
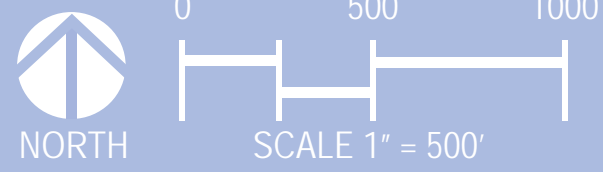


VICINITY MAP



NORRIS DESIGN
Planning | Landscape Architecture | Branding

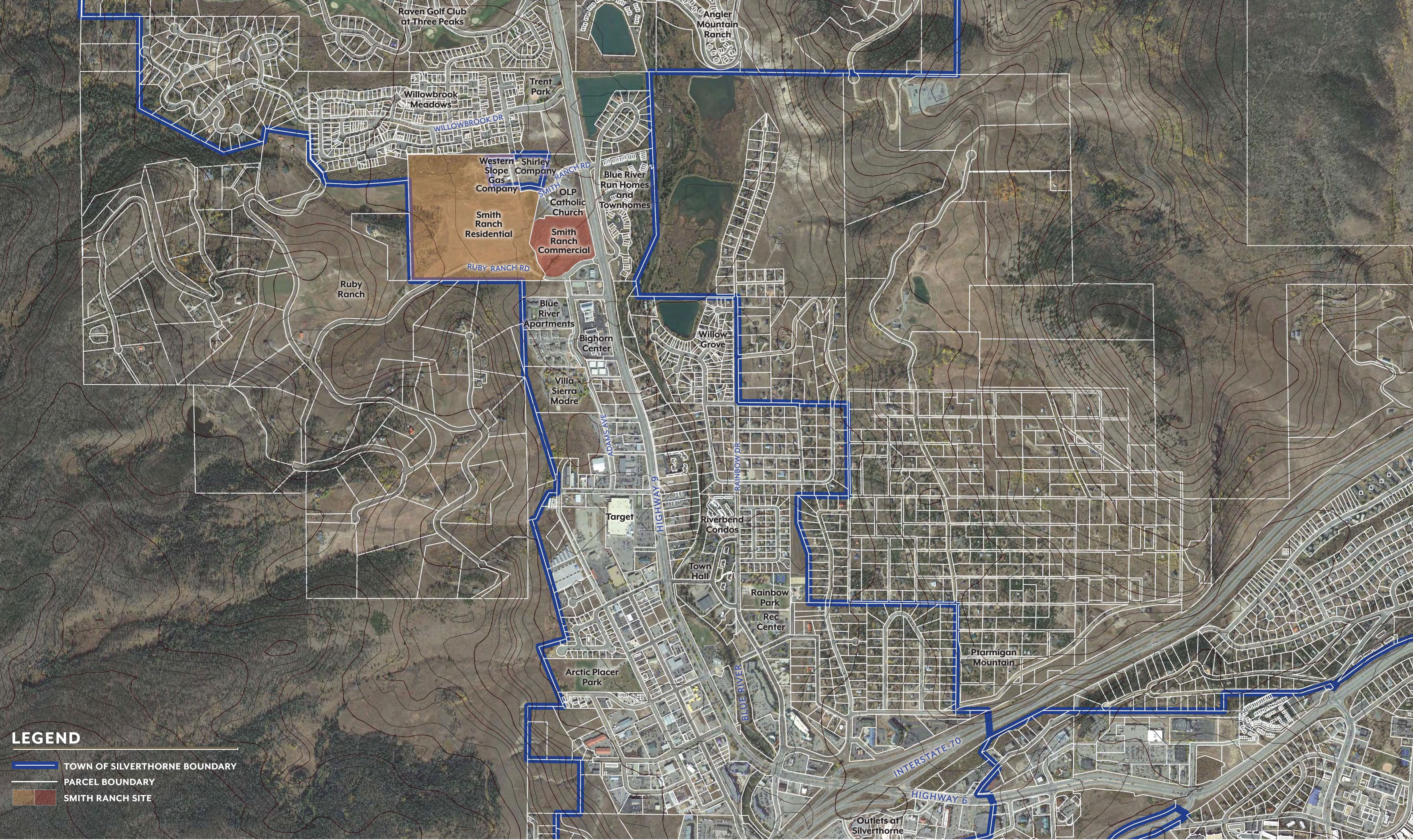


NORTH
0 500 1000
SCALE 1" = 500'



SILVERTHORNE
COLORADO


SMITHRANCH
NEIGHBORHOOD MASTER PLAN



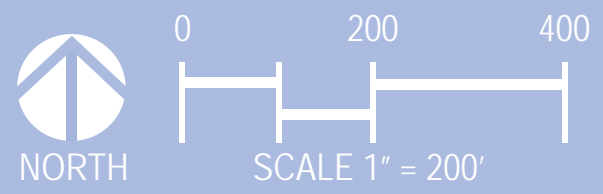
LEGEND

- TOWN OF SILVERTHORNE BOUNDARY
- PARCEL BOUNDARY
- SMITH RANCH SITE

CONNECTIVITY



NORRIS DESIGN
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0 200 400
NORTH
SCALE 1" = 200'




SILVERTHORNE
COLORADO

SMITHRANCH
NEIGHBORHOOD MASTER PLAN

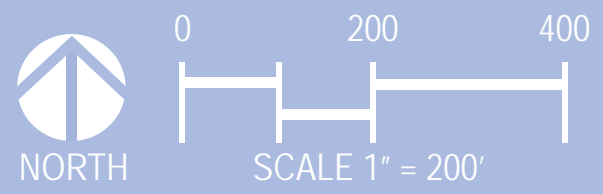


SHARE YOUR TRAIL IDEAS...

Please draw in with marker potential trail connections and ideas!



NORRIS DESIGN
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0 200 400
NORTH
SCALE 1" = 200'



SILVERTHORNE
COLORADO



SMITHRANCH
NEIGHBORHOOD MASTER PLAN



Total Number of Units Needed to meet the Demand for Housing per River Basin

	Summit County	Lower Blue	Snake River	Ten Mile	Upper Blue
Catch Up (2016)	660	115	170	250	125
Keep Up (2020)	1,025	175	170	310	375
Total	1,685	290	340	560	500

Demand for OWNERSHIP housing per Basin

Number of Units	780	205	150	200	230
% Total Demand	46%	70%	44%	36%	46%

Demand for RENTAL housing per Basin

Number of Units	905	85	190	360	270
% of Total Demand	54%	30%	56%	64%	54%

Lower Blue Basin - Demand for Housing by Area Median Income (AMI)

% AMI	Ownership		% AMI	Rental	
<= 80%	81	40%	<=60%	38	45%
80-120%	107	52%	60-80%	24	28%
120-150%	17	8%	80-100%	23	27%

Total Maximum Sales Price

Number of Bedrooms	80% AMI	100% AMI	110% AMI	120% AMI
2 Bed (3 Person)	\$226,499	\$299,185	\$335,527	\$371,870
3 Bed (4.5 Person)	\$272,937	\$357,232	\$399,379	\$441,527
4 Bed (6 Person)	\$310,565	\$404,266	\$451,117	\$497,968



SHARE YOUR IDEAS...

Please write down any of your ideas!



SMITHRANCH
NEIGHBORHOOD MASTER PLAN

PROPOSED SITE PLAN

Residential Community

Scale: 1" = 60'
Date: 10.23.17



SMITHRANCH
NEIGHBORHOOD MASTER PLAN

RESIDENTIAL AREA SUMMARY		
KEY	QTY UNIT TYPE	APPROX SIZE
	80 TOWNHOME WITH OPTIONAL GARAGE	800-1200 SF
	36 35X90 PAIRED HOME WITH ALLEY GARAGE	1200-1400 SF
	20 35X90 PAIRED HOME WITH FRONT GARAGE	1200-1400 SF
	15 40X90 HOME - FRONT LOADED GARAGE	1200-1600 SF
	39 40X90 HOME - ALLEY LOADED GARAGE	1200-1600 SF
	16 50X90 UPSLOPE HOME - FRONT LOADED	1400-1800 SF
+/- 200 TOTAL HOMES		

