AC Frisco Hotel

Parking Modifications and Requested Snow Storage & Landscaping Easements — I-70 / CDOT Project

Presented on behalf of the Owners of AC Frisco Hotel | Brownstein

Why We Are Here

The I-70 project required land from AC Frisco

Lost parking

The I-70 underpass and frontage road take a portion of the lot, forcing a reconfiguration.

Lost snow storage

Including the snow storage easement over the Alpine Inn property across the street.

Lost landscaping

The area at the front of the hotel where landscaping is maintained.

Regrading & access

The entire lot must be regraded with new points of access.

Not a gift, a subsidy, or special treatment — reasonable accommodations that restore functionality lost when property rights were relinquished for a public improvement.

Three Ways to Get There

CDOT's stated preference is Option 3

1

CDOT reserves the easements

CDOT reserves snow storage easements before conveying the land to the Town. Requires regulatory steps CDOT is concerned would affect its construction schedule.

2

AC Frisco reserves its own

AC Frisco reserves snow storage and landscaping easements before conveying to CDOT. Gets us part of the way.

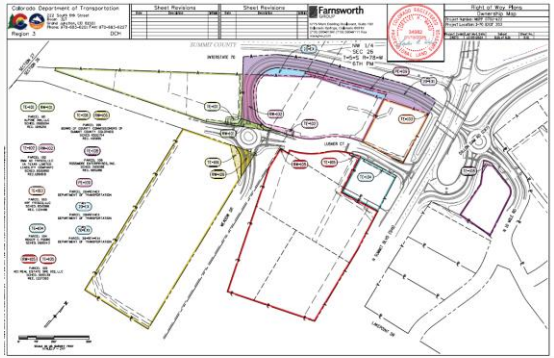
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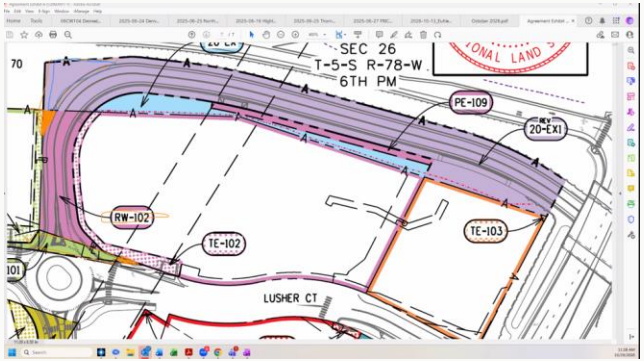
Town reconveys the easements

Conveyances happen without reservation; upon accepting the land from CDOT, the Town conveys the easements to AC Frisco.

Picture 1: Overview of the CDOT Conveyance

What CDOT is asking AC Frisco to convey

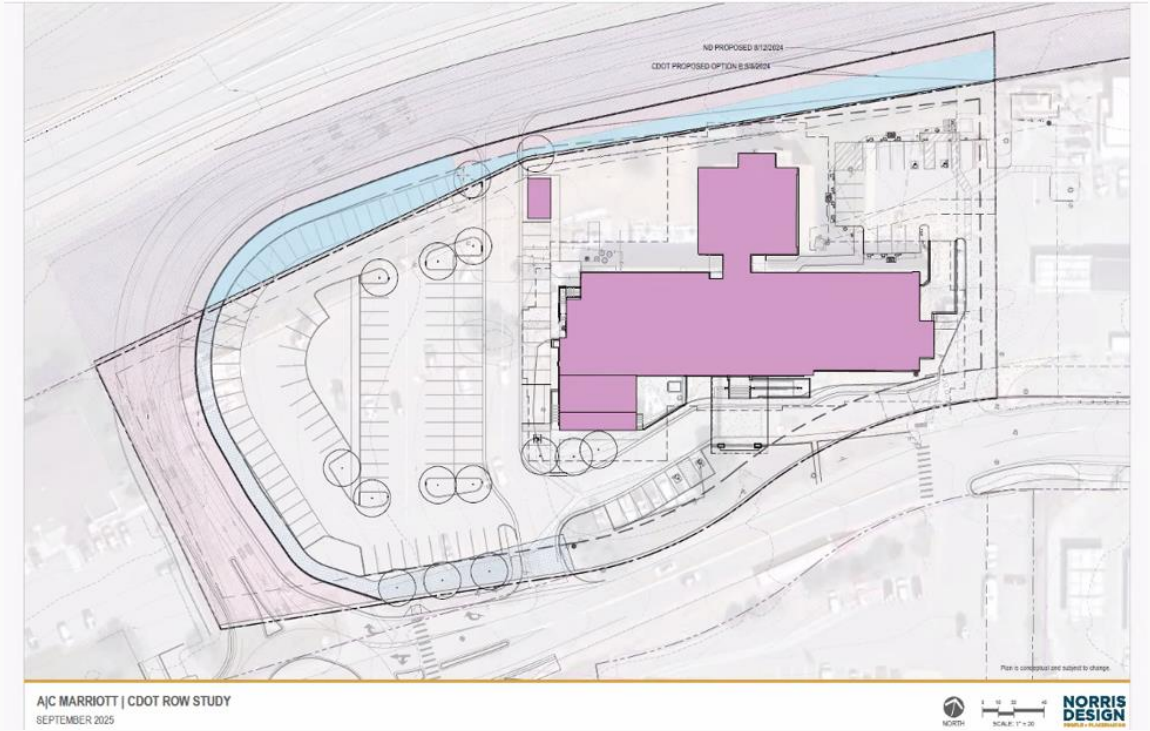




- RW-102: previously AC Frisco parking and snow storage
- Orange triangle: existing AC Frisco snow storage easement over Alpine Inn property
- Top right, purple triangle A: requested snow storage easement (with prior small triangle)
- Green above roundabout / orange at hotel front: requested landscaping easement

Picture 2: Reconfigured Parking & Access

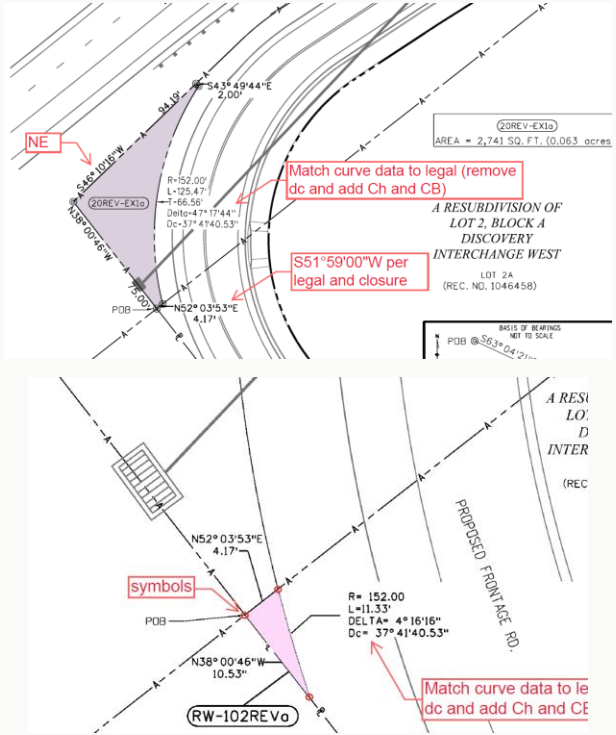
Aerial of the hotel, its parking, and the CDOT project



- Reconfigured parking lot
- Two curb cuts
- North end (blue, between circles)
- South end of drive aisle: front of hotel, main entrance
- Request: formal confirmation Town will not block new access at west perimeter of PE-109

Pictures 3 & 4: Snow Storage Easement

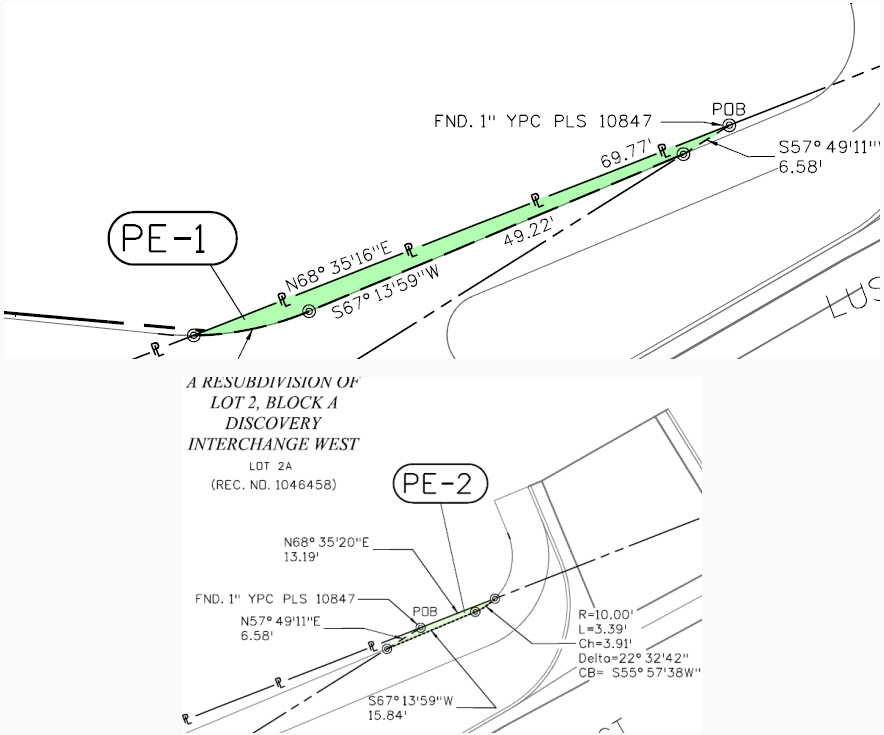
20REV-EX1a (2,741 SF) + RW-102REVa (21 SF) = 2,762 SF



- 20REV-EX1a: new snow storage easement (2,741 SF)
- RW-102REVa: where current easement exists (21 SF)
- Conveyed to Town separately from 20REV-EX1b (street/ROW), per Town preference
- Includes drainage improvements and storm inlet; leaves ~10 ft buffer for future sidewalk/path
- AC Frisco will haul snow; no plowing across roadway

Picture 5: Landscape Easement

PE-1 (117 SF) + PE-2 (15 SF) = 132 SF



- PE-1: current front of AC Frisco (117 SF)
- PE-2: requested landscape easement (15 SF)
- Over property conveyed to Town plus a small portion of existing Town ROW
- Avoids a landscaping gap between back of sidewalk and property line at main entrance
- North side of Lusher Court, east of existing entrance

Summary of AC Frisco's Requests

To facilitate settlement of the parking modifications

2,762 SF

Snow Storage Easement
20REV-EX1a (2,741 SF) and RW-102REVa (21 SF)

132 SF

Landscape & Snow Storage Easement
PE-1 (117 SF) and PE-2 (15 SF)

PE-109

Access Confirmation
Town will not block new access at west perimeter of PE-109