

Lake Hill Development

Project Narrative

Summit County desires to develop the 44.81 acre Lake Hill property for workforce housing, a Senior Facility, a Child Care Center, and a Community Center and dedicate over 10 acres of the property for Open Space. The County intends for this project to be very walkable and include trails within the site and connections to the regional recreation path system. In addition, the County is proposing a new regional recreation path along the Dam Rd. that will allow future residents to connect to Summit Blvd and the retail establishments near this intersection. The County also plans to create a new Summit Stage route along the Dam Rd. to service the development and will examine the feasibility of potential micro transit connections within the site. Finally, the county intends to at a minimum make the project net zero ready with the goal of making it fully net zero.

Although the County desires to develop up to 825 units of deed restricted workforce housing on the site, this application is for Phase 1 only. In Phase 1 the County desires to build the following

- Up to 436 units of workforce housing. (367 multifamily, 16 duplex, 53 townhome)
- Of the 360 multifamily units up to 60 of the units will be dedicated to a Senior living facility which could include Independent Living Apartments, Assisted Living, and Dementia Care.
- 10,000 square foot Child Care Facility
- 4,000 square foot Community Space

The County requests any infrastructure needed (piping, water plant expansion, etc) is sized to accommodate up to 825 units to ensure the infrastructure would not have to be removed and replaced if a larger number of units is agreed to by the Town in the future. The County understands building infrastructure to accommodate up to 825 units may require a larger plant investment fee upfront. The County would therefore request that any larger plant investment fee is discussed as part of the future water rights dedication agreement.

At a future date to be determined, the County would like to revisit a Lake Hill Phase 2 discussion with the Town.

Water System Advisement: The second “Advisement” on page 2 states: “(2) If requested by the Town, the developer or user shall deed to the Town the water system and rights-of-way, and any easement associated therewith, after completion.” While the County is agreeable to dedicate a portion of the infrastructure to be maintained by the Town, what constitutes the “water system” is something that should be detailed more in the future dedication agreement.

Building Permits: The application verification states that no extraterritorial water tap shall be sold by the Town except in conjunction with the issuance of a building permit. Because this

project is located within the unincorporated County it is the County's understanding that building permits will be issued by the County.

Frisco Sanitation District: The third "verification" states that the "property to be served is connected to and served by" the Frisco Sanitation District.

Although the County's goal is to have the Frisco Sanitation District serve this property, the County still needs to receive acceptance into the Frisco Sanitation District boundary. Once the County receives approval from the Town for our water application, we will immediately work to petition the Frisco Sanitation District for approval into the District.

Water Wells: There are currently no water wells on the Lake Hill property.