



Grand Lake Planning Commission

Wednesday, July 23, 2025 at 6:30 PM

Online via Goto Meeting

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

AGENDA

1. Call to Order
2. Roll Call
3. Unscheduled Citizen Participation
This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.
4. Conflicts of Interest
5. Items for Discussion
 - A. Administrative Design Review Summary- Informational Item for the Board of Trustees Regarding Staff's Administrative Review of a Commercial Mixed-Use Project Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue (Space to Create) for Compliance with the Town of Grand Lake Design Standards
6. Future Agenda Items
7. Adjourn Meeting

<https://us06web.zoom.us/j/88901852871?pwd=S0FKI0SRqad9FDZWjDSbBgvRk4ZO3r.1>

You can also dial in using your phone. 719-359-4580

Meeting ID: 889 0185 2871

Access Code: 124358

You will not be able to actively participate via the web streaming.

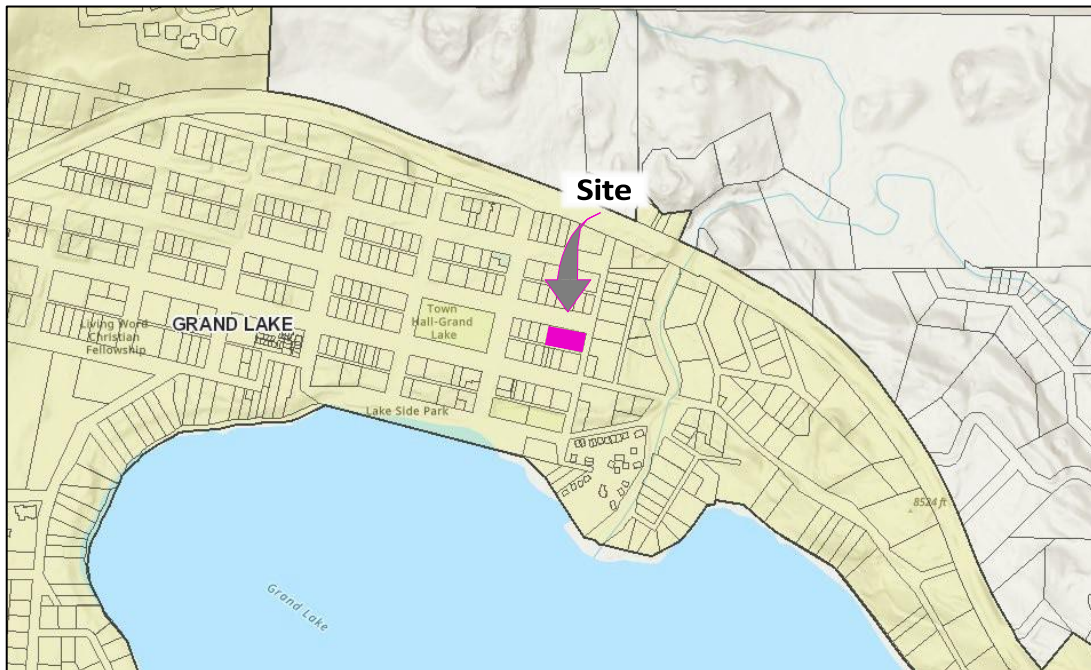


TOWN BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: July 23, 2025
TO: Chairman Shockey and Planning Commissioners
FROM: Steve Kudron, Town Manager
 Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **Administrative Design Review Summary** – Informational Item for the Board of Trustees Regarding Staff’s Administrative Review of a Commercial Mixed-Use Project Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue (Space to Create) for Compliance with the Town of Grand Lake Design Standards.

Overview

- **Property Owner and Applicant:** Town of Grand Lake
- **Applicant’s Representative:** Town Manager Kudron
- **Consultant:** Gabe Bellowe, AIA NCARB ICAA, MA Studios
- **Project Location:** 1128 Park Avenue
- **Current Zoning:** Public (PUB), proposed rezone to Commercial (C)
- **Attachments:**
 - Design Review Package



As property owners, the Town of Grand Lake is working with Space to Create to develop a mixed-use development located at 1128 Park Avenue, specifically Lots 1, 2, 3, and 4, Block 3, Town of Grand Lake. The total area of the subject property is approximately 0.463 acres or 20,184.08 square feet, based on the latest



survey. As planned, the project will include nine (9) studio and 1-bedroom apartment units and a makerspace studio. The project team is working to balance site design, including meeting the Town’s design criteria, and cost as this is a public project utilizing public, private, and grant funds to complete in a specific timeframe.



Staff Analysis and Rezoning Procedure

Town staff has reviewed the preliminary submitted materials and determined that the project qualifies for administrative design review under Section 12-7-8 of the Municipal Code. The proposal has been evaluated for consistency with the Town’s design standards, including contextual integration, material selection, and architectural composition. Staff finds that the project aligns with the intent and criteria of the code. A more detailed review will be conducted during the formal development plan submission process. Particularly, the final roof form of the makerspace building and the awning integration on all buildings.

Staff Recommendation

No formal action is required by the Planning Commission. This memo is provided for informational purposes only. Staff will proceed with final administrative approval and documentation of the design review in accordance with the Town’s procedures.

Planning Commission Recommendation

Not applicable unless the project is referred to the Planning Commission by staff for further review in accordance with the Code.

Sample Planning Commission Motions

No action to be taken.



Section 5, Item A.



GRAND LAKE *Creative* DISTRICT

Space 2 Create Grand Lake

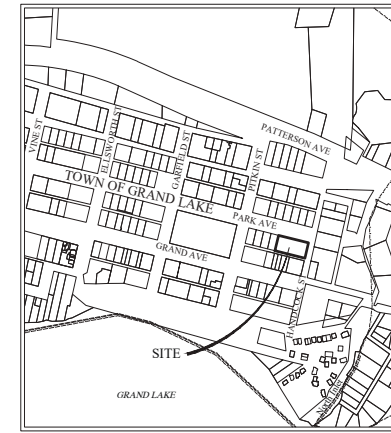
Town of Grand Lake, CO

Design Review
07/14/2025



IMPROVEMENT SURVEY WITH TOPOGRAPHY LOTS 1, 2, 3, AND 4, BLOCK 3, TOWN OF GRAND LAKE

ACCORDING TO THE PLAT RECORDED AT RECEPTION 9066
SITUATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 500'

PROPERTY DESCRIPTION: (PER WARRANTY DEED AT BOOK 410 PAGE 407)
LOTS 1, 2, 3, AND 4, BLOCK 3, TOWN OF GRAND LAKE.

TOWN OF GRAND LAKE:
ZONING IS COMMERCIAL (C) & COMMERCIAL/TRANSITIONAL (CT) AND INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA.
SETBACKS PER TOWN OF GRAND LAKE LAND USE REGULATIONS CHAPTER 12 ARTICLE 2:
COMMERCIAL (C) FRONT= 0' SIDE= 0' REAR= 0'
COMMERCIAL TRANSITIONAL (CT) FRONT= 5' SIDE= 5' REAR= 20'

****SETBACKS SHOULD BE VERIFIED BY HOMEOWNERS ASSOCIATION, ARCHITECTURAL COMMITTEE OR PERMITTING MUNICIPALITY BEFORE DESIGN****

GRAND COUNTY ASSESSOR INFORMATION:
PARCEL NUMBER 1193-052-14-001
1128 PARK AVE

SURVEY NOTES:

- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
U.S. LAND OFFICE RECORDS:
a. GRAND LAKE TOWNSITE, BLM MAP C0060030N0750W0, DATED JUNE 29, 1889.
GRAND COUNTY CLERK AND RECORDER RECORDS:
b. RECEPTION 9066, TOWN OF GRAND LAKE, RECORDED AUGUST 15, 1903.
GRAND COUNTY LAND SURVEY DEPOSITS:
c. LS 2511, DEPOSITED APRIL 6, 2022 BY PLS 25971, LOTS 5, 6, 7, AND 8, BLOCK 3.
d. LS 1820, DEPOSITED MAY 9, 2009 BY CATLETT ENGINEERING SERVICES, LLC, PLS 26685, LOTS 9 AND 10, BLOCK 3.
e. LS961, DEPOSITED JULY 13, 1999 BY PLS 26685, LOTS 5, 6, 7, AND 8, BLOCK 3.
- THE BASIS OF BEARING FOR THIS SURVEY IS N 132°7'42" E, AS MEASURED BY REAL TIME KINEMATICS (RTK) GPS METHODS FROM FOUND MONUMENTS AT THE NORTHWEST CORNER BLOCK 3 TO THE NORTHWEST CORNER OF LOT 4, BLOCK 3, TOWN OF GRAND LAKE, AS SHOWN HEREON.
- FIELD WORK PERFORMED OCTOBER 24, 29, AND 31, 2024.
- UNDERGROUND UTILITIES EXIST IN THE AREA AND ARE SHOWN BY SURFACE EVIDENCE ONLY. A UTILITY LOCATE SERVICE IS RECOMMENDED TO SHOW FURTHER DETAIL.
- ADDRESSES ON IMPROVED AND VACANT LANDS PER GRAND COUNTY ASSESSOR WEBSITE.
- ELEVATIONS SHOWN HEREON WERE DERIVED FROM A STATIC GPS SURVEY SUBMITTED TO THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USERS SERVICE (OPUS) ON OCTOBER 24, 2024 TO ESTABLISH THE ELEVATIONS OF THE NAVD83 DATUM.
CONTOUR INTERVALS = 0.5'
CONTOUR INDEX INTERVAL = 2.5'
SITE BENCHMARK IS THE TOP OF THE MONUMENT AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 2, AS SHOWN HEREON HAVING AN ELEVATION OF 8396.2'. LINEAR UNITS SHOWN ARE IN U.S. SURVEY FOOT AND DECIMALS THEREOF.

SURVEYORS CERTIFICATE:
I, KEITH E. LUTTRELL, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND COMPLIES WITH THE REQUIREMENTS AND THAT IT IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

KEITH E. LUTTRELL, PLS 36063
For and on behalf of:
Peak to Peak Land Surveying & Mapping, Inc.



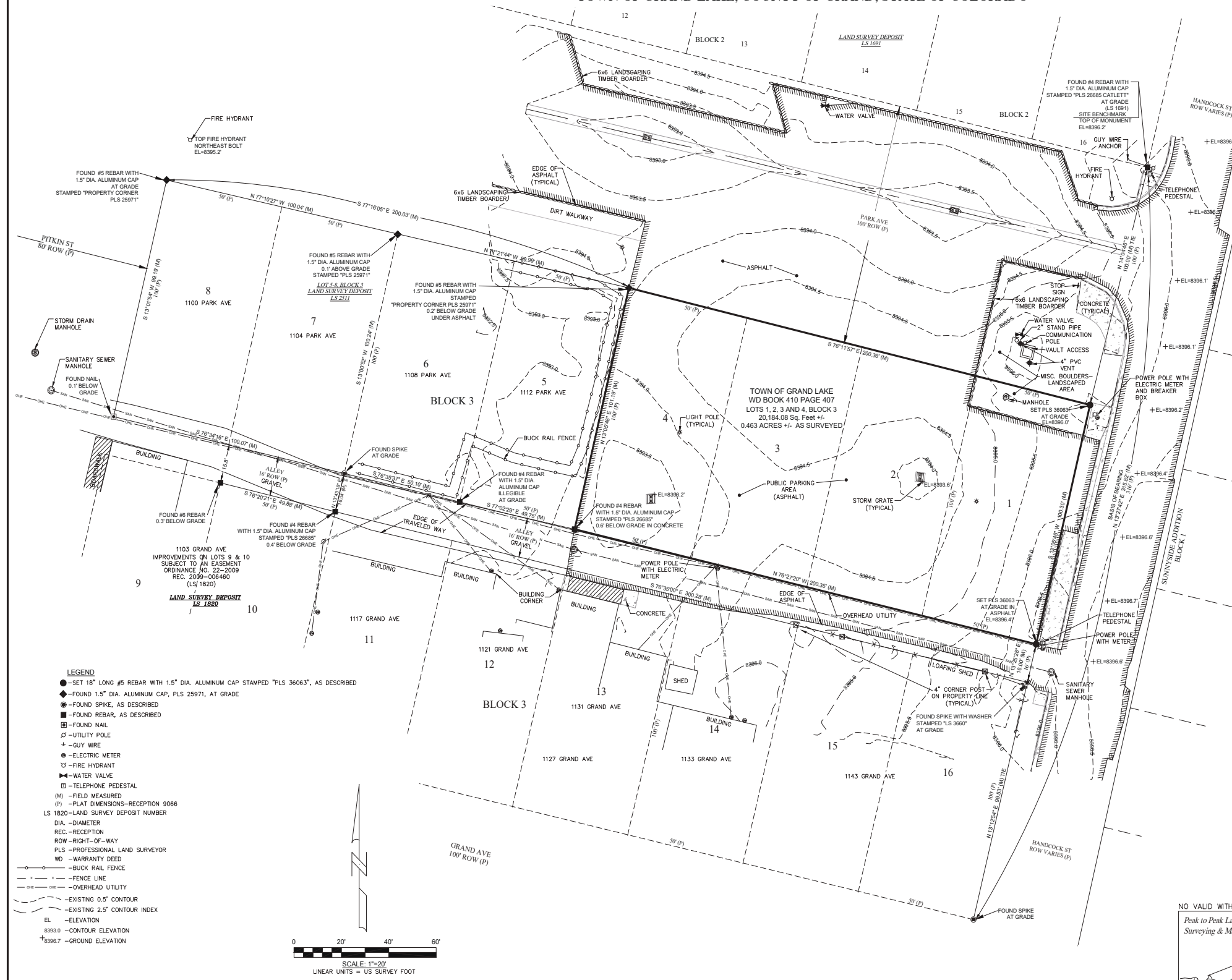
Sheet 1 of 1

NO VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

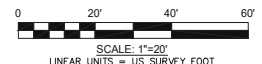
Peak to Peak Land Surveying & Mapping, Inc.
P.O. Box 100
Kremington, Colorado 80459
970.724.0724

**IMPROVEMENT SURVEY WITH TOPOGRAPHY
LOTS 1, 2, 3, AND 4, BLOCK 3,
TOWN OF GRAND LAKE**
ACCORDING TO THE PLAT RECORDED AT RECEPTION 9066
SITUATED IN SECTION 5, T-3-N, R-75-W, 6TH P.M.,
TOWN OF GRAND LAKE, COUNTY OF GRAND,
STATE OF COLORADO

Draftsman: JL Checked by: KL Date: 11/04/2024 JOB #: 2024-0145 TOWN OF GRAND LAKE-MUNN

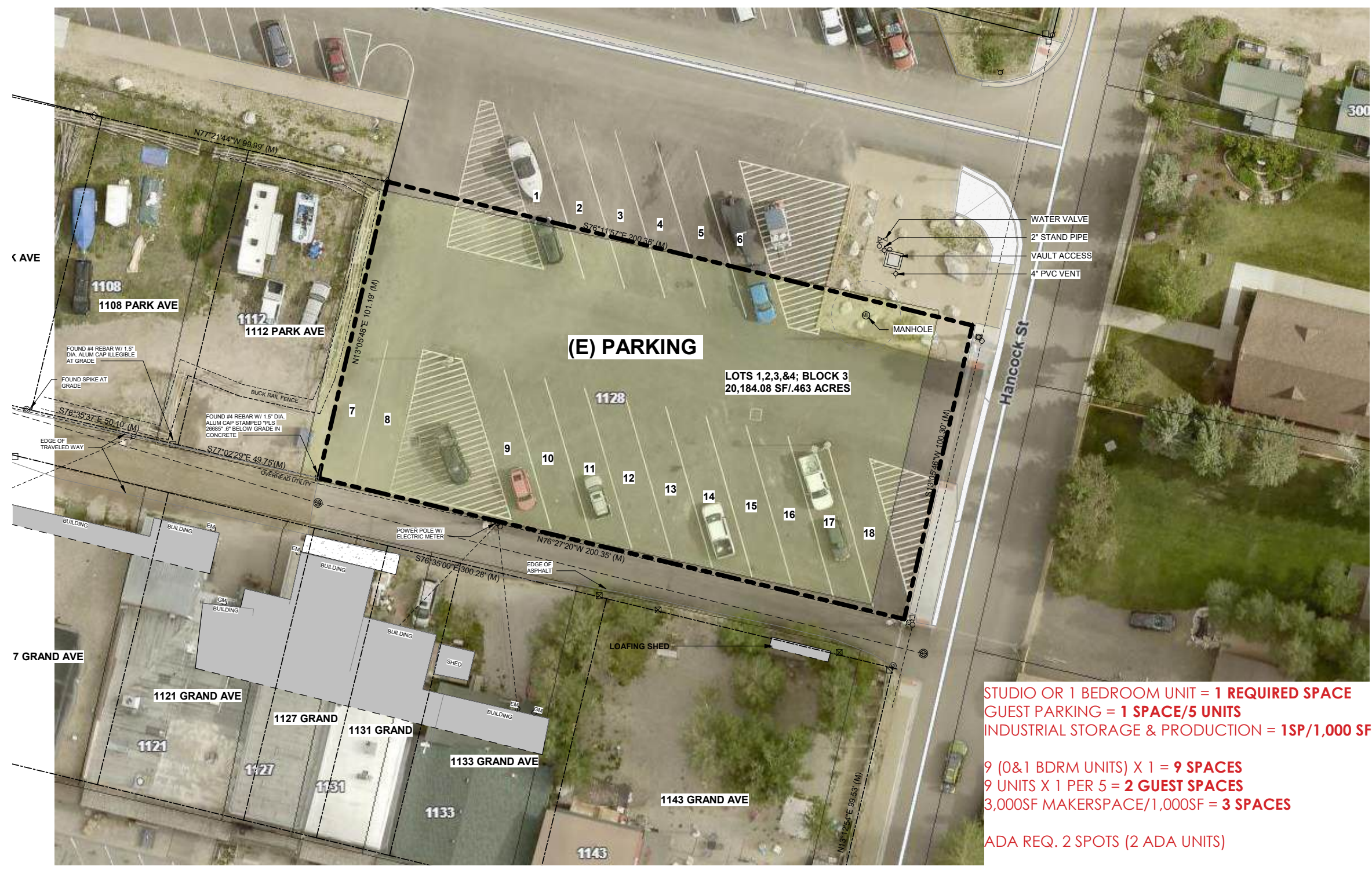


- LEGEND**
- - SET 18" LONG #5 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED "PLS 36063", AS DESCRIBED
 - ◆ - FOUND 1.5" DIA. ALUMINUM CAP, PLS 25971, AT GRADE
 - - FOUND SPIKE, AS DESCRIBED
 - - FOUND REBAR, AS DESCRIBED
 - - FOUND NAIL, AS DESCRIBED
 - ⊕ - UTILITY POLE
 - ⊕ - GUY WIRE
 - ⊕ - ELECTRIC METER
 - ⊕ - FIRE HYDRANT
 - ⊕ - WATER VALVE
 - ⊕ - TELEPHONE PEDESTAL
 - (M) - FIELD MEASURED
 - (P) - PLAT DIMENSIONS-RECEPTION 9066
 - LS 1820 - LAND SURVEY DEPOSIT NUMBER
 - DIA. - DIAMETER
 - REC. - RECEPTION
 - ROW - RIGHT-OF-WAY
 - PLS - PROFESSIONAL LAND SURVEYOR
 - WD - WARRANTY DEED
 - - - - - BUCK RAIL FENCE
 - - - - - FENCE LINE
 - - - - - OVERHEAD UTILITY
 - - - - - EXISTING 0.5' CONTOUR
 - - - - - EXISTING 2.5' CONTOUR INDEX
 - EL. - ELEVATION
 - 8393.0 - CONTOUR ELEVATION
 - 8396.7 - GROUND ELEVATION



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.





STUDIO OR 1 BEDROOM UNIT = 1 REQUIRED SPACE
 GUEST PARKING = 1 SPACE/5 UNITS
 INDUSTRIAL STORAGE & PRODUCTION = 1SP/1,000 SF

9 (0&1 BDRM UNITS) X 1 = 9 SPACES
 9 UNITS X 1 PER 5 = 2 GUEST SPACES
 3,000SF MAKERSPACE/1,000SF = 3 SPACES

ADA REQ. 2 SPOTS (2 ADA UNITS)

14 SPOTS REQUIRED
20 SPOTS PROVIDED (18 + 2 ADA)
 EXISTING PARKING: 18 EXTENDED/TRAILER SPOTS

SPACE 2 CREATE - GRAND LAKE
 Town of Grand Lake, CO
 LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
 PROJECT #2435

SITE: EXISTING PARKING/OVERLAY



SPACE 2 CREATE - GRAND LAKE

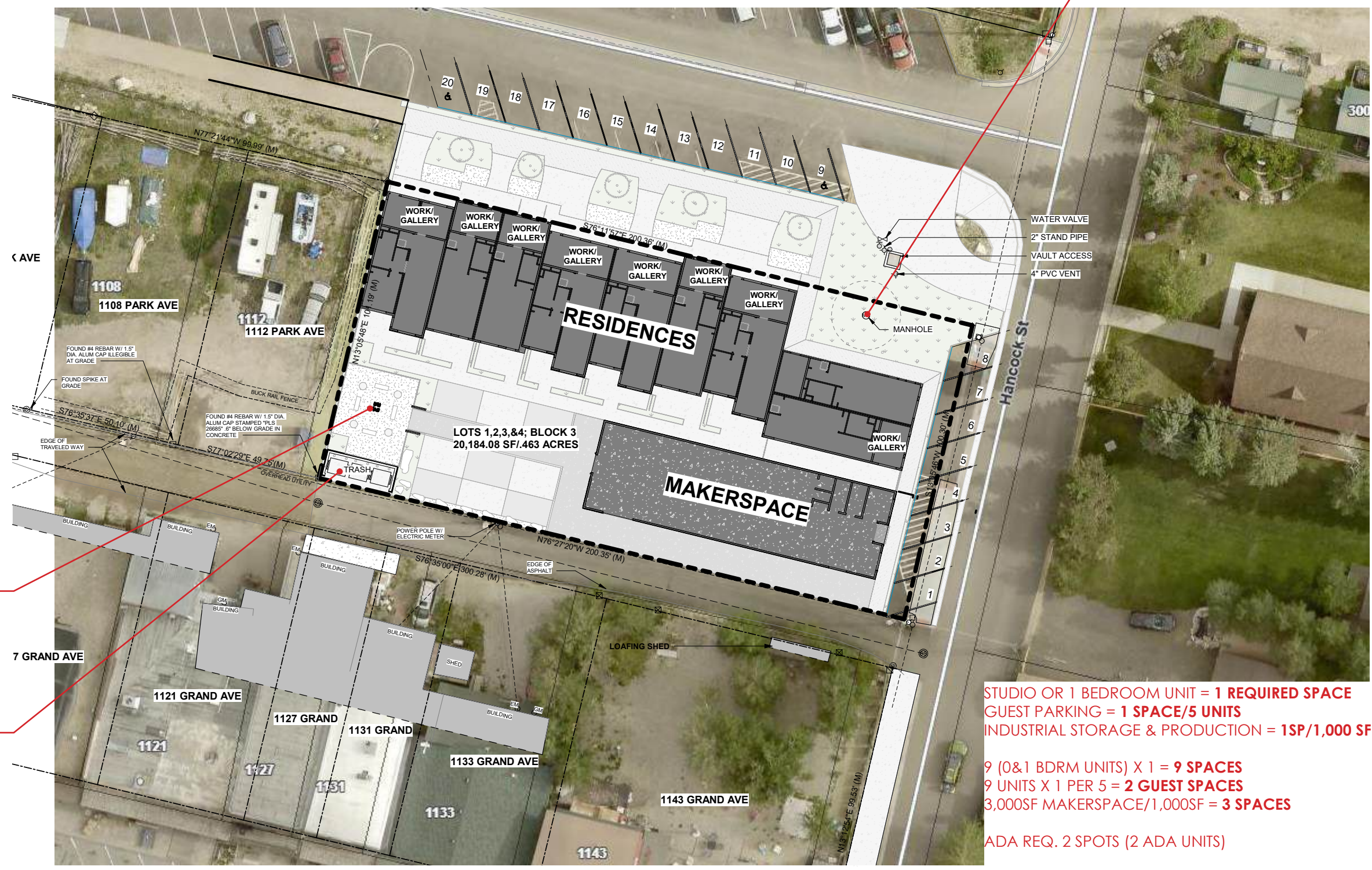
Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

EXISTING WATER VAULT/MANHOLE AT BOARDWALK JOG

FIRE PIT AREA

TRASH ENCLOSURE OFF ALLEY



STUDIO OR 1 BEDROOM UNIT = 1 REQUIRED SPACE
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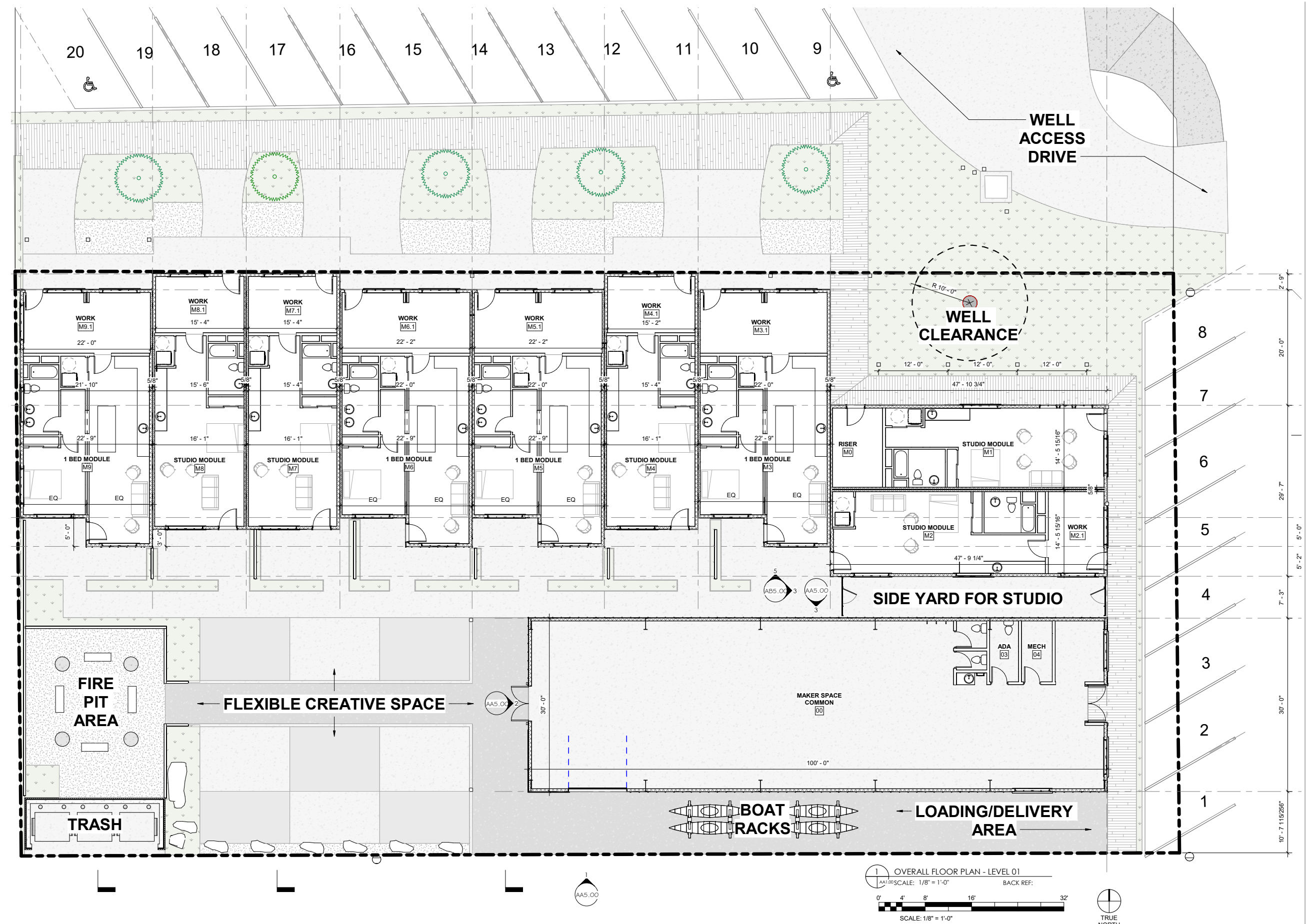
14 SPOTS REQUIRED
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SITE PLAN & EXISTING UTILITIES - OVERLAY

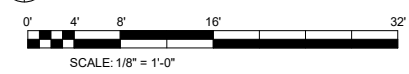
SPACE 2 CREATE - GRAND LAKE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



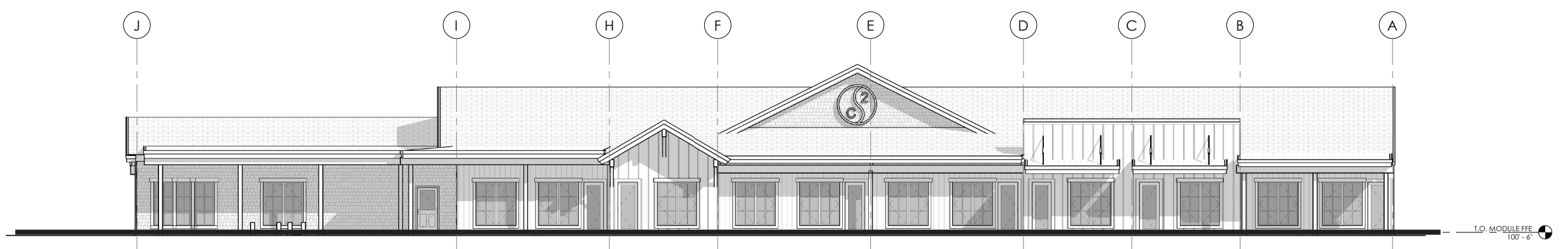
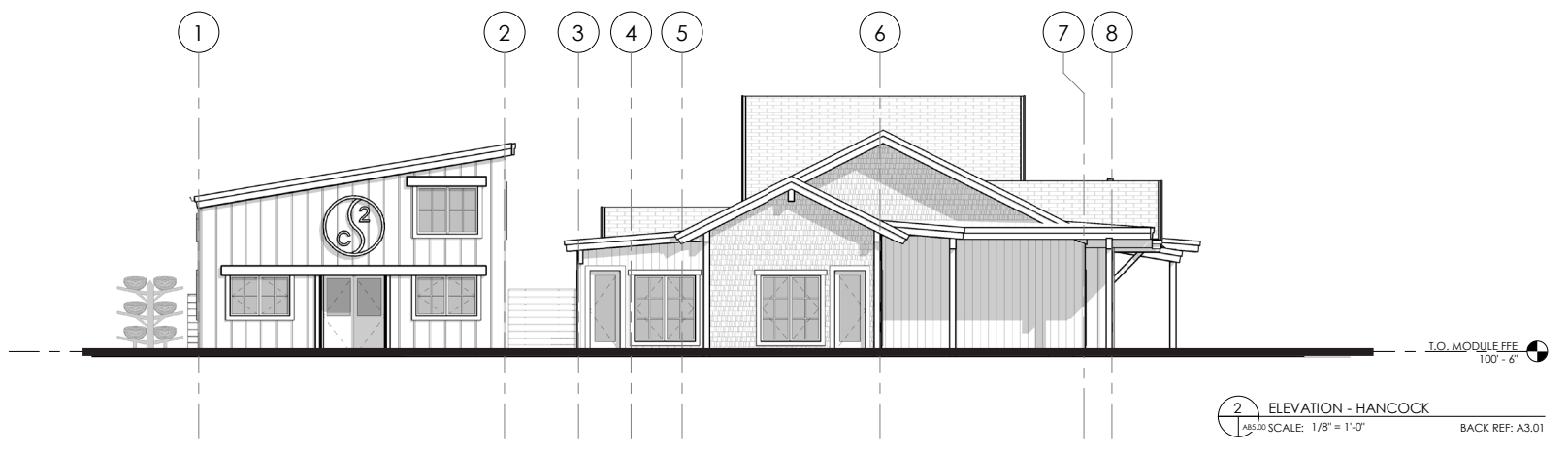
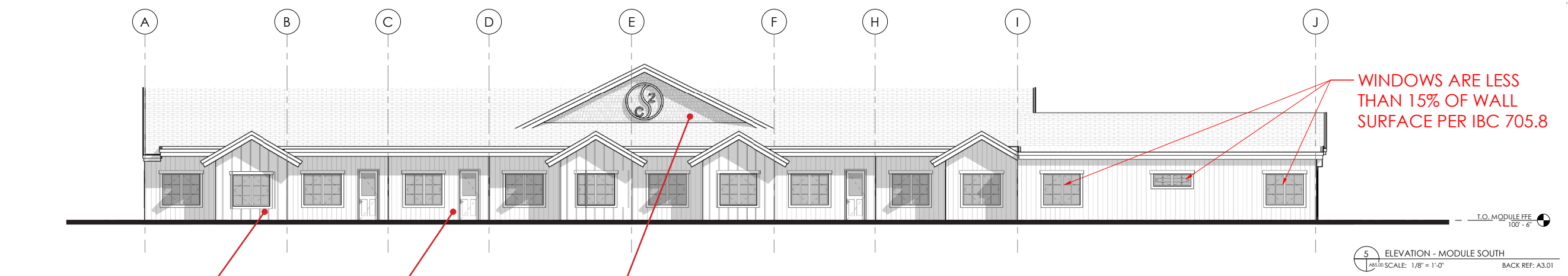
1 OVERALL FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0" BACK REF:



SITE: MODULAR FLOOR PLAN

Concept Design

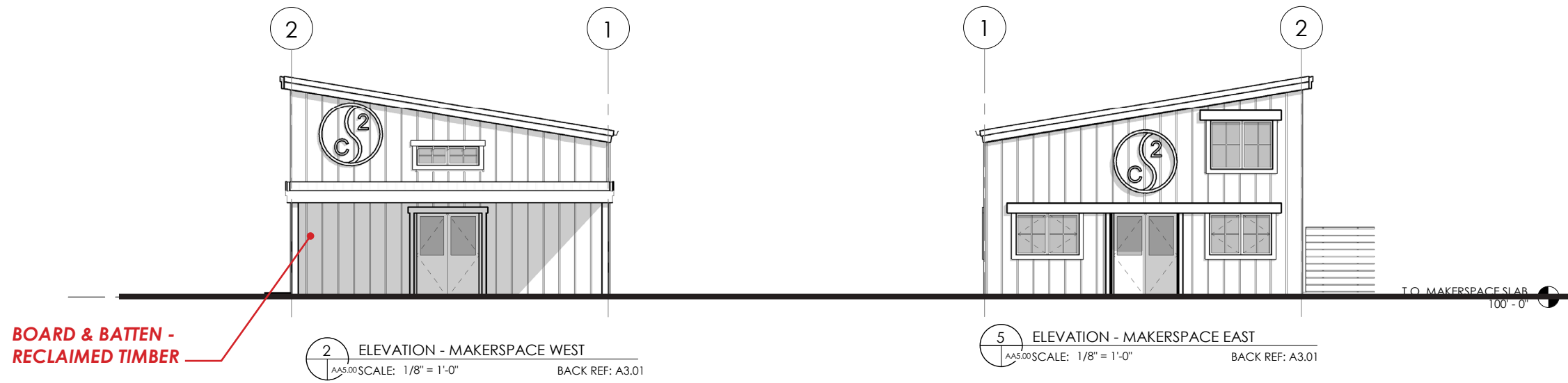
07/14/2025



SPACE 2 CREATE - GRAND LAKE

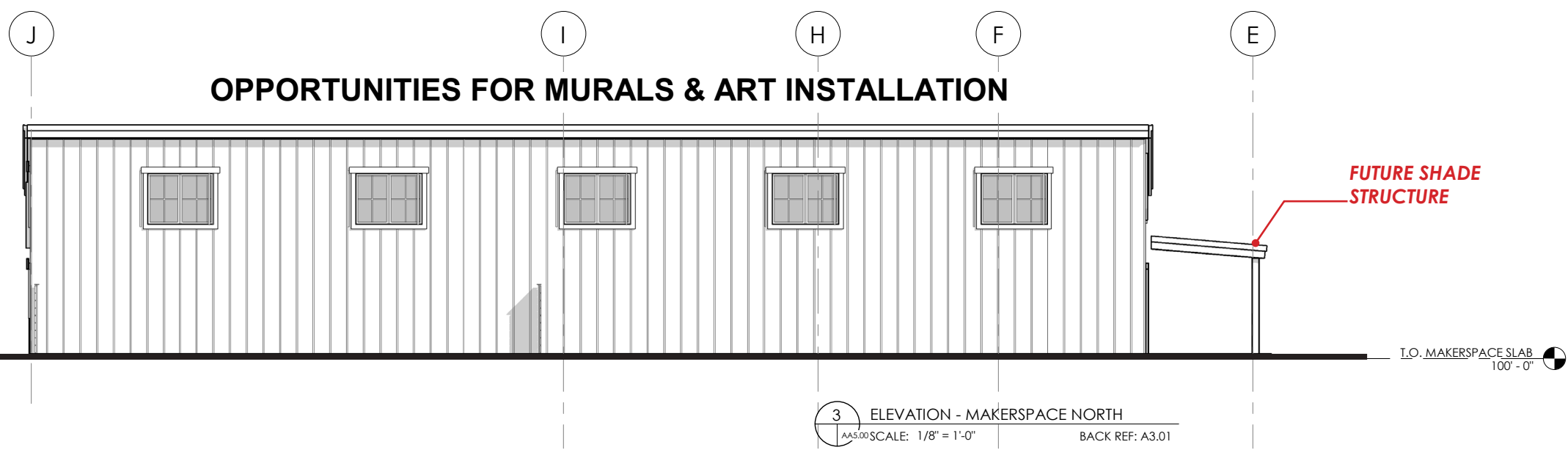
Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



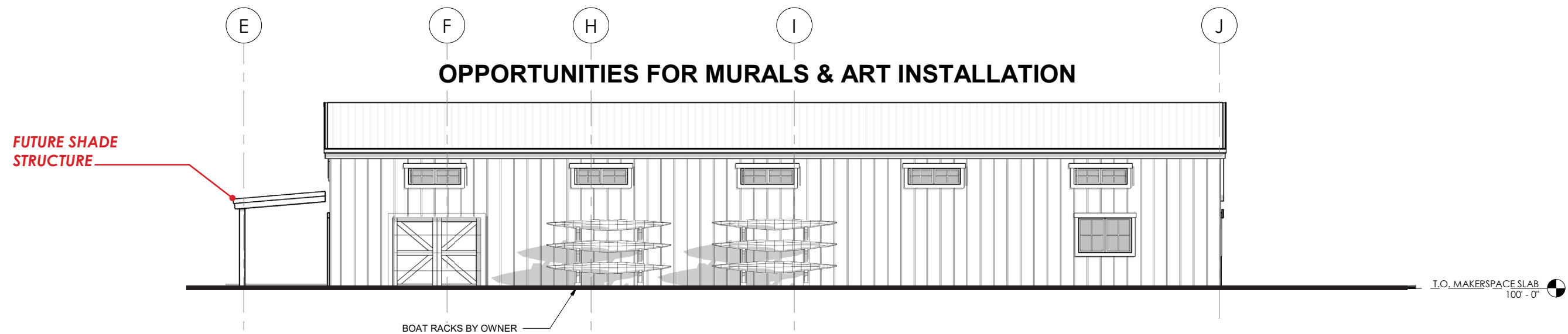
2 ELEVATION - MAKERSPACE WEST
AAS.00 SCALE: 1/8" = 1'-0" BACK REF: A3.01

5 ELEVATION - MAKERSPACE EAST
AAS.00 SCALE: 1/8" = 1'-0" BACK REF: A3.01



3 ELEVATION - MAKERSPACE NORTH
AAS.00 SCALE: 1/8" = 1'-0" BACK REF: A3.01

OPPORTUNITIES FOR MURALS & ART INSTALLATION



OPPORTUNITIES FOR MURALS & ART INSTALLATION

BOAT RACKS BY OWNER

Concept Design

07/14/2025



1 3D-2
AS SCALE: BACK REF:



2 3D-3
AS SCALE: BACK REF:



3 3D-1
AS SCALE: BACK REF:

SPACE 2 CREATE - GRAND LAKE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

CONCEPTUAL MASSING

**SIDING (NICKEL-GAP)
"POPLAR"**



**SIDING (ROUGHSAWN)
"TOBACCO"**



**ROOFING (METAL)
"SLATE"**

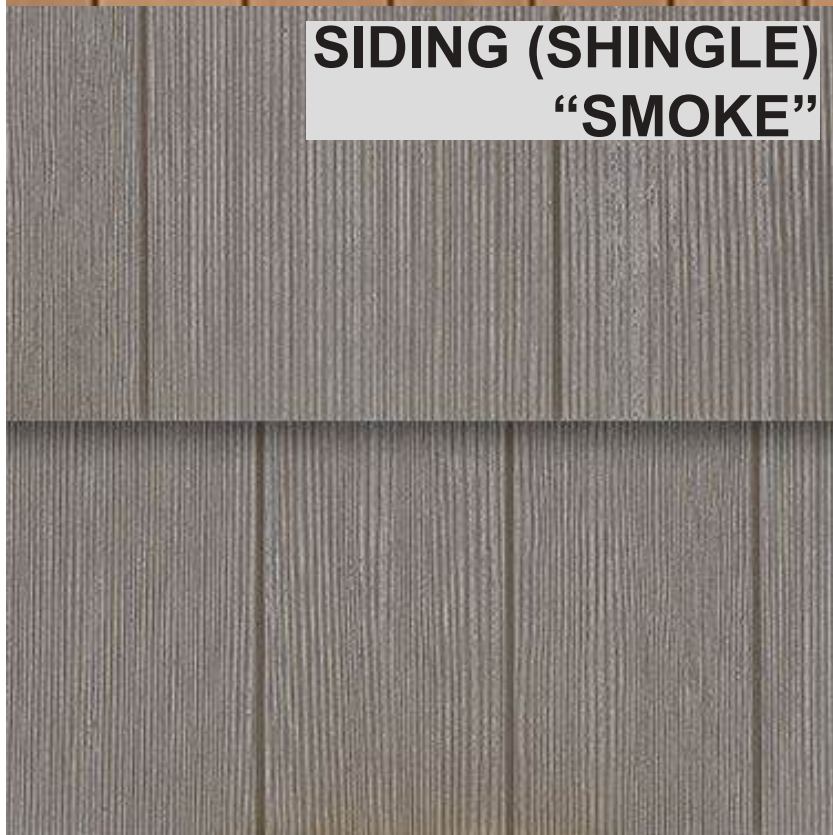


TIMBERS

**ROOFING (SHINGLE)
"TIMBER"**



**SIDING (SHINGLE)
"SMOKE"**



MAKERSPACE (BOARD & BATTEN)



**WINDOW SASH (WHITE)
& TRIM (TIMBER)**

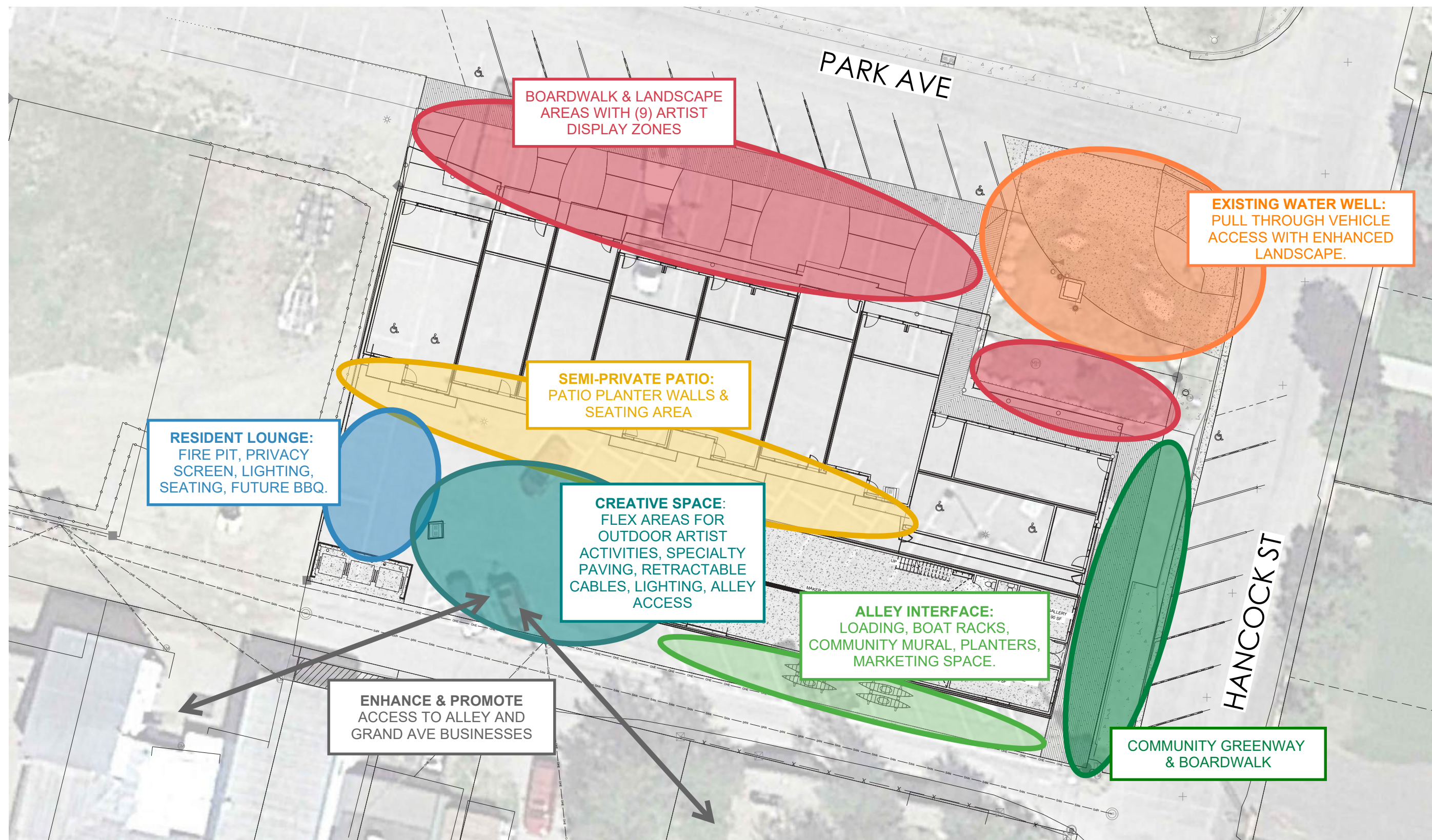


ARCHITECTURAL PALETTE

SPACE 2 CREATE - GRAND LAKE

Town of Grand Lake, CO

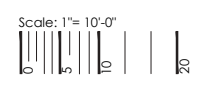
LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



PROGRAMMING BUBBLE DIAGRAM

JUNE 10, 2025

SPACE TO CREATE
GRAND LAKE, CO



SITE & LANDSCAPE INSPIRATION

SPACE 2 CREATE - GRAND LAKE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

SPACE 2 CREATE - GRAND LAKE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



LEGEND

- ① WOODEN BOARDWALK PER TOWN CODE (NATURAL WOOD/PAVERS)
- ② STEPS, MINIMUM (2) 6" STEPS DEPENDING ON GRADING CONDITIONS.
- ③ CONCRETE WALK - MEDIUM SANDBLAST FINISH.
- ④ CRUSHER FINES ARTIST PAD.
- ⑤ LANDSCAPE PLANTER, TEMPORARY IRRIGATION.
- ⑥ WATER WELL DRIVE THROUGH, CONCRETE.
- ⑦ COMMUNITY GREENWAY WITH PEDESTRIAN ACCESS FROM PARKING SPACES.
- ⑧ LOADING/ DELIVERY AREA.
- ⑨ COMMUNITY MURAL WALL - GHOST MURAL, LOCAL ARTIST, VERTICAL PLANTER, DISPLAY CASES.
- ⑩ FUTURE BOAT STORAGE / INTERIM WORK STATIONS, CONCRETE.
- ⑪ GARAGE DOOR/ CIRCULATION TO COURTYARD.
- ⑫ PRIMARY ACCESS TO COURTYARD FROM ALLEY.
- ⑬ ALLEY SEPARATION, COBBLE WITH SEATING ELEMENTS LIKE CONCRETE CUBES, TREE STUMPS, SCULPTURE.
- ⑭ TRASH ENCLOSURE.
- ⑮ FUTURE SHADE STRUCTURE.
- ⑯ CENTRAL MAKER-SPACE COURTYARD - (9) RESERVABLE SPACES DEFINED WITH SCORELINES AND CONCRETE FINISHES, HIGHLIGHTING THE MAIN CIRCULATION PATH.
- ⑰ RETRACTABLE CABLES OR STRING LIGHTS FOR GALLERY SHOWS.
- ⑱ COMMUNAL GARDEN AREA WITH TEMPORARY IRRIGATION/ EXISTING DRAINAGE OUTLET.
- ⑲ RESIDENT OUTDOOR LOUNGE WITH 3' SEPARATION FENCE AND OVERHEAD ENTRY FEATURE.
- ⑳ FUTURE COUNTER TOP FOR BBQ/ COMMUNITY EVENTS.
- ㉑ LARGE FIRE PIT WITH SEATING. POSSIBLE ARTIST OPPORTUNITY TO DESIGN THE SPACE.
- ㉒ 6' PRIVACY FENCE, SEMI TRANSPARENT, WITH BUILT IN BENCH.
- ㉓ RAIN WATER HARVESTING FOR GARDEN USES.
- ㉔ RESIDENT SEMI-PRIVATE PATIO (AVG. 120 SF) WITH RAISED PLANTERS AND VERTICAL TRELLIS.

SPACE TO CREATE LANDSCAPE CONCEPT DESIGN



Scale: 1" = 10'

JUNE 18, 2025



DISCLAIMER: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

SITE & LANDSCAPE INSPIRATION



GRAND LAKE BOARDWALK, NATURAL WOOD OR PAVERS, CONNECT EXISTING WALKS TO PROJECT SITE



ARTIST DISPLAY INTENTION IN FRONT OF SHOPKEEP UNIT, AREA RANGES FROM 40 SF TO 60 SF



SEMI-PRIVATE RESIDENT PATIO WITH CORTEN LINEAR PLANTERS WITH TRELLIS, ON CASTERS FOR MULTI-USE



RAIN BARREL MURAL FOR COMMUNAL GARDEN WATERING



MURAL WALL WITH INCORPORATED PLANTERS, ALLEY



GHOST MURAL WITH CATTLE BRANDS, ALLEY



ARTIST OUTDOOR LOUNGE WITH SEATING, FIRE PIT, AND FUTURE BBQ



SEMI PRIVATE SCREEN FENCE AT ARTIST LOUNGE



MAKER SPACE COURTYARD WITH STRING LIGHTS & CABLES TO HOST EVENTS OR CREATE SPACE



ALLEY SEPARATION AREA, SEATING OPTIONS RANGE FROM REUSABLE TIMBER, STUMPS, SMALL BLOCKS



INITIAL SEATING ELEMENTS FOR RESIDENTIAL LOUNGE, ARTISTS CAN BUILD UPON THESE WITH THEIR OWN FLAIR



ENTRY FEATURE AT RESIDENT LOUNGE

SPACE TO CREATE LANDSCAPE CONCEPT DESIGN

JUNE 18, 2025



CONCEPTUAL RENDERINGS

Concept
 Design

07/14/2025

SPACE 2 CREATE - GRAND LAKE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
 PROJECT #2435

Concept Design

07/14/2025

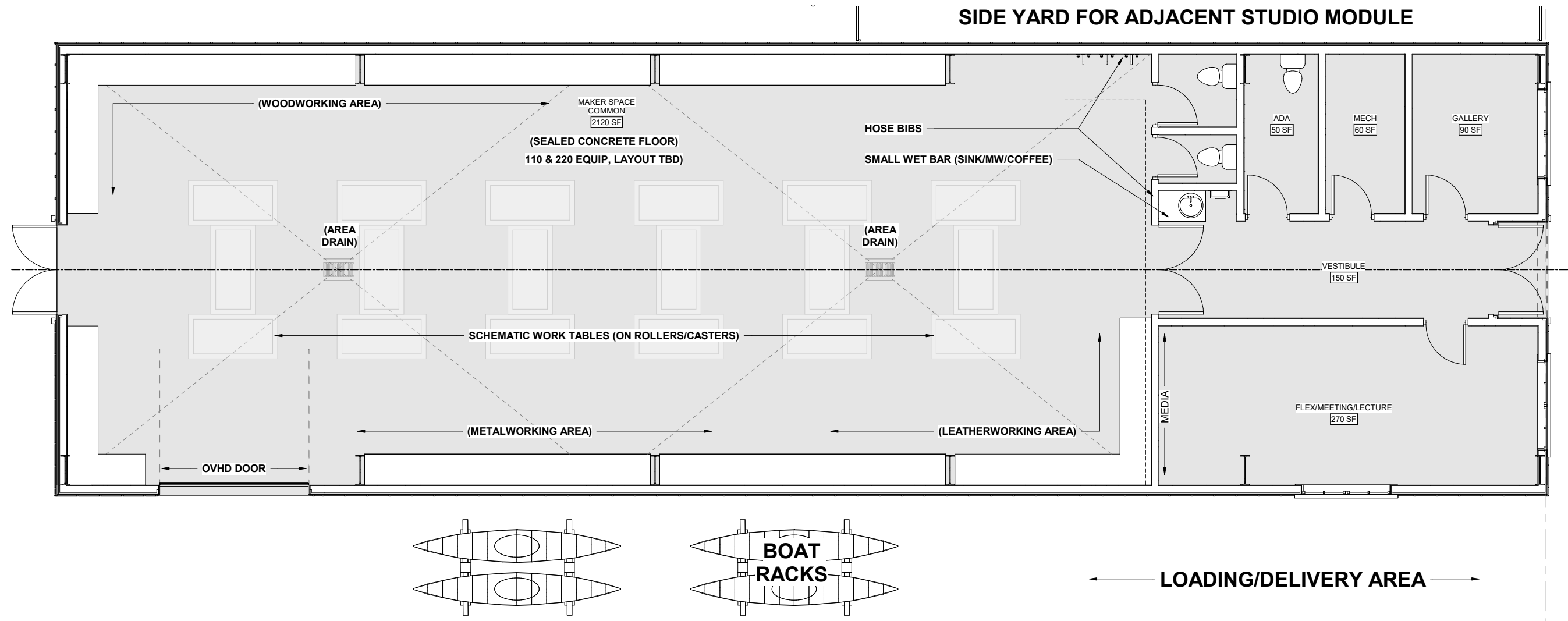
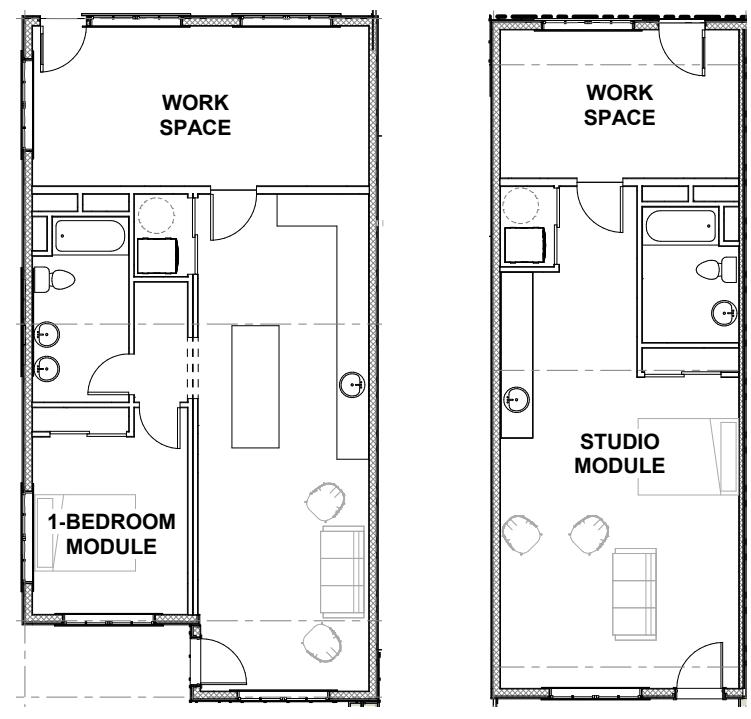


SPACE 2 CREATE - GRAND LAKE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

CONCEPTUAL RENDERINGS



SPACE 2 CREATE - GRAND LAKE

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ENLARGED PLANS