



and STAFF HOUSING

850 Blue River Parkway
Retreat on the Blue, Parcel 1 and 2
Silverthorne, Colorado

Backcountry Family Dental is a family-owned dental practice, established in 2011 in Silverthorne, Colorado. Our family-owned dental office has been serving the dental needs of Silverthorne residents and surrounding communities. Our business currently resides in the Tanglewood Plaza complex in Silverthorne. While this location has served us well for the past 10 years, we are looking to establish our own commercial space, specially designed to fit the unique needs of a small business in Silverthorne, Colorado.

The proposed development is located at 850 Blue River Parkway, within the Retreat on the Blue condominium complex. The development will be a mixed-use building with commercial and residential spaces. The commercial space will be located on the lower level and will house Backcountry Family Dental and an additional small professional office suite for rent. The upper level will house four, one-bedroom residential units intended as affordable employee housing for Backcountry Family Dental employees. In recent years, Backcountry Family Dental has felt the impact of the Summit County housing crises. By providing staff with a safe, affordable housing option, we hope to solve the housing insecurity faced by some employees.

This development will adhere to the Riverfront District guidelines by bringing rich architectural style and finishes that blend seamlessly with the surrounding natural environment. The ground level commercial space will primarily be sided with naturally weathered metal materials including structural steel accents. The second level will step back from the ground level and transition to wood finish siding products while incorporating structural steel and wood accents. The roof architecture incorporates large cantilevers with structural steel and wood accents. Tenants will have access to a common area rooftop patio for outdoor enjoyment. A combination of natural landscape materials will be utilized to enhance the esthetic of the commercial building as well as screen parking areas.

In addition to working within the Riverfront District Guidelines, we have also been working with the Retreat on the Blue HOA to pass a mutually beneficial amendment to the design guidelines of parcels 1 and 2. This new amendment allows for the development of a single mixed-use building. With the passage of this amendment the maximum building height

was reduced from the 35-foot height restriction to a mutually agreed upon bulk plane that reduces the overall height of the development. This reduced building height helps maintain view corridors for the existing residential units to the East.

Backcountry Family Dental appreciates the opportunity to continue to serve Silverthorne and the surrounding areas with this new development. Upon completion of this mixed-use development, we look forward to providing an essential service to the community while helping to solve the housing insecurity felt by many local residents. We look forward to working with the planning department and town council throughout the site plan submittal process and are excited to remain an integral part of Silverthorne, Colorado for many years to come.

Sincerely,



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