

**TOWN OF SILVERTHORNE, COLORADO  
ORDINANCE NO. 2019-01**

**AN ORDINANCE APPROVING THE FOURTH STREET CROSSING  
PLANNED UNIT DEVELOPMENT (PUD)**

WHEREAS, MW Fourth Street Crossing LLC is the owner or under contract to acquire certain real property subject to an application for the Fourth Street Crossing Planned Unit Development ("PUD") Plan before the Town of Silverthorne (the "Town"); and

WHEREAS, on March 9, 2016, Town Council approved Ordinance 2016-02, an ordinance rezoning certain real property to TC, Town Core Zone District, and establishing the zoning for Lots 1-2, 13R, 14-24, and Tract A, Block B, Silverthorne Colorado Subdivision; and

WHEREAS, on October 24, 2018, Town Council approved the Fourth Street Crossing Preliminary PUD Plan, which describes the development standards for the Lots 1-12, 13R, 14-24, and Tract A, Block B, Silverthorne Colorado Subdivision, finding that the Preliminary PUD met the criteria set forth in Section 4-4-14; and

WHEREAS, on October 24, 2018, Town Council approved the Fourth Street Crossing Preliminary Site Plan, with conditions; and

WHEREAS, on December 21, 2018 MW Fourth Street Crossing LLC submitted an application for a Final Fourth Street Crossing PUD Plan and other associated approvals; and

WHEREAS, Final PUD Plans are subject to the criteria set forth in Section 4-4-14(g) of the Silverthorne Town Code; and

WHEREAS, on March 5, 2019, after a properly noticed public hearing and consideration of the application and other information received, the Town's Planning Commission recommended approval of the Fourth Street Crossing Final PUD Plan, Final Site Plan, and Commercial Subdivision; and

WHEREAS, on March 13, 2019 and April 10, 2019, the Town Council held properly-noticed public hearings on the Fourth Street Crossing Final PUD Plan; and,

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE, COLORADO:

**Section 1. Findings**

The Town Council, having reviewed the application for the Fourth Street Crossing Final PUD Plan, all information and documentation provided, the comments of Town staff, the applicant and the public, and having considered the criteria set forth in Section 4-4-14(g)(3) of the Silverthorne Town Code, makes the following findings:

- a. The Fourth Street Crossing PUD Plan is consistent with the Town's 2014 Comprehensive Plan.
- b. The Fourth Street Crossing PUD Plan is consistent with the applicable sections of Chapter 4 of the Silverthorne Town Code.

**Section 2. Approval**

Based on the foregoing findings, the Town Council hereby approves the Fourth Street Crossing Final PUD.

**Section 3. Safety Clause**

The adoption of this Ordinance will promote the health, safety, and general welfare of the Silverthorne community.

**Section 4. Severability**

If any provision of this ordinance or portion thereof is held by a court of competent jurisdiction to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect any other provision which can be given effect without the invalid portion.

**Section 5. Effective Date**

This ordinance shall be effective upon adoption at second reading, pursuant to Sections 4.5 and 4.7 of the Silverthorne Home Rule Charter.

READ, MOVED, AND PASSED ON FIRST READING ON THE 13th DAY OF March, 2019.

MOVED, SECONDED AND FINALLY PASSED ON SECOND AND FINAL READING, ON THE 10th DAY OF April, 2019.

TOWN OF SILVERTHORNE, COLORADO

By:   
Ann Marie Sandquist, Mayor

ATTEST:

By:   
Michele Miller, Town Clerk

Approved on the first reading: 3-13- \_\_\_\_\_ 2019  
Published by title only: 3-22 \_\_\_\_\_ 2019  
Approved on the second reading: 4-10 \_\_\_\_\_ 2019  
Published by title only: 4-19 \_\_\_\_\_ 2019

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(with amendments, if amended on second reading): \_\_\_\_\_ 2019

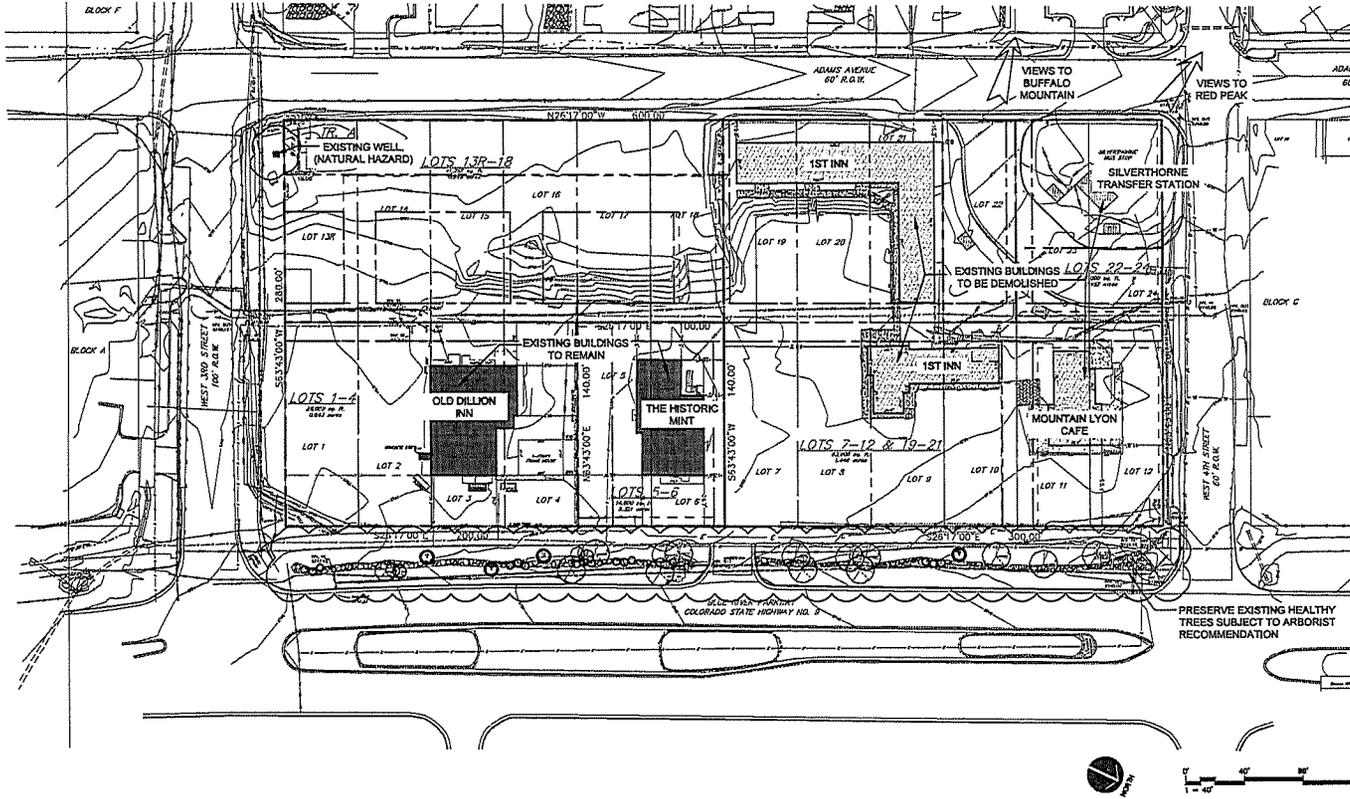


# FOURTH STREET CROSSING TOWN OF SILVERTHORNE, COLORADO

## EXISTING SITE FEATURES / OWNERSHIP

FEBRUARY 21, 2019

AN ALTA/NSPS LAND TITLE SURVEY OF LOT 1-24 BLOCK B  
ACCORDING TO THE PLAT RECORDED 09/21/1960 AT RECEPTION NUMBER 92384  
LOCATED IN THE SW 1/4 SEC. 12, T 5S., R 78 W. OF 6th PM.



LAYOUT & GRADING LEGEND	
	PROPERTY BOUNDARY
	LOT LINES

OWNERSHIP	
OWNER	PROP. DESCRIPTION
ARIBOUL FAMILY TRUST DATED 12/20/1900	LOT 1,2,3,4 BLOCK B SILVERTHORNE TOWN SUD
RS&G GROUP	LOT 5,6 BLOCK B SILVERTHORNE TOWN SUD
RS&G GROUP LLC	LOT 13,14,15,16,17,18 BLOCK B SILVERTHORNE TOWN SUD
ARIBOUL FAMILY TRUST DATED 12/20/1900	LOT 19,20,21,22,23,24 BLOCK B SILVERTHORNE TOWN SUD
TOWN OF SILVERTHORNE	LOT 22 BLOCK B SILVERTHORNE TOWN SUD
TOWN OF SILVERTHORNE	LOT 23 BLOCK B SILVERTHORNE TOWN SUD & 55 FT LOT 24 & ALL LOT 24

Supplemental Exhibit 1 of 3

NO.	BY:	DATE:	REVISIONS:
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# FOURTH STREET CROSSING

## TOWN OF SILVERTHORNE, COLORADO

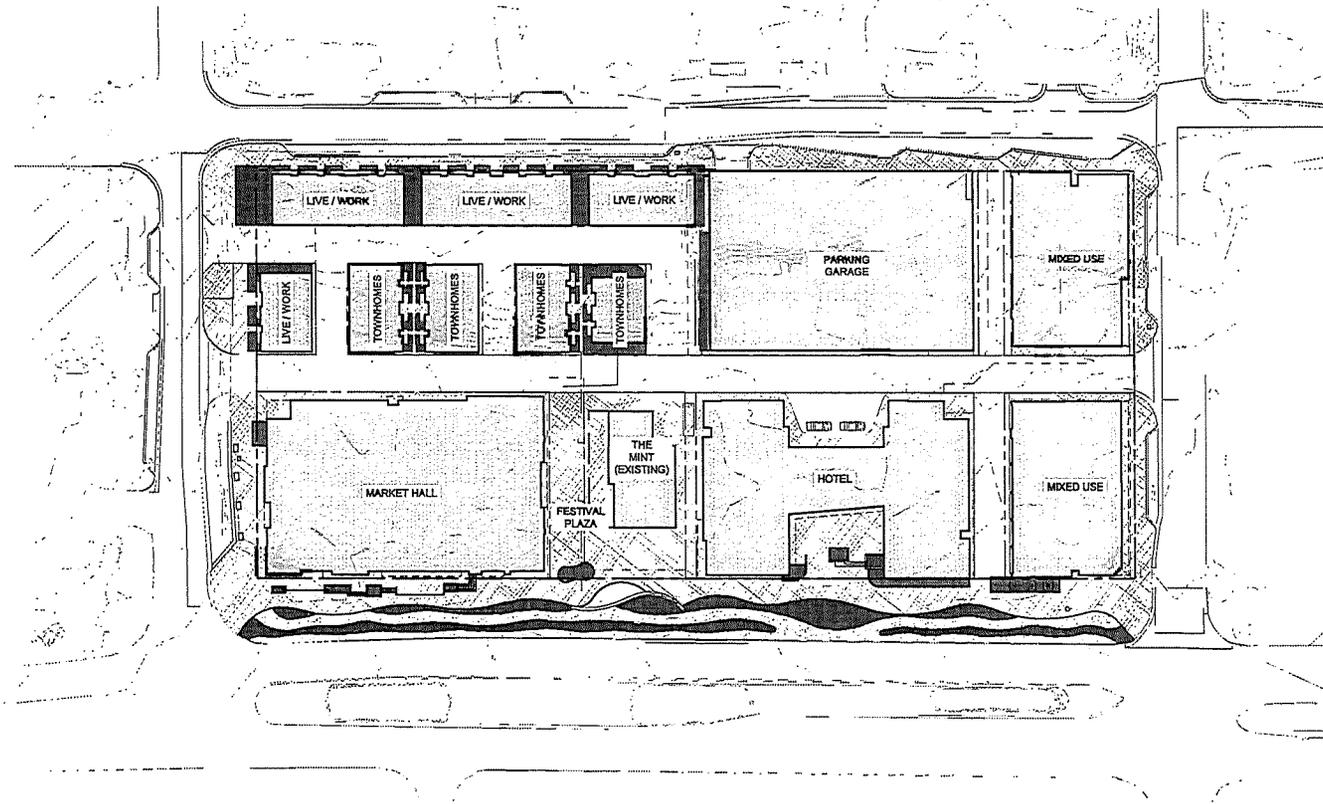
### SITE PLAN

FEBRUARY 21, 2019

AN ALTA/NSPS LAND TITLE SURVEY OF LOT 1-24 BLOCK B  
 ACCORDING TO THE PLAT RECORDED 09/21/1960 AT RECEPTION NUMBER 92384  
 LOCATED IN THE SW  $\frac{1}{4}$  SEC. 12, T 5S., R 78 W. OF 6th PM.

#### LAYOUT & GRADING LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- [Pattern] HARDSCAPE
- [Pattern] SOFTSCAPE
- [Pattern] DECOMPOSED GRANITE



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# FOURTH STREET CROSSING

## TOWN OF SILVERTHORNE, COLORADO

### CIRCULATION DIAGRAM

FEBRUARY 21, 2019

AN ALTA/NSPS LAND TITLE SURVEY OF LOT 1-24 BLOCK B  
 ACCORDING TO THE PLAT RECORDED 09/21/1960 AT RECEPTION NUMBER 92384  
 LOCATED IN THE SW ¼ SEC. 12, T 5S., R 78 W. OF 6th PM.

#### LAYOUT & GRADING LEGEND

- PROPERTY BOUNDARY
- LOT LINES

#### PEDESTRIAN CIRCULATION

Pedestrians are the primary focus of the circulation design for the project. There are three pedestrian environments in the project: gathering spaces and walkable streets.

**Gathering Spaces** - The design incorporates several pedestrian gathering spaces, including the Festival Plaza and the Transit Station. These spaces will each have a unique character and attraction for the visitor.

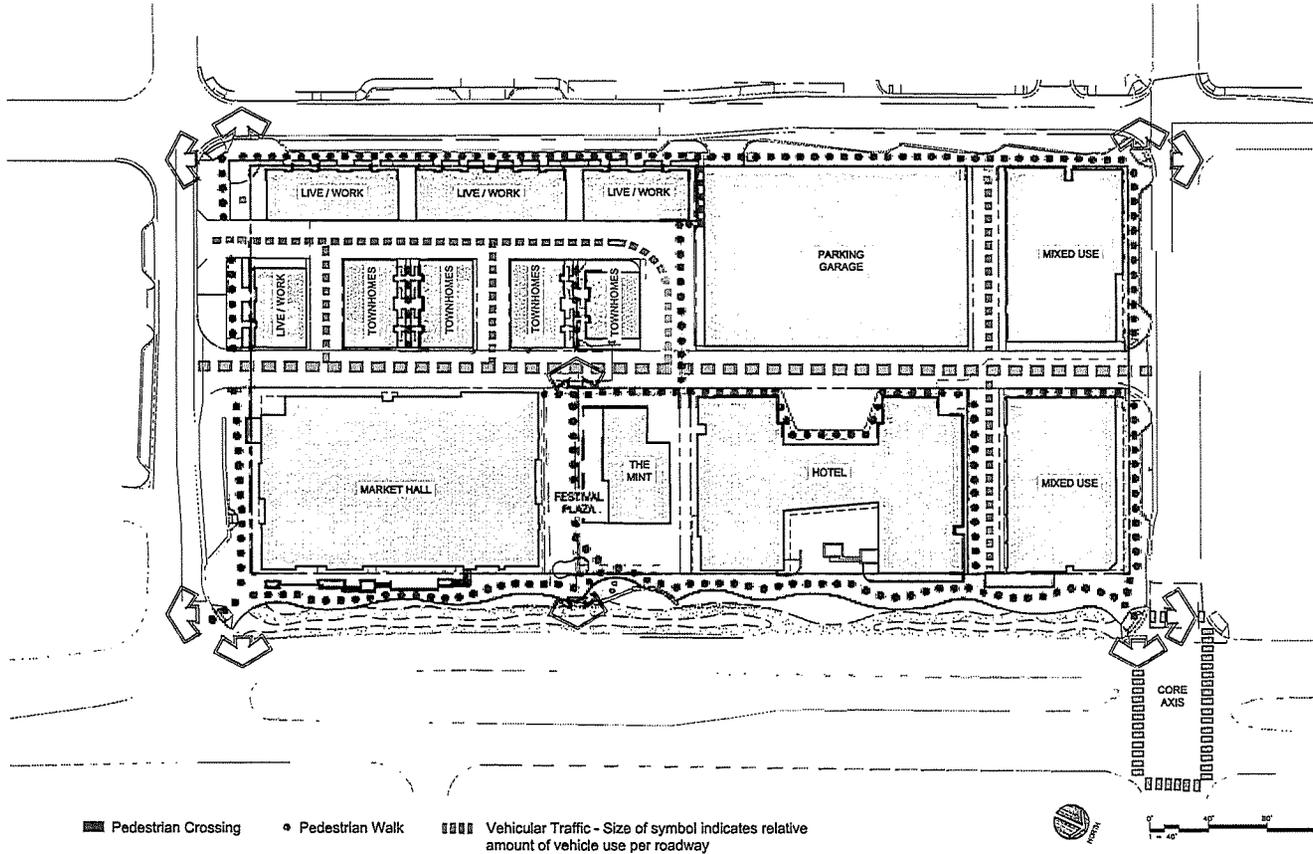
**Walkable Streets** - One of the main goals of the design is to connect and relate to the downtown character of Silverthorne. One way the design creates that feel is through continuing the street grid and providing walkable streets. This inherently creates more conflicts with cars and people, and includes sidewalks, on-street parking, and street elements such as landscaping, street furniture, and street lighting.

#### VEHICULAR CIRCULATION

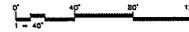
The project is bordered by West 4th St, the new Main St, and Blue River Parkway, two of the busiest roads in Town. The design takes advantage of these corridors to capture existing car capacity in parking structures that feed off of the major roads so the interior of the project is only dealing with low speed/low volume traffic. This gives the interior roadways a great deal of flexibility to feel more like pedestrian dominated environments and to become active pedestrian spaces such as shared streets for street fairs. The streets are designed to create a 15mph Street feel, incorporating narrow vehicle, special paving, multiple crosswalks, on-street parking, and very low speed limits to keep the vehicle/pedestrian conflicts to a minimum.

#### BUS CIRCULATION

This site contains the existing main transit hub for the Town. The master plan design incorporates a total of three bus parking stalls. The Transit Center, which includes a waiting area for transit riders, bicycle parking, and public restrooms, is relocated close to Adams Avenue to reduce the transit/pedestrian conflicts of the current design. Three buses are parking on Adams Ave in a sawtooth configuration heading north. Once loading they can circulate onto 4th Street and turn left or right depending on the route.



- Pedestrian Crossing
- Pedestrian Walk
- ▣ Vehicular Traffic - Size of symbol indicates relative amount of vehicle use per roadway



Supplemental Exhibit 3 of 3

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