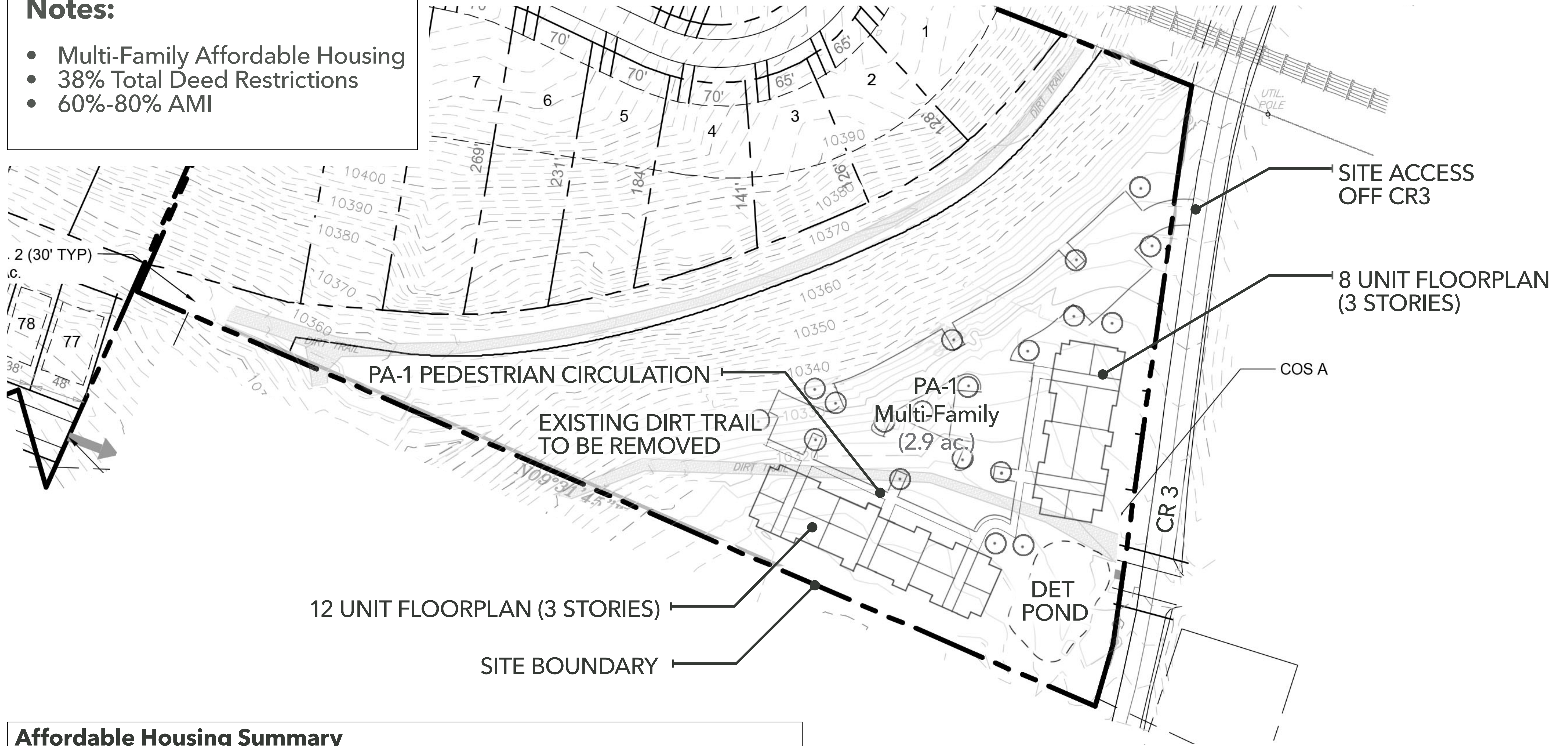
SITE BOUNDARY



# Computer Sketch Plan

## Notes:

- Multi-Family Affordable Housing
- 38% Total Deed Restrictions
- 60%-80% AMI



## Affordable Housing Summary

Unit Type	Unit Count	BR Count	Percentage	Parking Ratio	Required Parking
1 BR Unit	30	30	50%	1:1	30
2 BR Unit	18	36	30%	1:1.5	27
3 BR Unit	12	36	20%	1:2	24
<b>Totals:</b>	<b>60 Units</b>	<b>102 BR</b>	N/A	N/A	<b>81 Spaces</b>
					<b>*Parking Provided: 85 Spaces</b>

## General Note:

40-60 DU Affordable Multi-Family Development. Although 60 DU's are assumed at initial concept design, it is typical for detailed site planning, architectural, and engineering considerations to determine feasible targets.

# Summary and Next Steps

- Consistent with City and County Goals
  - Provide opportunity to extend the city grid
  - Promote open space and trail connectivity
  - Minimize impact on existing landforms
- Ongoing Coordination with Leadville Housing Authority
- Address Affordable Housing
  - Up to 38% total deed restrictions (up to 60 Lots Phase 1), 60%-80% AMI
  - Coordination with builder/development partners

# LEADVILLE 7



**TETRA TECH**

**dtj**  
DESIGN