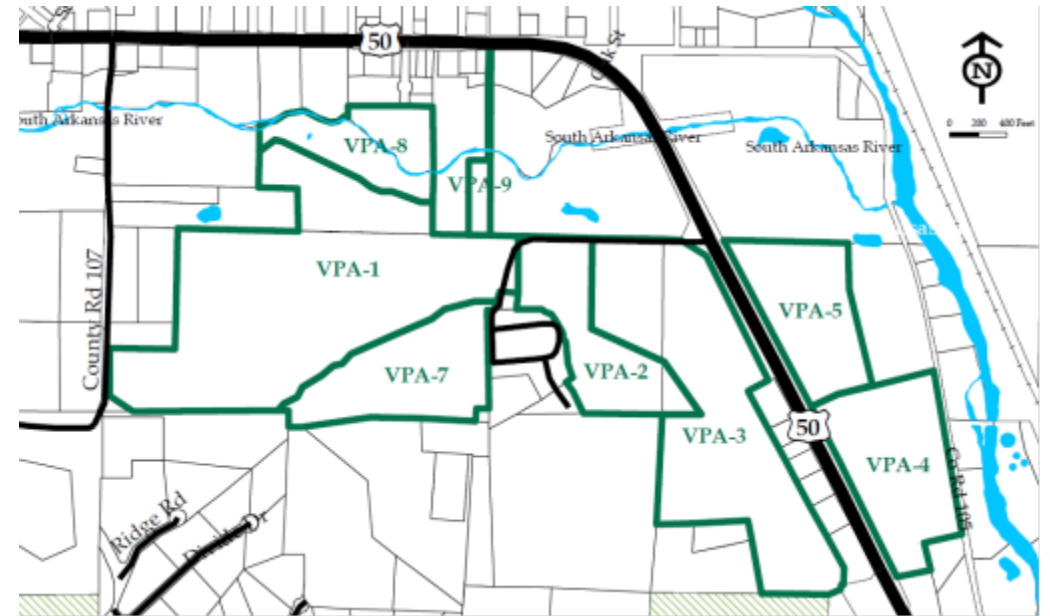
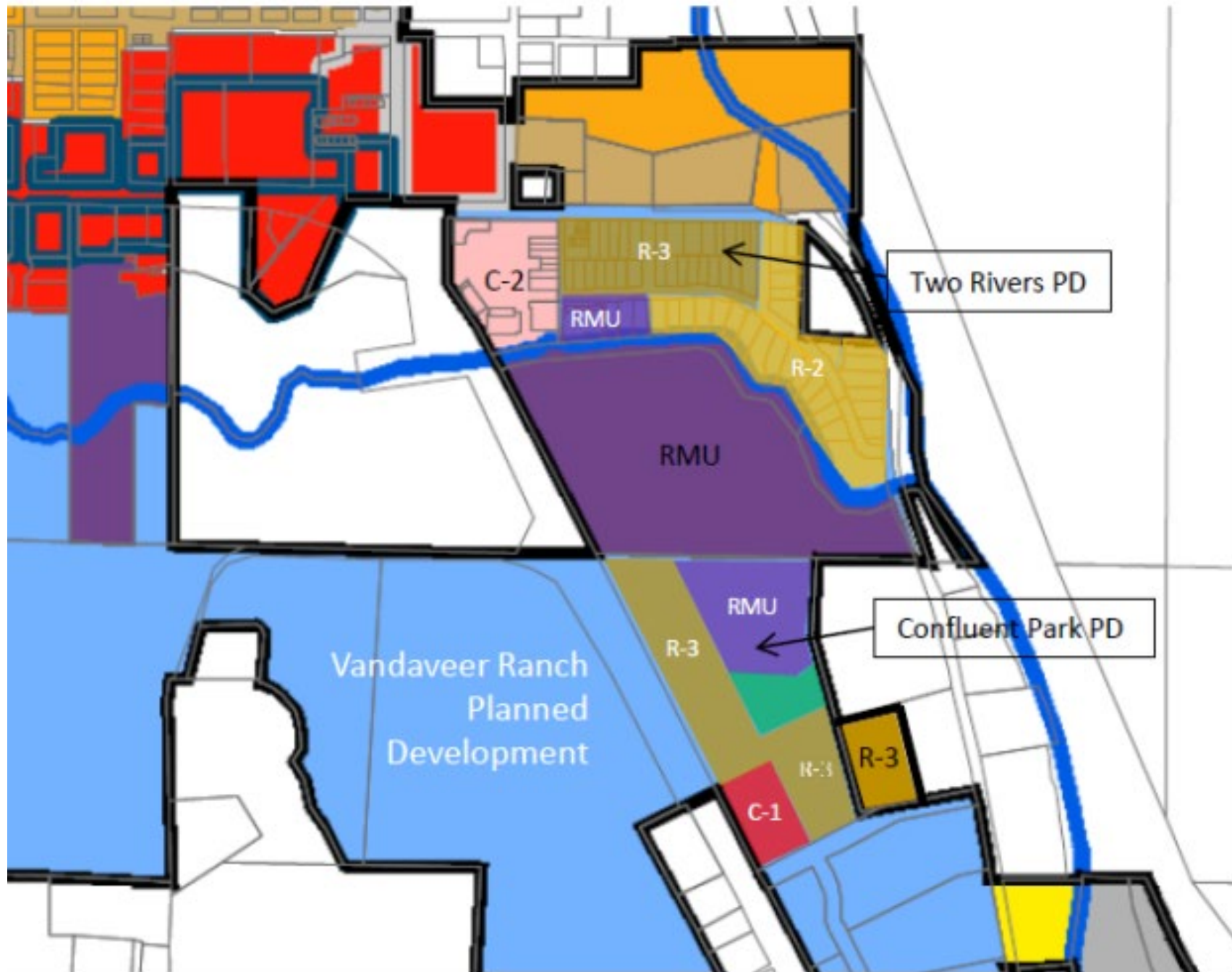


# Confluent Park Planned Development and Minor Subdivision





# Infrastructure

## 3 MODEL SETUP AND EVALUATION CRITERIA

In 2018, the City added a new PRV to create the Southeast Zone. Figure 2 shows the study area with the proposed zone boundaries. Existing pipelines and facilities are shown in black and conceptual level backbone pipelines and facilities for the proposed developments are shown in red. The proposed pipelines include looping which is needed to provide adequate fire flows, redundancy, water quality, and to meet CDPHE recommendations.

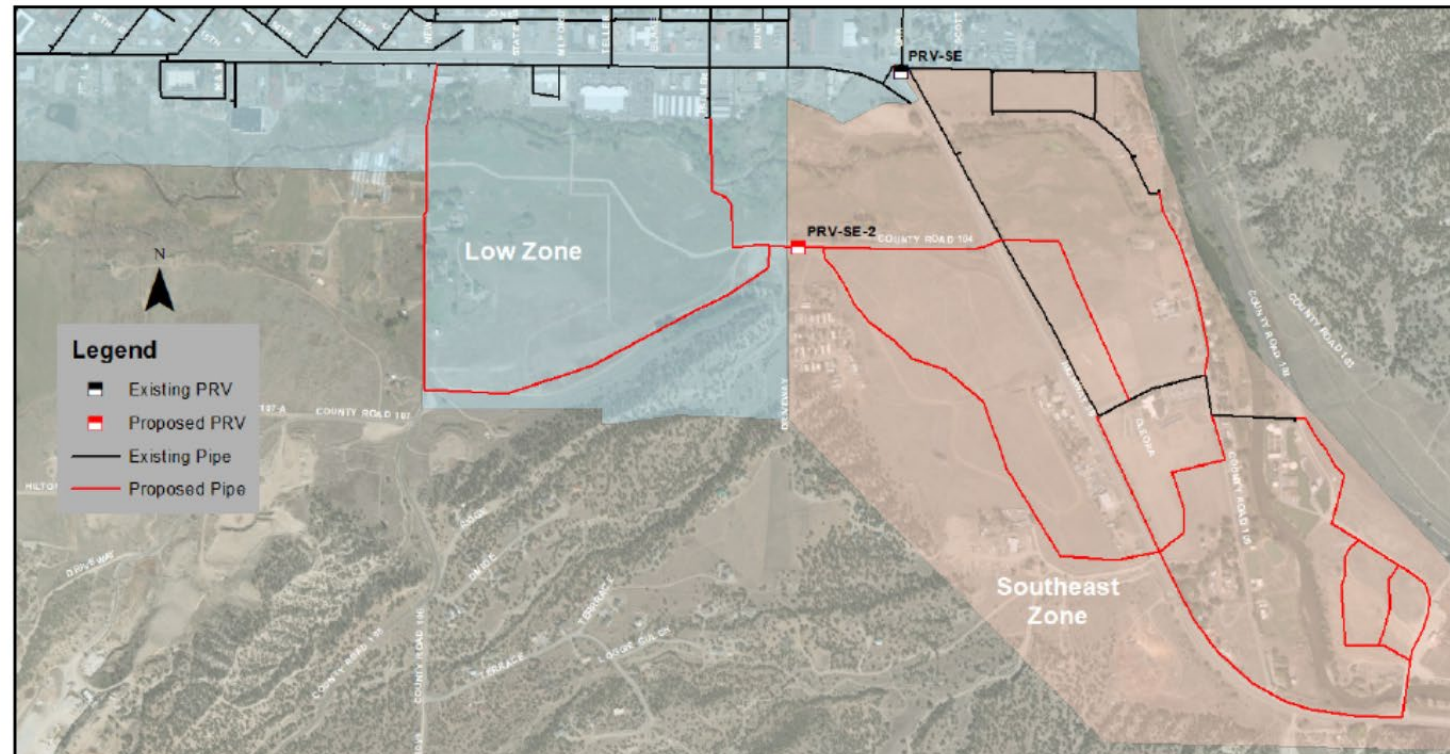
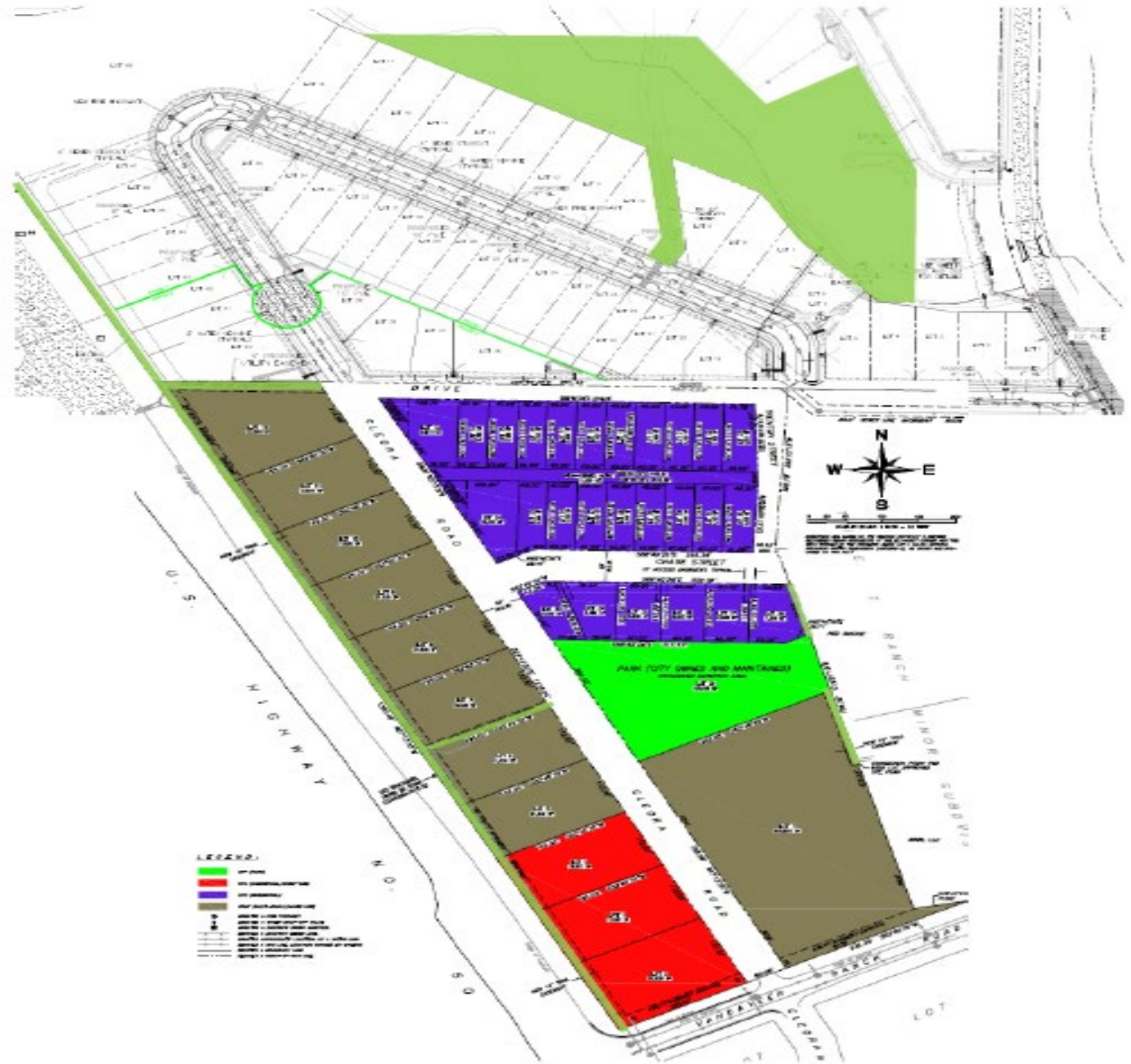


Figure 2 – Southeast Salida Proposed Zone Boundaries<sup>5</sup>

# Parks and Connectivity



Inclusionary Housing Requirements	Confluent Park
Total Number of Units	289 units
Inclusionary Housing Required	37 @ 80% AMI or Less (12.5%)
Provided Affordable Housing	50 @ 60% AMI = 100 @ 80% AMI
Potential IH Transfer	63 units
Angel View IH Requirement based on April 2019 proposal	22 units (1/3 of above)

# Confluent Park PD Balance Sheet

<b>Receives</b>	<b>Gives</b>
<b>Dedicate 1.25 acres for public park</b>	<b>Increased density; smaller lot sizes, increased coverage</b>
<b>Collect in-lieu park fees (\$204,000)</b>	<b>Narrower roadways</b>
<b>Build waterline extension and PRV</b>	<b>Eight short term rental licenses if qualified</b>
<b>Trails and trail connections</b>	
<b>50 units @ 60% AMI (35%)</b>	<b>Transfer excess IH units to Angel View (approx. 22)</b>
<b>Fees in lieu of school site (\$128,500)</b>	<b>Reduced public approval process for multi-family site plans with approved guidelines</b>

