Town Council
Monday, May 1, 2023
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615
You can watch the meeting live online on our website at tosv.com.

Agenda

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PROCLAMATIONS AND PRESENTATIONS**

4. **PUBLIC COMMENT**
   This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town

the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

6.A. Review Building 10 A & B

Pages 13-20 Agenda Summary Staff Report_SSDP Bldg 10 AB BV Arch TC 5-1-23
Pages 21-25 Attachment 1 - TC Reso No. 13, 2023 - Buildings 10 AB Final Architecture Plans DRAFT
Pages 26-35 Attachment 1A - SBV 10A Architectural Model and Design Principles
Pages 36 Attachment 1B - Building 10AB and 11 Design Guidelines
Pages 37-68 Attachement 1C - Referral Agency comments & Applicant responses
Pages 69-131 Attachment 2 - SBV Buildings 10AB SSDP Application 2022.12.01
Pages 132-137 Attachment 2 - 01. Exhibit 1 Bldgs 10AB SSDP Statistics
Pages 138-196 Attachment 2 - 02. Exhibits 2 - 4 SBV 10AB SSDP Plans Package 221201
Pages 197-252 Attachment 2 - Appendices A-L

7. POLICY/LEGISLATIVE PUBLIC HEARINGS

8. ADMINISTRATIVE REPORTS

8.A. Owner Review of Town Park

Pages 253-255 Town Park Owner's Update for TC 5-1-23
Pages 256 Attachment 1 Town Park Master Plan
Pages 257 Attachment 2 Overall Phase 1 Site Plan
Pages 258-261 Attachment 3 Maintenance Facility - Council Presentation

9. TOWN COUNCIL REPORTS AND ACTIONS

Reports and Updates

10. ADJOURNMENT

DRAFT 2023 Agenda Items

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:

- Dog Park, Leash laws & E-bikes -POSTR needs to meet 1st.
- Holy Cross Presentation & Discussion – Greg will coordinate and help set the date.
- Transit Center Next Idea(s)

Mon. Apr. 17th – Regular Meeting

- Mall Transit Station
- RFTA update on railroad corridor enforcement and general background on RFTA
- Brush Culvert Update
- Parking Ord - 2nd reading
- Ord 04 RE Financial Update – 2nd Reading
- Executive Session (JJK)

Mon. May 1st – Regular Meeting (Madsen, Marolt Out)

- Review Building 10 A & B
- Owners review of Town Park—with budget adjustments?? Or May 15?
- Exec Session - Krabloonik

Mon. May 8th – Work Session (Madsen Out)

- Council engagement and involvement with B & Cs
- Draw Site Housing owner review (or 5/1)
-

Mon. May 15th – Regular Meeting

- Coney Glade Lift Replacement and Extension Proposal
- SAAB Scholarship Proposal
- Employee Housing Regulations Discussion
- Library update
-

Mon. Jun. 5th – Regular Meeting (Conklin Out)

- Reso approving transit Title 6 and EEO Plan

Mon. Jun. 12th – Work Session

Tues. Jun. 20th – Regular Meeting

As Of: Thursday, April 27, 2023

DRAFT 2023 Agenda Items

Thur. June 29th – EOTC Meeting – Snowmass Village Hosts

Mon. Jul 3rd – Regular Meeting

Mon. Jul. 10th – Work Session

Mon. Jul. 17th – Regular Meeting

- Ord removing Board of Appeals

Mon. Aug. 7th – Regular Meeting

Mon. Aug. 14th – Work Session

Mon. Aug. 21st – Regular Meeting

Thur. Aug. 31st - EOTC Meeting – Pitkin County Hosts

Tue. Sep. 5th – Regular Meeting

Mon. Sep. 11th – Work Session

Mon. Sep 18th – Regular Meeting

Mon Oct. 2nd – Regular Meeting

Mon. Oct. 9th – Work Session

Mon. Oct. 16th – Regular Meeting

Thurs. Oct. 26th – EOTC – City of Aspen Hosts

Mon. Nov. 6th – Regular Meeting

- **GID?**
- **B & C Applications**

Mon. Nov. 13th – Work Session

Mon. Nov. 20th – Regular Meeting

- B & C Interviews

Mon. Dec 4th – Regular Meeting

- B & C Interviews

Mon. Dec. 11th – Special Meeting

- **GID?**

Mon. Dec. 18th – Regular Meeting

As Of: Thursday, April 27, 2023

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives
  - EAB
  - FAB
  - PTRAB
  - POSTR
  - Marketing
  - Grants – Recent Awards; Review of Criteria; Purpose, etc.
  - SAAB
  - Planning

Town Council
Meeting Minutes
Monday, April 17, 2023
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615

Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Monday April 17, 2023, at 4:00 pm.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it anytime.

1) CALL TO ORDER

4pm

2) ROLL CALL

Council Members Present: Bill Madsen, Alyssa Shenk, Susan Marolt, Britta Gustafson & Tom Fridstein.

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Marianne Rakowski, Finance Director; Sam Guarino, Transportation Director; Anne Martens, Public Works Director; Jim Wahlstrom, Senior Planner; and Megan Boucher, Town Clerk.

Public Present: Matt Qwost, Erin Pelton, Tim McMahon, Angela Henderson, Jay Shumaker, Mary Blankenau and Dwayne Romero.

3) PROCLAMATIONS AND PRESENTATIONS

4) PUBLIC COMMENT

None

5) CONSENT AGENDA

5.A) 2023 Agenda Overview

Pages 4-6 2023 Agenda Overview

Councilmember Shenk would like to add to a future Work Session a discussion on workforce housing parameters and possible expansion to include other entities like local school district and hospital employees. Council decided to add it to the May 8th Work Session. Shenk also suggested an upcoming discussion on a dog park in SMV and leash laws. Kinney mentioned POSTR Board's past talks and recommendation to Council to not have a Dog Park and that the e-bike and leash law discussion will be in front of POSTR and then come to council with a recommendation soon. Shenk encouraged this discussion to continue so that if Council decided to make any changes, they would be in place by summer and able to be communicated to the community.

Councilmember Fridstein reflected on the recent EAB presentation to Council. Fridstein suggested that Holy Cross present at a work session to further explain the proposed rate change. Kinney said we can invite them and get it on a future work session.

Mayor Madsen notified that he will be out May 1st and 8th.

Councilmember Marolt would like to a discussion added to a future agenda regarding opportunities for Councilmembers to interact with community stakeholders and what capacity Councilmembers might be able to participate in Town advisory boards and commission. Kinney will aim for May 1st or 8th.

5.B) Minutes for Approval

Pages 7-12 04-03-23 TC Minutes - DRAFT

No edits from Council.

5.C) Ordinance No. 04, Series 2023 RE Financial Update 2nd Reading

Pages 13-15 Agenda Item Summary - Financial Update and Ordinance No. 4 2023-2nd Reading
Pages 16-18 Ordinance 04, 2023 - 2nd Reading-Budget Revisions 2023
Pages 19-46 2022 Year-end Financial Update & 2023 revisions -Council

Mayor Madsen asked for clarification regarding "personal services" payroll and payroll benefits. Councilmember Marolt asked for clarification on fund balances and the carryover projects. Rakowski clarified and reminded Council about the payroll market adjustment, staff changes and that some projects were continued.

Councilmember Fridstein motioned to approve the Consent Agenda including Ordinance No. 4, Series 2023 on second reading. Councilmember Shenk seconded. Rollcall vote. All in favor.

6) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

6.A) Mall Transit Station

Pages 47-50 Agenda Item Summary - Transit Center Special Review
Pages 51-55 Transit Center Applicant Summary Memo
Pages 56-79 Transit Center - Architectural Renderings
Pages 80-88 Proposed Construction Phasing
Pages 89-95 Referral Comments
Pages 96-130 Public Comments
PC Resolution No. 2 of 2023

Mayor opened the Public Hearing.

Community Development Director Dave Shinneman introduced the Special Review Application and briefly summarized the item and attached documents from the packet. Shinneman, Kinney and Town Attorney Conklin further explained the process and staff re

support should be sought and suggested exploring other possible plans. Safety remains a concern for all members.

Guarino described aspects of the federal funding including the expiration of those funds as well as them being attached to a specific design. This federal funding expires and cannot be used for a new design.

Erin Pelton and CDOT confirmed Guarino's information regarding CDOT and federal funds.

Fridstein asked if additional designs could be quickly considered in an effort to hold onto CDOT and Federal funding. Kinney expressed challenges and walls to any quick action but staff intention is indeed to exhaust all possibilities in an effort to hold onto funds.

Public Comment:
Tim McMahon - Incline Sport – He agreed that the benefits are great for an improved transportation hub but the 40 month build out / phased construction seemed very challenging and worried how businesses could survive during such a long project. Business community is excited for something but truly worried for such a large build.

Duane Romero - Romero Group – He expressed disappointment that the project had come this far and not able to get it done. SMV is going to have to do this at some point. He hopes Council will lean in and direct staff to find a project that will work. He recommends doing more hard work and fins a redesign to present. Town needs an improved public transport solution. Get a new design to PC and then to Council so that the Town can secure funding.

Kinney clarified that this project meets the goals. The goals will need to change.

Town Manager Kinney withdrew the application.

Council asked for this to be added to a Council meeting as soon as possible to discuss next steps with goals and new designs for this project.

7) POLICY/LEGISLATIVE PUBLIC HEARINGS

7.A) Ordinance No. 03, Series 2023 RE Parking and Traffic Code Amendments 2nd Reading

Pages 131-133 Agenda Item Summary - Parking Code changes
Pages 134-135 PH Publication Notice - TC 4-17-2023 - Parking code changes
Pages 136-139 TC Ord 03, 2023 - Parking & Traffic Code Amdts - 2ND READING

Pages 140-149 Off-street parking standards & traffic codes - REDLINE
Pages 150-151 Parking Space Cost Averages
Pages 152-153 TOSV Employee Affordable Housing Unit Mix & Parking Info
Pages 154-155 Housing Memo CDD on Parking 4-11-23

Senior Planner Jim Wahlstrom summarized the background, Ordinance and attachments for Council to consider. No changes to the Ordinance from first reading approval. Staff recommends approval.

Council discussion included suggesting additional language to the table on minimal standards to clarify that it is for both free market and employee housing, how to regulate parking spaces being used for vehicles rather than storage, the practice of workforce housing residents to also purchase numbered lots parking permits, and restaurant outdoor seating not changing the need to parking spaces.

No public comment.

Councilmember motioned to approve on second reading Ordinance No. 03, Series 2023. Councilmember Marolt seconded. Roll call vote. All in favor.

8) ADMINISTRATIVE REPORTS

8.A) Rio Grande Railroad Corridor - History & Background

Pages 156-157 Agenda Item Summary Rio Grande Railroad Corridor ? History & Background
Pages 158-184 RFTA Railroad Corridor History -SV Presentation - updated

Sam introduced Angela Henderson from RFTA. Angela presented powerpoint from the packet. A brief discussion followed.

8.B) Brush Creek Culvert Update

Pages 185-186 Agenda Item Summary - Brush Creek Culvert Update 04.12.2023
Pages 187 Brush Creek Cross Sections (page 7)
Pages 188 Culvert Project Flyer_alt_small

Public Works Director Anne Martens summarized and updated the Council on the current paving project along Brush and Owl and the opportunity to get it done early. This is just a 2/3 day project.

Martens followed by updating Council on the Culvert Project and other materials from the packet.

Town Attorney Jeff Conklin explained some details regarding the easements along the culvert project area. Conklin further proposes a clean-up of the easement for clarity and preservation of the green belt area.

Council and staff further discussed that the gas-line project is part of the plan, traffic control during the project, rapid flash beacons at Meadow Ranch and west of the fire station, partnering with Aspen School District & RFTA with traffic concerns, community outreach and push to communicate information to public about the project, and the temporary one lane road during Labor Day Festival for resident access.

Additional updates at additional meetings in the coming months.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Fridstein has an upcoming CORE meeting and will continue to discuss concerns regarding electric rates and sustainability.

Mayor Madsen has an upcoming Nordic Council with Marolt.

Councilmembers Gustafson and Marolt had nothing to report.

Councilmember Shenk reported on the RFTA meeting and their upcoming retreat in June. The 27th St Bridge Project will be starting soon. They are mindful of the heavy traffic time in the moring and afternoon and plan no lane closures during that time. April 2023 - Oct 2024 in phases. Shenk also attended Sister Cities - Garmisch Students and Bariloche Students were both visiting this last week. Special thanks to TOSV for allowing the students to use the TOSV Recreation center.

10) EXECUTIVE SESSION

10.A) Executive Session

Pages 189 Agenda Item Summary - Executive Session

Madsen read the legal language for the Executive Session. At 6:12 pm Councilmember Fridstein motioned to go into Executive Session. Councilmember Shenk seconded. All in favor. Councilmember Marolt absent.

At 7:25 pm, Mayor Madsen moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Fridstein seconded. All in favor. Councilmember Marolt absent.

Immediately following, Councilmember Shenk moved to adjourn the Regular Meeting, Councilmember Gustafson seconded. All in favor. Councilmember Marolt absent.

11) ADJOURNMENT

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, May 15, 2023.

Submitted By,

_____

Megan Harris Boucher, Town Clerk

Town of Snowmass Village
Agenda Item Summary

DATE OF MEETING:

May 1, 2023

AGENDA ITEM:

Public Hearing and Resolution No. 13, Series 2023: Final Architectural Plan Review for Buildings 10AB, Phase 3, Base Village Site Specific Development Plan (SSDP).

PRESENTED BY:

Jim Wahlstrom, AICP, Senior Planner,
Through Dave Shinneman, AICP, Community Development Director

BACKGROUND:

A PUD amendment for Base Village Phase 3 was approved by Town Council via Ordinance 10, Series of 2020 requiring Town Council approval of the architecture for each building by review of a Site-Specific Development Plan (SSDP). This PUD amendment also allowed for Staff approval following the SSDP approval by Council for Buildings 10AB (Amended Lot 6), 11 (Lot 5), 12 (Lot 7) and 13B (Lot 8),

Being the last of the buildings in Base Village, the architectural design for Buildings 10AB (being marketed as *Stratos*) is being completed by the Denver firm, Davis Partnership *Architects*, on behalf of East West Partners. Snowmass Ventures LLC is the owner of the property, which is located at 119 Wood Road, just east of the ski back trail, Buildings 7 and 8 (One Snowmass) and the Medical Clinic (see the Vicinity and Site Plan Maps in **Attachment 2,** from the buildings 10AB Application and Plans Package). The application materials and supplemental information (such as grading plans, parking dimensions, trash service enclosure perspectives, and revised building envelopes and cross sections regarding placements of the surface patios relative to retaining walls, and a modified generator pad location) may also be referenced on the Town's webpage here: https://docs.tosv.com/WebLink/Browse.aspx?id=166471&dbid=0&repo=TOSV

Included with this Staff Report are **Attachment 1**, draft Resolution No. 13, Series of 2023 that includes **Exhibit A**, *SBV 10 AB SSDP TC Package 12.2.2022*; **Exhibit B** *Design Guidelines for Buildings 10AB and 11 (revised by the Phase 3 master development plan)*, and **Exhibit C** *Supplemental Revised Applicant Response to Staff Questions SBV 10 AB SSDP 12.2.20*.

Attachment 2 is the Application for Base Village Buildings 10AB Final Architectural Plans dated November 21, 2022 and received December 2, 2022. The materials also include **01**. Exhibit 1_Buildings 10 AB SSDP Statistics; **02**. Exhibits 2 - 4_SBV 10 AB SSDP Plans Package 12.02.2022.

ARCHITECTURAL DETAILS:

The previously modified design narratives for Buildings 10AB and 11 are provided as **Exhibit B** to the Resolution. These Design Guidelines are very broad in scope, and it is Staff's opinion the proposed architectural design meets these guidelines, including,

1) *it should support the a*

boilers may need to supplement the electric equipment. Gas fired boilers are anticipated to fully power the Village Walk snowmelt and may be necessary for the spa pool heating.

The site plan consists of two whole ownership condominium buildings connected by one subgrade parking garage located on Lot 6 of the Base Village PUD. Buildings 10A and 10B, referred to as Stratos, will include the following:

- *Level P1: This level sits below and connects both buildings and contains 43 parking stalls, mechanical/electrical/plumbing equipment rooms, and storage (owner storage, building storage, and ski/bike storage). A portion of the parking garage is designed to contain individual two car garages while the rest contains shared spaces that are open within the garage structure. The majority of this level is subgrade, however, the west end walks out to provide pedestrian and skier access from a ski lounge to the adjacent Ski Back Trail.*

- *Level 1: This level connects both buildings. The south side of the footprint at this level is subgrade and contains 41 parking stalls and storage (owner, package, and building). The south and east sides of the level 1 footprint meet grade, providing vehicular access from Wood Road and pedestrian access from Wood Road and the Linear Park along the Village Walk. This level also contains the trash room, the fire command center, and small entry lobbies in each building. A portion of the parking garage is designed to contain individual two car garages while the rest contains shared spaces that are open within the garage structure. The northern side of both buildings feature two-level townhome-like residential units facing the Village Walk. These residences are referred to as "Cloudstones" throughout this application.*

- *Levels 2-5: Contains single-level corridor served condominium residences.*

- *Level 6: The 10B building steps back in massing to comply with the height limitations. The majority of level 6 contains condominium residences, but the west end of 10B features an indoor amenity lounge and an outdoor rooftop terrace with seating and a spa pool.*

- *Level 7: Both buildings step back in massing on this floor to comply with the height limitations. Each buildings contains top level condominium units that feature single-family home massing and large outdoor terrace space. These residences are referred to as "Sky Cabins" throughout this application.*

Stratos is designed as one single project, but with construction sequencing that creates phased turnover. The entire parking garage and the 10B building will be complete and occupied first while 10A is still under construction. This is similar to the sequencing of One Snowmass, where the West building opened prior to the East building."

Staff Findings and Recommendations on Architecture: Building 10B on the west side of Lot 6 is more refined than Building 10A. Building 10B provides acceptable architectural relief, including recessed upper levels with roof deck terraces and a pool, as viewed from Wood Road, the ski back trail, and the pedestrian promenade.

Building 10A on the east side of the site of Lot 6 presents rather urbanized mundane architecture facing Wood Road and the pedestrian promenade and should reflect more of the architectural relief represented on Building 10B. The applicant presented perspectives showing detailing of the exterior finish relief, although not as significant as that shown on Building 10B. Although urbanized appearing in design, it does incorporate recessed roof forms and deck terraces on the upper level.

Reference the file labeled "*Architectural Model and Design Principles*" received on February 16, 2023 from the Applicant which better illustrates the detailing on Building

10A. While Building 10A incorporates a projecting element on the north side, additional architectural detailed is preferred along the planned pedestrian promenade. Darker tones on the lower levels of the buildings would ground the structures and lessen the perceived height of the buildings.

The northwest elevation of Building 10A will be visible from the roundabout and the Brush Creek Road and Upper Kearns Road area creating a layered effect of the buildings between Buildings 5 and 8, similar to the layered effect seen of the buildings in between Buildings 7 and 8 as viewed from the same area. This view angle might create some design opportunities.

Overall and in contrast to the other buildings in Phase 3, Buildings 10AB reflects variation in the exterior materials and colors, some projections and recesses (such as shown with the balconies), and in the upper level design with the roof deck terraces and recessed upper units. Otherwise, the proposed architecture as a whole for both buildings appears generally consistent with most of the other previously approved Phase 3 design narratives in Ordinance 10, 2020.

SITE DETAILS:

Among the Ordinance 10 conditions required to be addressed at Site Specific Development Plan (SSDP) are Floor Area Ratio (F.A.R.), a revised Restricted Housing Matrix, and the recordation of the Subdivision Exemption Plat for the lot line adjustment between Lost 5 and 6, which has since been completed. Refer to **Exhibit C** Supplement Applicant Response to Community Development and Town Staff Comments to the SBV 10 AB SSDP 12.2.20.

The amended Lot 6 cannot exceed 1.94:1 F.A.R. The Restricted Housing Matrix (see **Attachment 2**, of **01**. **Exhibit 1c**_Bldg 10AB SSDP Statistics) indicates proposed floor area of 165,276 square feet. A total of 166,276 square feet was approved by Ordinance 10, 2020 for the Phase 3 Master Development Plan and PUD Amendment.

Staff and referral agencies have requested more clarification on the project from the developer, and a memo from East West Partners further addresses concerns and confirms expectations (see **Exhibit C** *Supplement_Revised Applicant Response to Staff Questions_SBV 11 SSDP 12.2.20)*. Rather than include all of the information as conditions of approval in the draft resolution, Staff is attaching **Exhibit C** to the resolution as conditions to be met by the Applicant.

All civil plans for the project must be submitted for review and approval prior to the issuance of a building permit. These have been added as conditions of approval.

Overall, the Buildings 10 AB were originally envisioned on Lot 6 since the early 2000s. The building footprint remains generally consistent to the PUD amendment for Phase 3 approved in 2020.

The SSDP for Buildings 10 AB proposes 89 units. While most of the units are larger than the approximate average 2-bedroom unit size in Base Village, the proposed unit equivalency of 85.2 remains below the prior 2022 administrative approval for 112.3 UE and the Ordinance 10, 2020 overall cap of 470 UE in Base Village. The project also proposes a private pool / spa on the 6th level of the west end Building 10B which might off-set demand at the village community pool near Building 11 on Lot 5.

The application includes information on influences and inspiration, architecture, materials, massing and sustainability features and as described above. The building heights are in compliance with the maximum elevations of 8492.3' and 8502' for Buildings 10 AB. Floor plans and elevations are presented in **Attachment 2**, **01 Exhibit 1** of the application. Other information such as square footage, UEs, employee generation, parking and other factors are presented in **Attachment 2**, **02 Exhibits 2-4** and have been reviewed by staff for general consistency with the PUD Amendment.

There are 86 parking spaces required and 87 spaces proposed in Buildings 10AB on two parking levels, which include 4 spaces for 3 shared vehicles (equivalent to a reduction of 12 spaces), no Restricted Housing Unit spaces, and 3 surface spaces by the entry area, which meet the Master Development Plan requirements.

Staff Findings and Recommendations on Site Plan details: As far as the building layouts are concerned, these appear consistent with the approved Phase 3 Master Development Plan but have been modified to avoid encroachment into fire lane and access easement. The exception is the different parking, access, and trash service functions on the east side of Lot 6 and within the public right-of-way for Wood Road. The sky-bridge connection between the buildings is no longer proposed, but a connection on the garage level is allowed by the design narratives. The trail alignment between the buildings and between the pedestrian promenade and Wood Road to the south was changed, but the applicant seems willing to reconnect it, so it ties in with the pedestrian crosswalk and the bus stop on Wood Road. The proposed surface level decks/patios should meet the prior approved deck setback plan or comply with the zoning dimensional restrictions in the code for at or below-grade non-structural type features (i.e., less than 30 inches tall and no more than one-half the distance from the building envelope to the property / right-of-way line), while addressing the safety concerns from the steeper embankment areas and snow removal / storage operations. Reference the supplemental revised building envelopes and cross-sections received on March 1, 2023. Staff continues in the process of coordinating with the applicant to obtain additional pedestrian, trail / stair, access easements on Lot 6 or elsewhere within Base Village. These items are noted as conditions in the resolution.

PROCESS:

Ordinance No. 10, Series of 2020, approved a minor PUD amendment for Phase 3 of the Base Village PUD and a plat amendment of Lots 5 and 6. That amendment established broad development parameters through a "Master Development Plan" and

defined an administrative review process for future phases through "Site-Specific Development Plans (SSDPs)" with Town Council review of each building's architecture.

According to the new PUD Guide, the intention of this new process is to have the SSDP application demonstrate "***consistency and compliance***" with the parameters of the Master Development Plan to the satisfaction of staff and to provide documentation of "***substantial consistency***" to the Phase 3 Master Plan's modified 'Design Narratives' to Town Council for final architectural review of Buildings 10AB. The application also includes applicant responses to the Land Use and Development Code's '*Building design guidelines to preserve community character*' and the affected '*Development Evaluation Standards*' in Article IV as part of the submission requirements.

The PUD Guide for Base Village Phase 3 states:

> "*After review of the final architectural plan, the Planning Director will cause a public notice to be published that the Town Council will consider the approval of the final architectural portion of the Site-Specific Development submittal at a regularly scheduled Town Council meeting, to occur at least 10 days following the date of publication of the public notice. At such meeting the Town Council will consider the recommendation of the Planning Director and, if the Town Council determines that* ***substantial consistency*** *exists between the final architectural plan and the design narratives described in Attachment 1, and the conditions imposed by the Ordinance and the provisions of this PUD Guide, the Town Council shall review and act by Resolution.*"

OTHER PRIOR ACTIONS:

On August 2, 2022, Town Council Resolution No. 19, Series of 2022, approved the Retail Market Study and to not require additional commercial space within Buildings 10AB (Lot 6) and waived the obligation for Excess/Contingency parking in the remaining Snowmass Base Village PUD buildout, subject to the following conditions which are being met within the buildings 10 AB parking garage:

1) *Buildings 10AB shall be required to provide all required residential parking pursuant to the current PUD parking standards.*
2) *The applicant shall provide no less than two (2) car share vehicles and reserved spaces within Buildings 10AB for use by residents/occupants of the development and shall be in place (ready and operation able) prior to Certificate of Occupancy for Buildings 10AB.*
3) *The applicant shall provide parking for four (4) oversized vehicles as to not burden the Town with the need to accommodate said vehicles.*
4) *The applicant shall provide a plan for long term parking for residents whether within the Base Village development or off-site.*
5) *The applicant shall continue to educate residence owners and occupants that parking within the Town owned "numbered lots" is not permitted.*
6) *The Applicant shall submit a Site-Specific Development Plan for Buildings 10AB prior to building permit issuance (as per this application and report).*
7) *In lieu of a requirement to provide commercial space in Buildings 10AB the applicant shall design and build an activated ground level pedestrian space along or within the "promenade" directly south of Buildings 10AB to be*

reviewed as part of the Site-Specific Design Review.

According to the Overarching Parking Strategy submitted March 13, 2020, the found 0.46 parked vehicles per unit on the peak day is much less than the minimum parking ratio of 0.75 spaces per unit used in the 2015 transportation study. This is testament to the successful promotion of the various measures available on-site and through the community (such as airport shuttle service, RFTA, and Town shuttle service) in discouraging guests of bringing a vehicle.

Also, with the prior Traffic Analysis in 2020, the conclusion was the mini roundabout at Wood Road and Carriage Way produced LOS's along each approach that met the town criterion (LOS C). So, while a slight increase in traffic due to the PUD amendment will incrementally affect the intersection's operations, the implementation of the roundabout has more than offset this impact if the intersection would have remained under a side-street stop.

FINANCIAL IMPACT:

There is no direct financial impact to the Town related to this architectural review process, other than any consultant fees paid as part of the application review.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

As part of the Town Council 2023 goals for the future, below are a few of the strategic initiatives relative to the proposed architectural design of Buildings 10 AB:

- *Focus on improved access and safety to make Snowmass Village more walkable and bike-able.*
- *Continue to improve the multi-modal connections between Base Village, the Mall and the Center.*
- *Manage parking and transit to encourage efficient, effective, and sustainable mobility choices.*
- *Focus new development and/or redevelopment within the identified CPAs.*
- *Strengthen local economic opportunities to assure vibrancy.*
- *Town Council identified values of the Village as fun, community focused, family-friendly, thriving, charming, resilient, safe, emotionally connected, and unique.*

COUNCIL OPTIONS:

Town Council may approve, approve with conditions or deny Resolution No. 13, Series 2023.

STAFF RECOMMENDATION:

Staff finds substantial consistency exists between the final architectural plans and the design narratives for Buildings 10AB described in the 3rd Amendment to the PUD Guide for Phase 3 in Base Village. It is also consistent with the conditions imposed by

Ordinance 10 and the provisions of the PUD Guide. Staff recommends Town Council approve Resolution No. 13, Series 2023, for the final architectural plans for Buildings 10AB.

ATTACHMENTS:

1. Draft Resolution No. 13, Series of 2023 with the following Exhibits attached:

- **A**. SBV 10AB SSDP Arch. Model & Design Principles, TC Package 2.16.2023.
- **B**. Design Guidelines for Buildings 10AB and 11 (from Ordinance 10, 2020).
- **C**. Supplement Applicant Response to Community Development and Town Staff Review Comments on the SBV 10AB SSDP 12.2.20.

2. Application for Base Village Buildings 10AB Final Architectural Plans dated December 2, 2022, including:

- **01**. Exhibit 1_Bldg 10AB SSDP Statistics;
- **02**. Exhibits 2 - 4_SBV 10AB SSDP Plans Package 12.2.2020, and **Appendices A through L**.

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

RESOLUTION NO. 13
SERIES 2023

A RESOLUTION APPROVING THE FINAL ARCHITECTURAL PLANS FOR THE BUILDINGS 10AB SITE SPECIFIC DEVELOPMENT PLAN (SSDP) ON AMENDED LOT 6, BASE VILLAGE OF THE PHASE 3 PUD AMENDMENT.

WHEREAS, on December 2, 2022 the Applicant, East West Partners, on behalf of the owner, Snowmass Ventures, LLC, submitted final architectural plans with a Site Specific Development Plan (SSDP) pursuant to Ordinance No. 10, Series of 2020 for review by the Planning Director and the Town Council in accordance with the review procedures and criteria in the Phase 3 PUD Amendment and the 3rd Amendment to the Base Village PUD Guide; and

WHEREAS, in accordance with the PUD Guide, a public meeting notice was placed in the local newspaper on April 12, 2023 notifying the community that the Town Council would be considering the final architectural design with the SSDP for Buildings 10AB; and

WHEREAS, the Town Council was schedule to review the final architectural design on May 1, 2023 in accordance with Ordinance No. 10, Series of 2020, and Sections 16A-4-340, '*Building Design Guidelines to preserve community character*,' 16A-4-210 thru 16A-4-270, '*Improvements standards*,' of the TOSV Land Use and Development Code, and considered the recommendations of the Planning Director to ensure '*substantial consistency*' with the modified 'Design Narratives' pursuant to the new PUD Guide.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Snowmass Village, as follows:

Section One: **Findings.** Based upon the information contained in the Application and in the record, the Town Council hereby finds that:

1) The Applicant has submitted sufficient information to permit the Town Staff and Town Council an adequate review of the SSDP application and final architectural design for Buildings 10AB.

2) As put forth by the Planning Director, the applicant has shown "*substantial consistency*" exists between the final architectural plan and the amended design guideline narratives described in the Phase 3, Base Village PUD

Guide, other provisions in the Third Amended PUD Guide, and the conditions imposed by Ordinance 10, Series 2020.

3) According to the Applicant, a program to accommodate oversized vehicle parking in front of One Snowmass, as required by Town Council Resolution No. 19, Series of 2022, has already been implemented; and four spaces are available to all Base Village owners and guests through a reservation system, and no specific oversized vehicle parking is planned for Buildings 10AB, which arrangements are acceptable.

4) According to the condition in Town Council Resolution No. 19, Series of 2022, the Applicant's proposed design treatment to activate the promenade area on the north sides of Buildings 10AB, in order to previously remove the prior commercial space in Buildings 10AB, eliminate the excess parking requirement from Building 11 to 10 AB of 33 spaces (per Ordinance No. 10, Series of 2020) and to remove the contingency commercial parking of up to 20 spaces to be installed in Buildings 10 AB (per Ordinance No. 1, Series of 2018, regarding the Phase 2 Buildings 7 & 8 PUD Amendment), are acceptable.

5) According to the condition in Town Council Resolution No. 19, Series of 2022, the applicant shall provide a plan for long term parking of residents whether within the Base Village development or off-site, and the following parking plan for Buildings 10AB and its parameters are acceptable:

a. Two spaces will be provided for each residential unit containing four (4) bedrooms or more; 0.75 space for units less than 4-bedrooms;
b. 12 of 89 residences have reserved parking stalls; net share residential ratio shows shared spaces for the remaining 77 units;
c. Developer or HOA may, in their discretion, designate up to 9 stalls for long-term parking while still staying above a 0.6 minimum shared parking ratio, supported by the prior 2022 parking demand analysis.

Section Two: Action. The Town Council hereby approves the final architectural plans for Buildings 10AB, on Amended Lot 6, Base Village of the Amended Phase 3 PUD, as described and illustrated in attachments Exhibit "A" and "B" with the following conditions:

1) **Height Limitations**. Any proposed modification shall not cause the height of the building to exceed the maximum height limitation for such building by one foot (1'). In this case, the height limit cap for Level 7 will be 8502' while the recessed Level 6 cap will be 8492.3', which

includes the allowed one-foot height adjustment.

2) **Above-grade non-structural features**. The Applicant shall continue to demonstrate compliance with the deck setbacks on the Phase 3 Master Development Plan and/or the Section 16A-3-200(b)(1) of the municipal code's at or below-grade patio and nonstructural type features placed outside the established building envelopes and minimum setback areas per the revised supplemental plans and cross-section dated March 16, 2023, at time of the building permit application.

3) **Base Village, Phase 3, and Lot 6 Easements**. The Applicant shall coordinate the granting of the following Lot 6 pedestrian, trail / stair, access easements via an administrative subdivision plat amendment or by separate recorded document:

   a. between the promenade and the ski-back trail by northwest corner of Lot and by the southwest corner of Lot 5, and
   b. the trail connection easement between Buildings 10 AB and between the promenade and the pedestrian cross-walk by the bus stop on Wood Road.

4) **Vertical Pedestrian Easement on Lot 3, west side of arrival Building 7**. The Developer and the Town shall use their best efforts to cooperate in planning and coordinating this easement completion in a timely manner on Lot 3, on the west side of arrival Building 7 (One Snowmass) and Building 2C (Capital Peak) and the Base Village Plaza and Lower Carriage Way for consistency with the Comprehensive Plan Policies, Goal C, 'Promote Transportation Choice & Mobility,' and pursuant to the Base Village Mobility / Access Diagram Plan in the Base Village Subdivision Improvements Agreement.

5) **Trash service pull-off area**. The trash pull-off area along Wood Road shall be snowmelted and traffic safety features shall be installed where needed according to the Town Public Works Department. As part of the building permit application, the applicant shall verify recent plan revisions on March 29, 2023 and submit final details and plans of the revised median and curb design (situated between Wood Road and the trash service pull-off) as may be revised and agreed upon prior to issuance of a building permit.

6) **Wood Road sidewalk**. The sidewalk along Wood Road adjacent to Lot 6 shall either be snow-melted or maintained by the applicant between the fire lane to the uphill side of the transformers.

7) **Guardrail**. Continue a guardrail installation along Wood Road past the transformers to the bus stop area, if required as determined by the Town Engineer following an analysis and review.

8) **Construction Plan Approvals**. Approval of the construction (civil) plans by the Town Engineer shall be required prior to issuance of a building permit.

9) **Encroachments in Town easements**. For any structural, wall, or feature encroachments within Town easements, the Applicant/Owner is responsible for replacement if needing removal of those items to maintain or repair utility / drainage lines.

10) **No Public Parking Lot Permits**. Residents of Buildings 10 AB will be prohibited from parking in the Town owned and managed Numbered Lots. Any additional parking demand by residents, guests and/or day visitors of Base Village needs to be mitigated by the private sector and not involve public sector infrastructure.

11) **Condominium Documents**. The final version of the condominium regime documents will be submitted to the Town and reviewed in accordance with Section 16A-5-500, 'Subdivision Exemptions,' of the Municipal Code for acceptance by the Planning Director and the Town Attorney and will include the documentation for the maintenance of common shared area and the obligation of the association to comply with the provisions for fire protection enhancement standards to the extent that they affect the duties as the association for common area maintenance, prior to issuance of a Certificate of Occupancy for the units. The CCRs shall also demonstrate that the areas adjacent to a public roadway/street within the public right-of-way, or the affected private adjacent common or open space areas, shall be responsibility of the homeowners' association for the maintenance of the snowmelting or snow removal, snow storage, landscaping, irrigation, drainage, trash services, the garage entry area and the lay-by trash service lane pullout areas within the Wood Road right-of-way located between the property line and the back of the existing roadway edge.

Section Three: Severability. If any provision of this Resolution or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Resolution which can be given effect without the invalid provision or application, and, to this end, the provisions of this Resolution are severable.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on May 1, 2023 upon a motion by Council Member _____the second of Council Member_____, and upon a vote of __ in favor and __ opposed.

TOWN OF SNOWMASS VILLAGE

_____
Bill Madsen, Mayor

ATTEST:

_____
Megan Boucher, Town Clerk

APPROVED AS TO FORM:

_____
Jeff Conklin, Town Attorney

Attachments 1:

A. SBV 10AB SSDP Application for TC Package 12.2.2020.
B. Design Guidelines for Buildings 10AB and 11 (from Ordinance 10, 2020).
C. Supplement Applicant Response to Community Development and Town Staff Review Comments on the SBV 10AB SSDP 12.2.20.

STRATOS

ATTACMENT 1, EXHIBIT A

SBV SNOWMASS BASE VILLAGE

Design Principles

The starting design principles for the project relate to the overall site composition. Key considerations include:

- Integration into the overall fabric of Snowmass Village, the immediate surroundings of Base Village, and the topography of the site.
- Consideration of this parcel's location being the back door to Base Village when viewed from the north and from Brush Creek Road, but a more primary frontage when viewed from the south. Design needs to fit in from both of those perspectives, but the context does not suggest that this site contain a celebrated grand statement.
- The desire for timeless and refined mountain character. Meant to draw attention to the cohesive composition and thoughtful detailing but avoidance of faux elements that artificially enhance massing or try to force character.
- The balance of both complimentary and contrasting features between 10A and 10B as sister buildings. This includes the relationship of massing, rooflines, color palettes and materials for each building individually and as a team.

STRATOS

Architectural Expression

These high-level architectural strategies set the tone for the buildings when viewed from afar:

- Establishment of a language of base, middle, and top, but with elements that break down those definitive boundaries.
- Patterns that break the horizontal dimension into discrete modules which create areas of calm bookended by areas of more interest and action.
- Articulations in plane, and variations to that articulation at different places in the building (ex. level 1 on the east façade, level two on the north façade, levels 6 and 7 elsewhere). Also, consideration of how articulations are experienced differently depending on the angle from which you are looking.
- A mix of balconies (both nested and protruding) with infinity glass railings.
- Unique single-family inspired modules at the upper level to bring a smaller scale to the roofline.
- Texture and scale created by material selections:
  - Wall to window ratios
  - Extruding vs. inset elements
  - Changes in color and material. A mix of wood tones, natural cream and taupe tones, and darker greys and charcoals.
  - Horizontal patterns vs. vertical patterns in the fiber cement siding
  - Thin profiles of fiber cement siding vs. the larger modules of stone

STRATOS

Thoughtful Detailing

From a pedestrian perspective, there are many finer details that create interest. These are elements that you may pick up on immediately or after longer study of the buildings:

- Delicate textures for more visual interest and variety. Ex. honed stone contrasted with split face stone.
- Vertical channels in the horizontal fiber cement that draw your eye from the ground to the top.
- Shared character between the entry canopy timber-looking supports and similar supports at the sky cabin level.
- Shared materiality between those supports and the slat accents in front of select windows.
- Detailing of window returns.
- Careful placement of landscaping and site elements.

Progression of Views from Brush Creek Road - 1

- 10B visible between Electric Pass Lodge, One Snowmass and Limelight

Images are from an architectural model and are not photorealistic renderings. They are representative of building form and material palettes but do not include landscaping or plantings, and are not intended to depict hardscape elements.

Progression of Views from Brush Creek Road - 2

- Part of 10B and west end of 10A visible between Electric Pass Lodge and One Snowmass

Images are from an architectural model and are not photorealistic renderings. They are representative of building form and material palettes but do not include landscaping or plantings, and are not intended to depict hardscape elements.

Progression of Views from Brush Creek Road - 3

- Part of 10A visible between Electric Pass Lodge and One Snowmass

Images are from an architectural model and are not photorealistic renderings. They are representative of building form and material palettes but do not include landscaping or plantings, and are not intended to depict hardscape elements.

10A Architectural Model

Images are from an architectural model and are not photorealistic renderings. They are representative of building form and material palettes but do not include landscaping or plantings, and are not intended to depict hardscape elements.

10A Architectural Model

Images are from an architectural model and are not photorealistic renderings. They are representative of building form and material palettes but do not include landscaping or plantings, and are not intended to depict hardscape elements.

10A and 10B Architectural Model

Images are from an architectural model and are not photorealistic renderings. They are representative of building form and material palettes but do not include landscaping or plantings, and are not intended to depict hardscape elements.

BUILDING l0AB

CHARACTER/ MASSING

- Building 10AB is at the entrance to the village pedestrian corridor and is located along Village Way. It should support the activity of pedestrians as the make their way through the Base Village off of Wood Road.
- Glazing and patios at any village level commercial uses should have deep canopies above to allow for year-round outdoor seating.
- Building l0AB's designs should complement, but not necessarily mimic, the architecture of the surrounding Base Village buildings, including Buildings 12, 13A and 13b. Elements of the design may be translated to maintain a cohesive village design.
- The roof design should address snow management and provide safety for icicles and snow on the balconies and pedestrian access below.
- The building elevations should have depth and variety to provide interest and break-up the building massing.
- Building 10AB is two buildings connected below by the garage. They should be distinct but relate to one another with shared architectural vocabulary.
- Vertical elements are encouraged to provide a hierarchy to the building to define the public entrances and differentiate from the residential units.

BUILDING 11

CHARACTER *I* MASSING

- Flanked on the south by the Village Way and on the north by the Ski-Back Trail, building 11 offers great access for an urban mountain experience on one side and ski-in ski-out access on the other.
- The building 11 design should provide vitality to the Village Way with direct residential connection to the commercial village core.
- The building's design should relate to the neighboring buildings but has an opportunity to be more contemporary.
- The material palette should be progressive with the use of natural materials to compliment the experience of its urban context.
- This building design should accommodate the ski-in ski-out access.
- Parking access for building 11 is off of Wood Road and should be below grade.

ATTACHMENT1, EXHIBIT C
REFERRAL AGENCY REVIEW COMMENTS
AND APPLICANT RESPONSES

TO: Jim Wahlstrom and Dave Shinneman, TOSV

FROM: Ellen McCready, East West Partners

RE: Building 10AB SSDP — Applicant Responses to Community Development review comments

DATE: January 17, 2023

This memo includes Applicant responses in **bold** to initial Community Development review comments dated 12-27-22 related to our Snowmass Base Village Building 10AB Site-Specific Development Plan application which was submitted on December 2, 2022.

Base Village, Phase 3, Master Development Plan – Ordinance 10, 2020

1. Ordinance 10, 2020 indicates satisfaction that the Community Purposes offered at that time were acceptable for the new variation increases in 2020 for commercial square footage, increasing UEs, and for FAR/Lot Size, although the ordinance did not specifically list those new Community Purposes. Please provide the list of accepted Community Purposes Offered during the Phase 3 approval unless it was the intent to list the original ones. **This is outside of the purview of review for the 10AB SSDP application. The pages of the application that list community benefits were intended to provide a snapshot of context for what's been completed as a part of the Base Village project to date, but were not intended to be a recap of all approved community purpose offerings.**

2. The original Community Purposes offered and accepted were for the variations proposed and accepted in 2004 pursuant to Section 16A-5-300(c)(6) for PUDs of the municipal code. **The pages of the application that list community benefits were intended to provide a snapshot of context for what's been completed as a part of the Base Village project to date but were not intended to be a recap of all approved community purpose offerings or a list of offerings for the 10AB SSDP application. There are no variations requested within the application that would trigger new community purpose offerings.**

3. Condition 1 of Ordinance 10 states the SSDPs require Town Council review, however the PUD Guide describes a dual split review process. Town staff plans to follow the specific procedures described in the modified PUD Guide. **The SSDP process was reviewed in detail during the 2020 PUD amendment. Condition 1 is perhaps an imprecise summary of what is fully detailed in the design deliverables matrix that is attached to the ordinance. That matrix states that the site-specific development plans have two components: staff consistency and compliance review, and Town Council action on final architecture. That is the process that has been followed for buildings 11 (Resolution No 39 Series of 2020), 12 (Resolution No 44 Series of 2021), and 13b (Resolution No 11 Series of 2022). For these, the staff review concludes with the Council action by resolution. This same process is anticipated for this SSDP application.**

4. Acceptance of certain Agreements were not specifically listed in the Ordinance 10 per the code's submission requirements or criteria. The agreements will need to be referenced separately during the course of the review process. **All referenced agreements were listed on page 32 of the recorded Ordinance 10 (reception #672234) and were finalized administratively with Town staff per condition 18 and within 90 days of the of approved ordinance.**

5. The updated Restricted Housing Mitigation Schedule was missing in the Restricted Housing Agreement for Phase 3 mitigation and the option for +185 hotel units/keys in Building 13B. This will

need to be addressed during the review process and separate meetings with the Housing Department will likely be needed. **Nothing is missing from the 2020 restricted housing amendment (the Second Amended and Restated Base Village Restricted Housing Agreement). The 2020 PUD amendment replaced the previous statistics for all future buildings with development parameters. Therefore, there was no matrix included since there were no confirmed unit counts by which to determine the employee generation and mitigation requirements for building 10ab, 11, 12, and 13b. The housing mitigation schedule has been updated with each SSDP application, including accurate mitigation calculations for the approved program within building 13b. A joint meeting with Town Planning and Housing would be beneficial so that we can walk through the employee housing mitigation schedule together.**

6. The Exhibit 'A' Proposed Master Development Plan shows a darker line for the building footprint and a transparent line for roof overhangs and/or balcony projections, which footprints may be adjusted by 10 feet in any direction except towards Wood Road on south side of Building 10 AB. However, there is no minimum or maximum distance represented in the ordinance exhibit between the building envelope line and the transparent line. Also, the plan exhibit is unscalable, and the minimum setbacks were not labeled from both these lines, unless the minimum 20-foot setback from the centerline of the rights-of-way and the zero-lot- line on adjacent buildings and lots prevail or supersede per the PUD Guide's plan footnotes. The setback drawing on page 25 of the PUD Guide is unreadable and does not show where the distances are measured from or to (assumed to be the right-of-way line). We have interpreted that these setbacks would be measured from the right-of-way line (as appears to be shown in the application) unless any proposed structures undermine the stability of the road. If the case, then a right-of-way permit will likely be required and/or the matter addressed with an alternative design approach. Provide digital scalable drawings for review and to verify.

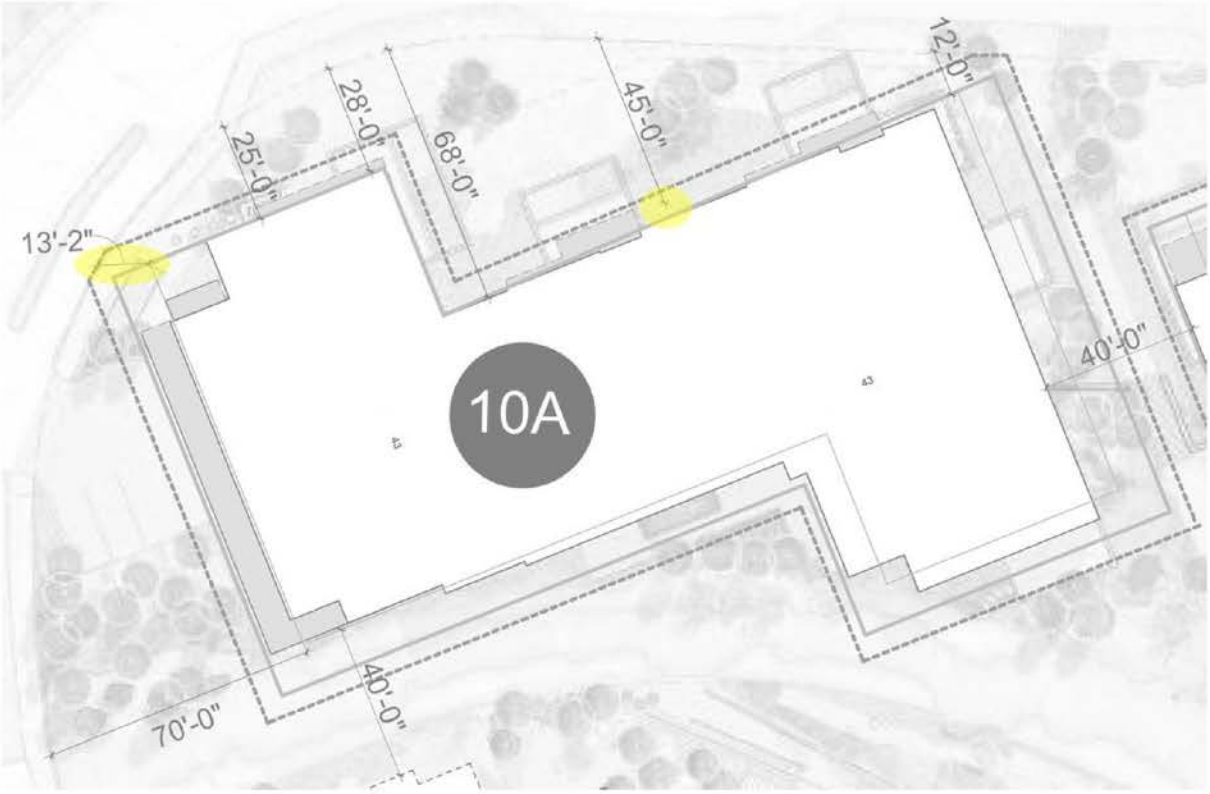
   The "Master Development Plan – Building Envelope/Setback Diagram, Lots 5-8" is the governing setback diagram for the project, inclusive of the notes regarding setback from the centerline and zero lot line. The setbacks on the "Master Development Plan – Building Envelope/Setback Diagram, Lots 5-8" are delineated from the property line.

   The background of the "Master Development Plan – Overall Site Plan, Lots 5-8", and the "Master Development Plan – Building Envelope/Setback Diagram, Lots 5-8" approved by Ordinance 10 of 2020 was an illustrative plan that was not to scale. That is due to the evolution of the detail that was requested and added throughout the 2020 review process. While the document is not to scale, the dimension strings are what have been relied on and adhered to.

   In order to confirm the setback boundaries for the 10ab SSDP submittal, the design team re-created the master development plan setback plan using the dimension strings, and then used that scale to create the boundaries where no dimensions were stated. The submitted setback diagram on page 5 of the plans package is scaled to 3/64"=1'-0".

   As footnoted on the submitted 10ab setback diagram, where the dimensions created a situation that didn't appear to match the intent of the master development plan depiction, the more conservative boundary was assumed. Two examples of that are highlighted in yellow on the screen shot below. At the southeast corner, the master development plan setback dimension is stated as 6'11". However, holding all other dimensions the same, it scaled to 13'2". Along the southern

façade, the setback at the center of the building is stated as 45'. However, connecting the 68' dimension point to the 12' dimension point with a straight line created a point further back than 45'. We complied with that more restrictive point instead.



Regarding the comment about the stability of the road, Appendix L of the application describes SIA obligations and contains a description of the shoring strategy, which will not impact the structural integrity of the existing roadway or sidewalk. The applicant acknowledges that a right of way license agreement would be required for the shoring system.

7. The Exhibit B Proposed and Alternative Height Diagrams in Ordinance 10, 2020 are unreadable with no scale. Provide digital scalable drawings for review and for electronic measurement.

As described above, the backgrounds of the master development plans approved by and incorporated within Ordinance 10 of 2020 was an illustrative plan that was not to scale. In order to confirm the location of the stepped down height boundaries for the 10ab SSDP submittal, the design team first re-created the master development plan setback plan using the dimension strings, and then used that to re-create the height diagram to conform with the intent of the master development plan height diagram.

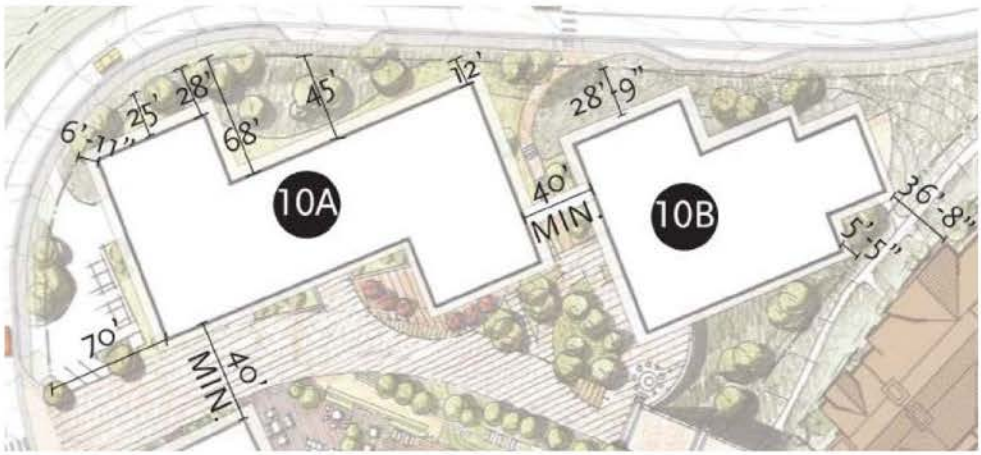
<u>Base Village, Phase 3, Building 10AB SSDP</u>

1. Legal: Amended Lot 6, Base Village PUD Subdivision Plat; Amended Plat between Lots 5 & 6 completed, although it appears to have removed the public 'access' easement along the plaza between the ski-back trail and Wood Road (aligning between Lots 5 and 6). This should be re-granted. **The plat references the reception number of a separate "Declaration of Fire Lane and Access Easement". The amendment**

recorded in 2021 did not revise any conditions of the easement except the location. No legal re-granting would be necessary as none of the provisions from the original document changed, but we can expand the label on the plat so there is no confusion.

2. Provide scalable drawing of the Exhibit 'A' drawings in Ordinance 10, 2020 to verify the setbacks. It's also not clear if the minimum setbacks are measured from the building envelope line or the transparent line for the roof overhangs and decks. The exhibit states that "future building outlines represent maximum proposed building footprint outlines." However, these exhibits did not indicate a scale for the drawings. Town staff would like to electronically verify the distances and setbacks.

See response about regarding scale. The dimension strings in the master development plan setback diagram are measured to the façade; the eave and balcony transparent outline extends beyond that. See the screen shot below from the original file. The same approach as described in the response above was utilized to locate the transparent line.



3. The proposed change from a two to one vehicular entry off Wood Road, among other plan-view changes, is not consistent with the Phase 3 master development plan view drawing, unless determined better in achieving a controlled access point. This along with the detached trash enclosure and service pick up area via separate lane and island will be a design issue to discuss with the Town's Public Works Department. **The underlying site plan for the 2020 exhibits was illustrative in nature and not intended to be precise related to site elements such as hardscape and landscaping. The design team spent significant time evaluating what we believe to be the safest and most functional entrance along Wood Road, which is a single vehicular access and a dedicated service pull-off. The study that led to this solution considered the as-built or as-approved conditions of the raised cross-walk, the Village Walk fire lane, and the Aura project entrances, vehicular and pedestrian safety, and vehicular traffic patterns for building occupants, drop-offs, trash service, and emergency response.**

4. Trail realignment was made originally to connect with the cross walk on Wood Road. Please verify the connection showing the off-site crosswalk condition. As a result, the proposed plat amendment is not consistent against the Phase 3 master development plan view drawing. The plat amendment should re-grant the pedestrian 'access' easement along the plaza between Lots 5 & 6 and between the ski-back trail and Wood Road, together with pedestrian easements from the ski-back trail up to the plaza area. **The submitted design approach did not prioritize a direct alignment of the crosswalk to the path**

between the buildings. It was considered that pedestrians could be coming from all directions so that alignment was not understood to be critical. In addition, it is sometimes beneficial to make pedestrians intentionally approach the crosswalk rather than continuing straight ahead, potentially less aware that they are exiting a pedestrian focused village and entering a roadway. That said, we will revise the alignment of the path to intersect with the existing crosswalk. However, the platted easement still needs to be revised as it is further west than the existing crosswalk.

See response about the fire and access easement. The plat references the reception number of a separate "Declaration of Fire Lane and Access Easement". The amendment recorded in 2021 did not revise any conditions of the easement except the location. No legal re-granting would be necessary as none of the provisions from the original document changed, but we can expand the label on the plat so there is no confusion.

5. Sky bridge connection between building is being eliminated; the only connection between the buildings are on the parking levels, and not per Phase 3 master plan. Confirm where prior approvals granted this as an option for removal or justify the consistency with the master development plan. **The 2020 PUD amendment removed all previous designs for buildings 10ab, 11, 12, 13b from the PUD approval. This includes the connecting bridge. The master development plan setback diagram has a note that would allow for a potential connection but there is no requirement for one.**

BUILDING TO BUILDING SETBACKS. THE MINIMUM DISTANCE BETWEEN ALL BUILDINGS SHALL BE 25 FEET, EXCEPT AS BETWEEN BUILDINGS IN WHICH THE ADJACENT PORTION OF EITHER BUILDING EXCEEDS 4 STORIES IN HEIGHT, THE MINIMUM DISTANCE SHALL BE 40 FEET. THIS PROVISION DOES NOT EXCLUDE THE POTENTIAL CONNECTION BETWEEN BUILDING 10A & 10B. PER EXISTING APPROVALS, A PEDESTRIAN SURFACE CONNECTION BETWEEN 10A AND 10B WILL BE 8' WIDE, SNOWMELTED AND LIGHTED IN ORDER FOR IT TO BE PUBLICLY ACCESSIBLE AT ALL TIMES WITH THE BUILDING SPACING AT 40 FEET.

6. The parking spaces for the planned shared vehicles and the oversized vehicles should be signed and labeled. One space appears inaccessible and perhaps should be used for motorbikes, bicycles or for shared E-bike use. Label all planned accessible spaces. **Car share spaces to comply with the SSDP approval would be specifically identified at the time of building permit. The space that is placed perpendicular to the others is sufficiently sized to be accessed as a parallel parking space. No shared e-bike program is proposed for this building. A program to accommodate oversized vehicle parking in front of One Snowmass, as required by Resolution No 19 of 2022, has already been implemented. Four spaces are available to all Base Village owners and guests through a reservation system, so no specific oversized vehicle parking is planned for 10AB.**

7. The Lot 6 Use Chart in the 3rd Amended PUD Guide for Phase 3 does not list 'single-family' as an allowed use. Instead of referencing the 'Sky Cabins' as a type of 'single-family' use (albeit commonly situated on grade), perhaps note as detached penthouse type uses with either general or limited common roof deck elements. **The sky cabins are not submitted as a single-family use. They are described architecturally as "single-family-like" and as having "single-family character" and "single-family home massing" but they are condominium residences.**

8. Maximum building floor area combined across Lots 5 and 6 is 248,000 sq. ft. per the 3rd Amended PUD Guide but subsequently amended lower by Planning Director ROD Administrative Modification, which appears to be the one filed with Building 11. Reference these changes. **The allowable square footage across lots 5 and 6 was amended by the following RODs:**

- **ADMINISTRATIVE MODIFICATION #A OF 2021 (RECEPTION #676211). Revised from 248,000 to 244,428.**
- **ADMINISTRATIVE MODIFICATION #B OF 2021 (RECEPTION #676211). Revised from 244,428 to 242,488.**

9. A separate document or new plat amendment should grant public pedestrian easements for the staircases from the ski back trail, regrant the prior pedestrian/plaza 'access' easement between the ski-back trail and Wood Road, as well as a requested public pedestrian stair/circulation easement on west wide of Building 7. **We can grant a new easement for the stairs planned to connect the village level to the ski back trail. This easement should be granted based on an as-built location of the stairs. See response above about the fire and access easement.**

Updated Development Statistics:

1. The Development Statistics Matrix Footnote 2 states, "*Developer may request Admin. Modifications to increase actual MFDU up to 550.*" However, the Building 13B SSDP proposed hotel operated condo lodges versus a pure hotel operation, and thus was amended to a cap of 520 MF units. Please modify to reflect current approvals. **13B's use would allow for a request to increase the number of multi-family dwelling units in Base Village to 550. However, the request approved by Administrative Modification #A of 2022 was to increase to 520. This approval should not preclude a future request to increase to 550 so the footnote is still applicable and accurate.**

2. Footnote 4 in the Development Statistics does not appear applicable now. **The footnote was left as it is an allowable consideration should anything change in the future.**

3. Per Footnote 5, the Retail/Restaurant square footage does appear totaled in the matrix. **You are correct.**

4. The Planning Director Administrative Modifications noted in Footnotes 6 & 7 should indicate the Building number they were applied under if not filed as an Administrative Modification for the Phase 3 PUD. **Those footnotes relate to the building's lines on which they are noted next to the table above; building 12 for note 6 and building 13b for note 7.**

5. No more than 5 total residential units larger than 5,000 sq. ft. shall be allowed on a combination of Lots 5, 6, 7 and 8 per the PUD Guide. Please demonstrate or verify. **There are currently no units larger than 5,000 sq. ft. contained within the SSDP approvals for lots 5 (building 11), 7 (building 12), or 8 (building 13b). The lot 6 application does not contain any residential units larger than 5,000 sq. ft. This provision would be applicable if there are any future requests to modify the plans in order to create larger residences.**

Preliminary Architectural review comments:

1. The end walls on the west and east building elevations, especially for Building 10A, appear relatively monolithic and urbanized with insubstantial projecting or recessed relief elements. The same is generally the case for the north elevation of Building 10A. Overall, Building 10A appears less refined than Building 10B. **An architectural presentation will be made to Town Council to supplement the submitted perspectives. Each façade has been thoughtfully detailed. While it is hard to pick up on all intricacies in the renderings, the facades questioned above combine fields of smooth stone with**

accents of cleft-face stone. The horizontally oriented stones, varying between 8", 12", and 16" heights, complement the smaller 6" scale of a natural wood-look fiber cement siding. These materials, combined with significant relief at transitions (up to 9" from face of stone to window plane) and accent features such as the vertical slats at windows, create variety and richness even in the elevations that do not have multiple projecting balconies.

2. The north side of Building 10AB along the pedestrian promenade will be predominantly located in the shade and likely an unappealing space for pedestrians in the winter season; but it might be an inviting and refreshing space during the summer months if the design could take advantage of the seasons, perhaps with the addition of tables, chairs, benches, kiosks, food cart/ truck, tents, entertainment features, etc. However, some residents might find visible permanent recreational features directly outside their units unappealing. **The linear park will have seating options (chairs, tables, benches, etc.) placed outside of the fire lane easement area. We do not anticipate a desire to accommodate food trucks on a regular basis in order to support the viability of the existing base village restaurant tenants. Tents, entertainment features, and events are accommodated on the existing event lawn/ice rink area on lot 2 within the Base Village core. That area is better sized and suited for those types of features and programming rather than on the 10ab site.**

3. The recessed below-grade patio spaces on the south side do not appear to fall with the building envelopes approved with Phase 3. If the retaining walls are more than 30 inches tall measured from finished grade, then those features are considered structures per the code. These should be pointed out as design modifications under the PUD if the case, otherwise the municipal code typically has locational limitations for these features beyond the building envelopes. **The site walls around all patios on the south side are intended to be no more than 30" tall. In the current grading plan there are two patio locations where the height exceeds 30". However, those two locations will be revised at building permit so they don't exceed 30".**

4. The parking levels should show the minimum parking stall dimensions per the municipal code, including the required accessible spaces, compact spaces, locations for shared or larger sized vehicles, and aisle widths. **Code driven details such as minimum parking stall dimensions (both standard and compact as applicable), delineation of accessible spaces, and aisle widths would be provided at the time of building permit. Car share spaces to comply with the ssdp approval would also be identified at the time of building permit.**

TO: Jim Wahlstrom and Dave Shinneman, TOSV

FROM: Ellen McCready, East West Partners

RE: Building 10AB SSDP — Applicant Responses to Community Development plan exerpt comments

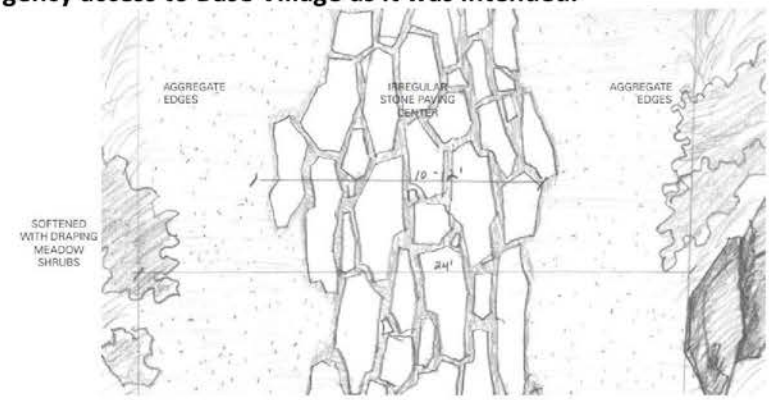
DATE: February 2, 2023

This memo includes Applicant responses in **bold** to the Town's internal Development Review Team comments emailed on 1/30/23 related to our Snowmass Base Village Building 10AB Site-Specific Development Plan application which was submitted on December 2, 2022.

- In efforts to follow up on the prior preliminary review comments and the Applicant's replies, attached are additional comments regarding the proposed SSDP drawings **(the referenced comments are attached to this response)**
    - **<u>Transformer Location</u>. Since our submittal, the transformer location has been revised after subsequent coordination and conversations with Holy Cross. The transformers both buildings 10A and 10B are now located in the existing electrical service area on the southwest corner of the plan sheet. See attached updated sheet C103.0.**

    - **<u>Fire Lane</u>. The jagged lines on the fire lane represent a change in surface material as a design detail within the 24' easement area. The screen shot below shows an illustrative representation of the concept, which includes a stone paving center with aggregate edges The surface would still comply with the weight/load and width requirements of RFFR and would be pinned and snowmelted. While it adds character to the Linear Park, it will maintain the full fire lane designation and provide emergency access to Base Village as it was intended.**

IRREGULAR STONE PAVING CHARACTER



- **<u>Patio Setbacks</u>. See response below.**

- **<u>Pedestrian and Access Easements</u>. See response below.**

- **<u>Lot 3 Easement</u>. We provided a draft easement to the Town in June of 2021 but discussions did not advance further at that time. We will re-open that email chain with Town Staff now.**

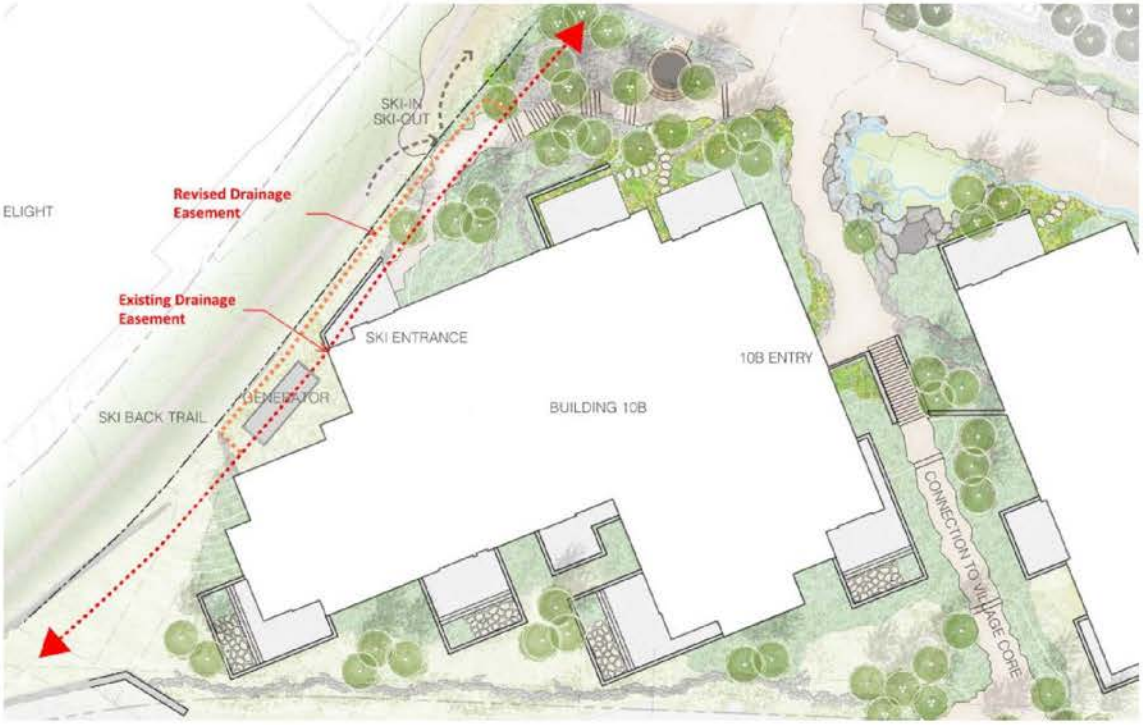
- I think we need to work on a conveyance method for the new or modified easements on Lot 6. If the applicant is still planning to propose a subdivision plat amendment it would be best to submit it now for review. The same is the case for the off-site easements requested, likely best via a separate easement agreement(s) with the Town. **We believe that that plat amendment should be reviewed under the administrative amendment criteria and that process should occur as a follow up to the 10AB SSDP review process so that accurately represents relevant aspects of the approval. The items that would be included in the plat amendment would be:**

  1. **Expand labeling for references that refer to a "Fire Access Easement" so they refer to a "Fire Lane and Access Easement". This occurs in a few different places so we will work with Sopris Engineering to confirm the best way to achieve this staff requested revision. Note: no revisions to the actual easement documents are necessary as the reception numbers are accurately noted and those recorded documents are titled Declaration of Fire Lane and Access Easement.**

  2. **2. Revise alignment of Trail Easement Rec #633719 between 10A and 10B. The alignment of the path has been adjusted slightly from the original location within the overall site plan but still meets the PUD requirements (a minimum of 8' wide, snowmelted and lit). It has also been revised so that it intersects with the existing crosswalk at Wood Road. The plat amendment would reference a separately recorded document – an Amendment to Declaration of Trail Easement. The current Declaration of Trail Easement recorded as Rec #520487 grants the easement, and that document includes reserved rights of relocation. The image below shows the existing platted alignment in green and the proposed alignment dashed in black:**

3. **Depict a new trail easement for the stairs from the Village Lane to the ski back trail. This would be documented by a separate instrument and referred to by reception number. It could be added to the trail easement noted in the bullet above or could be its own instrument. The easement would be similar in alignment to what is outlined in red and highlighted in the screen shot below, located on the south side of the existing bridge.**

4. **Depict a revised drainage easement alignment on along a portion of the lot 6 boundary line, in the area of the generator, skier entry, and new pedestrian access easement. This would reference a separately recorded document – an Amendment to Declaration of Drainage Easement. The current Declaration of Drainage Easement is recorded as Rec #520488 and includes reserved rights of use and relocation.**



- Among these items, we need to demonstrate if the drawings comply with the setbacks in the Phase 3 Master Development Plan and if not, whether the proposed recessed patio spaces with retaining walls meet the minimum code standards for at or below grade structural features if placed outside the established building envelopes and into the setback areas.
  Base Village has a 0' setback at the property lines, per the screenshot of the language below from the setback diagram, which has been consistent throughout the history of the Base Village PUD. While the buildings themselves have always had additional dimensions restrictions, this 0' setback to the adjacent property line has in practice applied to site elements such as hardscapes, patios, and retaining walls. This is consistent throughout Base Village, including at the ski beach on Lot 1, Building 3, Hayden Lodge, Capital Peak, the Limelight, One Snowmass, and the Viceroy. The same was true of the previously approved iterations of the 10AB plans prior to the 2020 PUD amendment, which had rock walls, patios, stairs, the pool deck, fencing, etc running up to the property line.

BUILDING TO ADJACENT PROPERTY LINE SETBACKS. THE MINIMUM SETBACK BETWEEN ANY BUILDING AND THE PROPERTY LINES OF THE PROPERTY IMMEDIATELY ADJACENT TO THE LOT ON WHICH THE BUILDING IS CONSTRUCTED SHALL BE O' AS LONG AS THE DISTANCE BETWEEN BUILDINGS ON THE ADJACENT PROPERTY AND THE LOT MEETS THE REQUIREMENT OF THE MINIMUM DISTANCE BETWEEN THE BUILDING TO BUILDING.

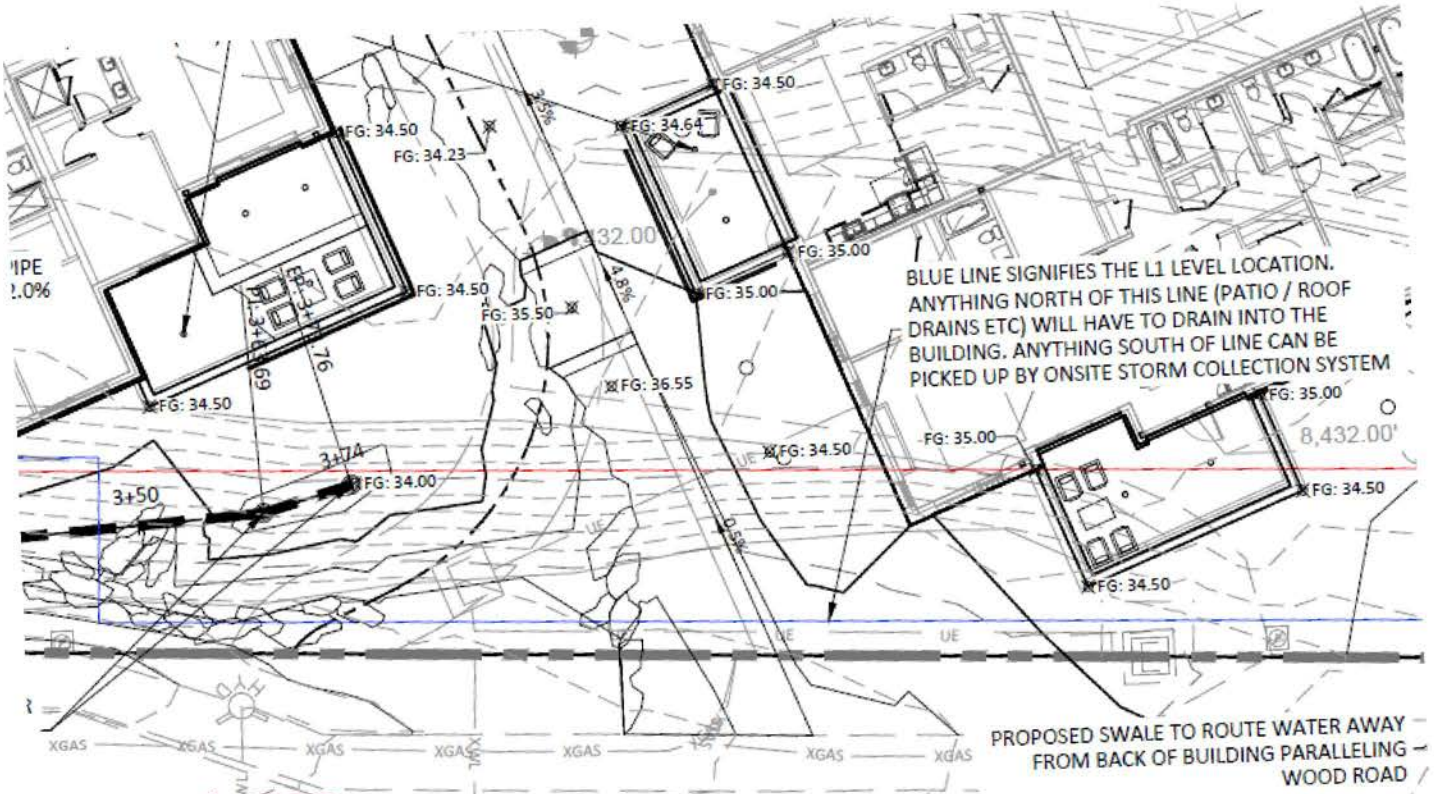
- The cross-sections will be helpful with the review and Public Works might benefit from some of these sections. **Given the response above regarding the 0' setback requirement, the requested cross sections to depict "encroachment distances and setback measurements" would not be applicable. Neither would dimensions from the curb & gutter or back of sidewalk, as façade setbacks are measured from the property line not these other locations. The relationship between the patios, retaining walls, landscaping and Wood Road can be seen within the grading plan. A simple grading exhibit is attached to clearly show topography and elevations.**

- Demonstrating that the fire land and access easement remains free and clear should be confirmed. If the encroaching line work represents different surface materials (rather than rock work or landscaping), then it needs to be reviewed and approved by the fire district. **Initial feedback from John Mele was positive; see attached email. However, as noted in the RFFR referral agency comments for this 10AB SSDP application, communication with RFFR as design advances will be critical in order to confirm all technical details that get prepared for building permit meet their requirements.**

  RFFR comment: "The character of Linear Park, as a part of this architectural review, is important to us in regards for maintaining the full fire lane designation and complete emergency access to Base Village as it was intended. We understand the pedestrian uses and park like features that may be planned for this emergency access area. Any hardscape structures, park benches, and /or children's play equipment should be designed outside of the designated 24' width of required fire lane access. Access will be surveyed and designated with brass pins for clear recognition as in other areas of the Base Village Fire Lane. When more specific park designs are available we will ask to evaluate and approve to make sure it meets our emergency access requirement needs and can carry imposed weight loads of emergency vehicles."

TOSV Community Development follow up comments - Buildings 10 AB, Ph. 3, BV SSDP

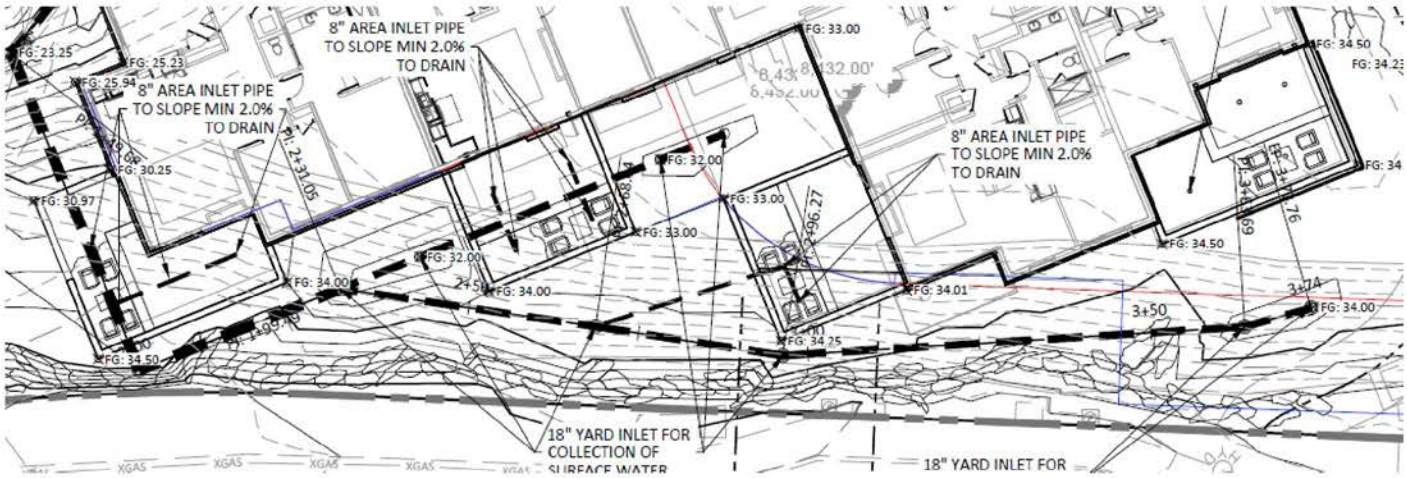
January 30, 2023



Sec. 16A-3-200 -

(b) "Construction in Required Setbacks and Outside Designated Building Envelopes:

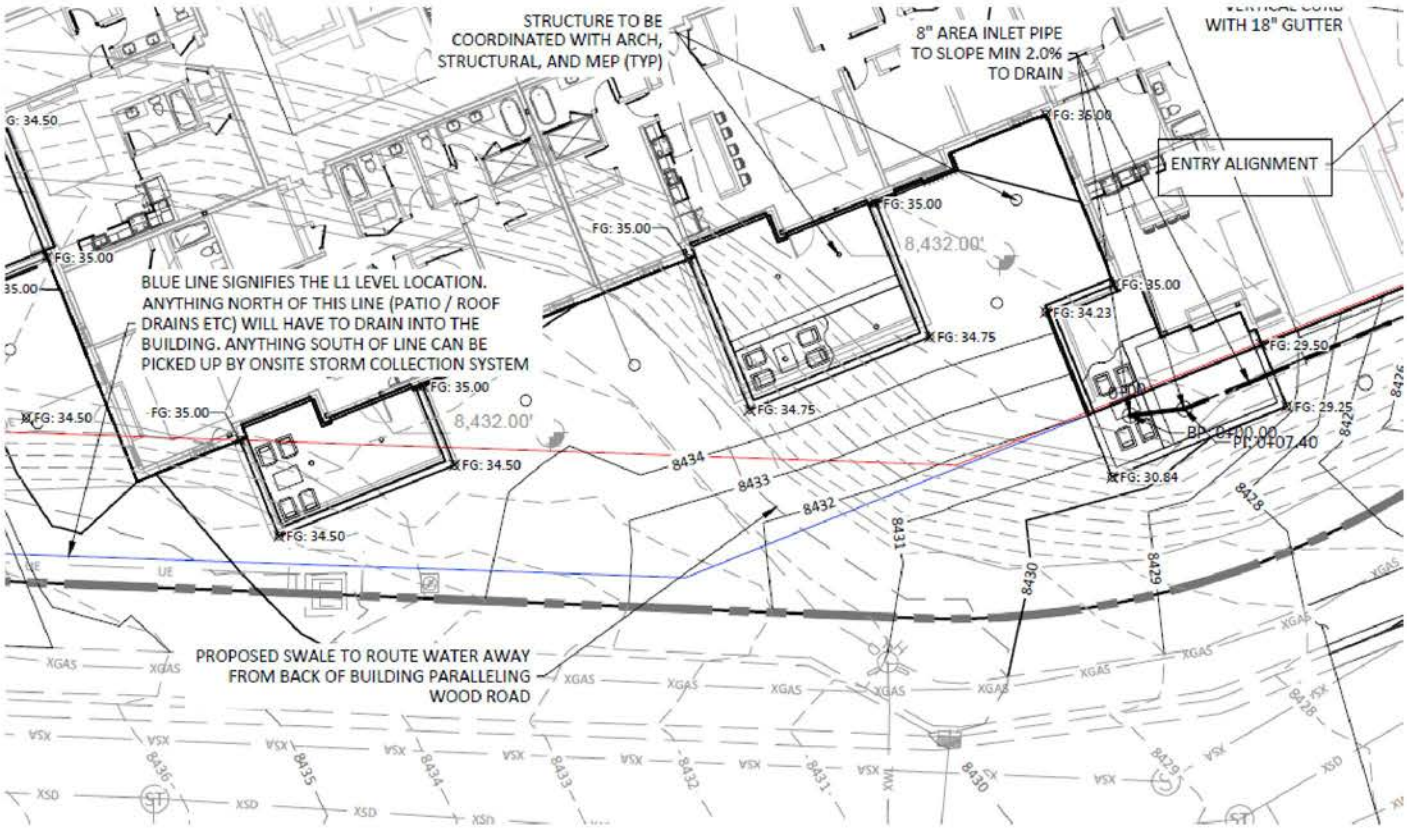
(1) Structures on or below finished grade. A structure (said structure bind gdefined as no highter than thirty [30] inches above finished grade, such as a deck or parking pad) shall not be more than four (4) feet in height above existing grade and shall not project into the affected portion of a required setback more than one-half (1/2) the distance from the building envelope to the property line and no closer than ten (10) feet to the property line, whichever is more restrictive." Otherwise, a PUD Variation is required with offered qualifying community purposes to justify the request per the PUD code standards.



Section 16A-3-200 -

(b)Construction in Required Setbacks and Outside Designated Building Envelopes.

(1)Structures on or below finished grade. A structure (said structure being defined as no higher than thirty [30] inches above finished grade, such as a deck or parking pad) shall not be more than four (4) feet in height above existing grade and shall not project into the affected portion of a required setback more than one-half (½) the distance from the building envelope to the property line and no closer than ten (10) feet to the property line, whichever is more restrictive. Otherwise, a PUD Variation is required with offered qualifying community purposes to justify the request per the PUD code standards.



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This cross-sections shown should be provided encroachment distances and setback measurements for review to better understand the relationship between the proposed recessed patios, retaining walls, with the surrounding conditions, Wood Road and the proposed regrading. The cross-sections need to show clear dimensions from the road (curb & gutter), back of sidewalk, and the public right-of-way, and demonstrate adherence to the PUD Master Development Plan setback dimensions and the code standards (i.e., < than 30" tall from finished grade and no greater than 1/2 distance between established building envelope and the property line). Public Works might benefit from some of these sections as well.

TO:	Jim Wahlstrom and Dave Shinneman, TOSV
FROM:	Ellen McCready, East West Partners
RE:	Building 10AB SSDP — Applicant Responses to Community Development review comments
DATE:	February 1, 2023

This memo includes Applicant responses in **bold** to the Town's internal Development Review Team comments emailed on 1/20/23 related to our Snowmass Base Village Building 10AB Site-Specific Development Plan application which was submitted on December 2, 2022.

- Regarding the Applicant responses, which we appreciate, we'd rather not revisit prior approvals unless to reference. The Applicant has their approved ordinance for Phase 3. It appears the community purpose offerings were generalized to justify the increase of UE in Base Village from 419.25 per Ordinance 1, 2018 (for Buildings 7 & 8) to 470 UE with Ordinance 10, 2020, unless the applicant thinks there were additional specific community purposes identified. It appears the prior report indicated the increase of UE was "to allow more flexibility for market changes" and that an approximate average 2-bedroom unit size in Base Village is being achieved and that the generally community purpose offerings were: "Encourage Economically Sustainable Development, Enhance Year-Round Vitality Through H.O.T. Beds, and Provide Incremental Financial Benefit to the Town."

  Staff might need to at minimum reiterate these reasons or point this out to the decision makers, including that the initial 2004 approvals and the community purposes accepted were for the buildout/UE cap granted at Maximum 367 UE. It increased incrementally thereafter with specific additional community purposes identified in those approvals. The UE was meant to capture smaller, affordable, high-occupancy turnover (H.O.T. beds) to help support the commercial/F&B within the Base Village. It appears that all the repeated approved community purposes offerings in Ordinance 10, 2020, as referenced / listed in the Buildings 10AB SSDP application, were to address the Maximum 367 UE buildout and the other Variations in the original approval; so trying to document or find the specific additional community purposes for the Variation increases approved in 2020. **Revisiting community purposes approved in 2004 and 2020 is outside of the purview of review for the 10AB SSDP application. Any applicable community purposes from previous Base Village applications would have been deemed sufficient as part of those respective review and approval processes. The pages of the application that list community benefits were intended to provide a snapshot of context for what's been completed as a part of the Base Village project to date but were not intended to be a recap of all approved community purpose offerings for Base Village. No new variations triggering community purpose offerings are requested as part of the 10AB SSDP application.**

- The Exhibit A to the 2020 Restricted Housing Agreement refers a few times to a mitigation schedule. It cannot be found. It should be similar to the one in the Buildings 10 AB SSDP application but agree that it wouldn't specifically show the calculations for the future buildings in Phase 3 until time of the SSDP. Yes, I think a meeting with Housing to overview it would be helpful. **The recorded version is missing the matrix. The attached version is the final submitted via email to the Town prior to recording, which also matches what was included in the 2020 PUD amendment application. See pdf entitled 4a. 2nd Amended Restated Restricted Housing Agreement_vCLEAN 10.28.2020.**

- Please provide modified referenced Exhibits A, B & D to the SIA for Phase 3 in 2020. These exhibits are not in the recorded copy we have on file. **The Amendment to the SIA in 2020 was not intended to have Exhibits A, B or D. The document is revising Exhibits A (landscaping), B (pedestrian access) and D (snowmelt) of the original agreement to remove references to future phases so that those details would**

be submitted with the SSDP applications. The 10AB SSDP submittal includes a summary of SIA obligations in Appendix L to describe landscaping, pedestrian access, and snowmelt (among other things).

- A subsequent meeting with Public Works to better understand the proposed structures or shoring walls or the trash services design layout would also assist. More specific design detailing on the trash dumpster design will likely be requested. It appears a guardrail will be required west of the trail to the westerly end of Lot 6 due to steeper embankment & retaining walls there. They plan to provide written comments by January 31, so a meeting thereafter might be beneficial. **Please let us know when we can schedule a meeting with Public Works to review these topics and any other written comments.**

- Pursuant to some of the responses, it doesn't appear clear whether some of the conditions in TC Resolution 19, 2022 apply to Buildings 10 AB or to Base Village holistically. We probably should reclarify or demonstrate with this application where met (e.g., graphics or agreements to use as exhibits in a decision-making document). **We have interpreted each condition to apply to either 10AB or to Base Village overall, as worded within the resolution:**

1) **Building 10AB shall be required to provide all required residential parking pursuant to the current PUD parking standards.**

2) **The applicant shall provide no less than two (2) car share vehicles and reserved spaces within Buildings 10AB for use by residents/occupants of the development and shall be in place (ready and operation able) prior to Certificate of Occupancy for Building 10AB.**

3) **The applicant shall provide parking for four (4) oversized vehicles as to not burden the Town with the need to accommodate said vehicles.** ***Not specifically required at 10AB, as discussed during the meeting.***

4) **The applicant shall provide a plan for long term parking for residents whether within the Base Village development or off-site.**

5) **The applicant shall continue to educate residence owners and occupants that parking within the Town owner "numbered lots" is not permitted.** ***Understood.***

6) **The Applicant shall submit a Site-Specific Development Plan for Building 10AB prior to building permit issuance.** ***Under review.***

7) **In lieu of a requirement to provide commercial space in Buildings 10AB the applicant shall design and build an activated ground level pedestrian space along or within the "promenade" directly south of Buildings 10AB to be reviewed as part of the Site-Specific Design Review.**

- The modified plat should relabel the fire lane to also include the access easement per the separate agreement (i.e., 'Fire Lane' AND 'Access'). When will that be submitted? The off-site TOSV pedestrian/trail easement requests could be addressed via a separate document if it cannot be accommodated on the intended plat amendment. **We would suggest that we do an administrative plat amendment that reflects the SSDP approvals once the approvals are documented.**

1. It appears the application is referring to 'integrated artwork' along the promenade north side of Buildings 10 AB, although difficult to find the "integrated art" (per application) or labeling thereof on the drawings, unless meant to only include landscape or rock art. Snowmass Tourism requests several 10'x10' places for

tents if planning to activate the promenade via other activities, staging of races, other events. **We do not intend to activate the village walk with the staging of races or events that would necessitate several 10'x10' spaces for tents. Tents, entertainment features, and events are accommodated on the existing event lawn/ice rink area on lot 2 within the Base Village core. That area is better sized and suited for those types of features and programming rather than on the 10ab site. Leaving empty flat space to accommodate several tents while staying off of the fire lane would take up the majority of the area planned to be activated with artistically inspired play and seating features.**

- At minimum, typical parking and aisle dimensions should be placed on the final design drawings to demonstrate compliance with the code standards. Electronically, the parking plans appears scaled to meet the standards but labeling the common dimension would assist in the review. **Please see the attached garage plans with dimensions added for your reference. Final plans will be submitted at the time of building permit to ensure compliance with code requirements.**

From: Jim Wahlstrom <JWahlstrom@tosv.com> - **EWP'S APPLICANT RESPONSES TO 3RD ROUND CDD REVIEW COMMENTS (IN BOLD FONT BELOW)**
Sent: Friday, February 3, 2023 11:41 AM
To: Ellen McCready <EMcCready@ewpartners.com>
Cc: Dave Shinneman <dshinneman@tosv.com>
Subject: RE: Bldgs 10AB, BV SSDP

[ExternalEmail] ** Caution Clicking Links **

Hello Ellen,

Thank you for the replies on the 2nd set of comments and the most recent ones received this morning on the excerpt plans' comments. These are thorough and helpful. We may include with the Council packet when ready. In addition to the Community Development Department and RFFR comments, attached are the released Public Works comments. It appears there will be ongoing reviews in the interim.

There are a few clarifying or follow up questions or comments:

Bullet item 1: We'll let this rest, but we were trying to find the information and the specific community purposes, unique & exceptional circumstances, and exceedance the PUD standards per the PUD code standards for Buildout/UE Variations primarily for reference purposes. There might be need for another variation if the recessed proposed patio features exceed the ½ distance line between the master planned building envelopes and the property or exceed 30" in height from existing or finished grades, whichever more restrictive per the code zoning dimensional standards and the PUD Setbacks. **WE DO NOT INTEND TO REQUEST A VARIANCE FROM THE PATIO FEATURES. SEE THE RESPONSE A BELOW REGARDING SETBACKS. MAYBE YOU AND DAVE AND I SHOULD GET ON A CALL TO TALK THROUGH THIS?**

Bullet items 2: Thanks for supplying the draft final version of the RHA with the housing mitigation schedule. The main point regarding the missing referenced exhibits in the RHA, is that the recorded documents run with the land, pick up with title searches and would add to the transparency for the general public.

Bullet item 3: I thought there would have been an exhibit in the SIA showing where Phase 3 is referencing the future SSDPs at minimum; Although cannot open the recorded agreements through our software right now. Could you please email me a copy of the recorded SIA? Maybe it will open if a new version is downloaded. **I HAVE ATTACHED A COPY OF THE RECORDED SIA, INCLUDING THE 2016 DOCUMENT AND THE 2020 AMENDMENT. WHEN READING BOTH OF THOSE TOGETHER IT SHOULD BE CLEAR WHICH LOTS ARE IMPACTED BY THE AMENDMENT. SECTION 1.2 OF THE AMENDMENT REFERENCES REMAINING OBLIGATIONS TO BE DETERMINED IN THE SITE-SPECIFIC DEVELOPMENT PLAN PROCESS.**

Bullet item 4: Yes, we should schedule a meeting with Public Works; it might prove fruitful. **WE ARE WORKING ON SUPPLEMENTAL EXHIBITS TO HELP IN A RESPONSE TO THE COMMENTS RECEIVED FROM PUBLIC WORKS. I SHOULD BE ABLE TO PROVIDE THAT IN THE NEXT FEW DAYS IN HOPES THAT WE COULD SET UP A MEETING FOR THE END OF THIS WEEK. CAN WE GET SOMETHING ON THE CALENDAR FOR THIS THURSDAY WITH ANNE? I ASSUME SHE'LL WANT SGM TO JOIN AS WELL. WE ARE AVAILABLE AT NOON, 2PM, 3PM OR 4PM.**

Bullet item 5, #5: Per one of the conditions in Resolution 19, 2022, what is the plan for long-term parking for residents whether with the Base Village development or off-site? We'll need to address the Conditions in Reso 19, 2022 with the Council, unless the applicant's plans for now are the

planned 9 stalls in the Buildings 10 AB parking garage. **IT IS OUR INTERPRETATION THAT THE LONG TERM PARKING CONDITION RELATES TO BUILDING 10AB SINCE WE NO LONGER CONTROL THE MAIN BASE VILLAGE PARKING GARAGE. THERE ARE 12 RESIDENCES WITHIN 10AB THAT, SIMILAR TO THE AURA RESIDENCES, HAVE THEIR OWN DEDICATED PARKING STALLS WITHIN GARAGES WHERE THEY ARE ABLE TO LEAVE A CAR LONG-TERM. THOSE THAT DESIRE LONG-TERM PARKING CAN SELECT TO PURCHASE ONE OF THOSE RESIDENCES. THE HOA MANAGER PROVIDES INFORMATION TO OWNERS TO CONNECT THEM WITH OFF-SITE CAR STORAGE COMPANIES.**

Bullet item 5, #6: We might add the same condition with the upcoming SSDP resolution and/or ROD regarding no parking permits for the public lots. That was always an important point with Transportation. **OK.**

Bullet item 6: We discussed the possibility of adding a draft condition in ROD and/or Resolution that the new or modified on-site or off-site easements be implemented via an administrative modification subdivision plat amendment and/or by separate agreement. Per your response February 2, we were also seeking a pedestrian / trail / stair / access easement on the north side of the promenade by the ski-under bridge on Lot 5. **I WOULD LIKE TO DISCUSS THIS WITH YOU AND DAVE. ADDING A SECOND ACCESS EASEMENT ON THE NORTH SIDE WILL SIGNIFICANTLY LIMIT THE POTENTIAL PLAY FEATURE THAT WE HAVE IN MIND SO WE BELIEVE IT MAKES THE MOST SENSE AND PROVIDES THE BIGGEST OVERALL BENEFIT TO HAVE A FORMAL EASEMENT ONLY ON THE SOUTH SIDE.**

Bullet item 7 (1): Resolution 19, 2022 Condition No. 7 says…."the applicant shall design and build an activated ground level pedestrian space along or within the promenade directly south (*I think meaning north*) of Buildings 10 AB to be reviewed as part of the Site-Specific Design Review." If it can be justified meeting the intent of Condition No. 7 we should be able to support the proposed design concepts provided the applicant complies with the RFFR requirements. Thank you for providing the prior Applicant correspondence with the fire district received 2-3-23.

Bullet item 8: Thank you for providing an updated parking garage plan with the typical dimensions. We have downloaded to the Town's databases and uploaded to the Town's website as part of the application materials for viewing.

Regarding your recent responses received this morning to address the excerpt plan comments, they are thorough and appreciated, but have the following comments:

Setbacks: Not sure why there is an approved setback map for all of Base Village and for Phase 3 if we can interpret setbacks next to all property lines as 0' per note C below. However, there is also a Note A and B. Does this mean the setbacks shown in the graphic do not apply? The last note seems to imply that decks and the recessed versions on the SSDP are also subject to the setbacks shown. If the case, a waiver request appears needed, unless the applicant can demonstrate compliance with the code's zoning dimensional restrictions. **THE BASE VILLAGE SETBACK DIAGRAM BEFORE THE 2020 AMENDMENT VERY CLEARLY SHOWED THE SETBACKS WERE RELATED TO THE BUILDINGS AND NOT THE SITE ELEMENTS. I HAVE ATTACHED THAT PREVIOUS EXHIBIT. AS YOU CAN SEE THERE IS NOTHING RESTRICTING HARDSCAPES ON THAT DIAGRAM AND THE ASSOCIATED SITE PLAN (ALSO ATTACHED) SHOWS HARDSCAPE PATIOS TO THE LOT LINE ON BUILDINGS 1, 2C, 3C, 3ABC, 5, 8, 10A, 10B AND 13A. WE FOLLOWED THIS SAME LOGIC IN THE CREATION OF THE SETBACK DIAGRAM IN 2020 AND EXPECTED THE SAME INTERPRETATION AS HISTORICALLY, WHICH IS A 0 FOOT MINIMUM DISTANCE TO ADJACENT PROPERTY LINES. PERHAPS YOU, DAVE AND I SHOULD DISCUSS?**

"A" = BUILDING TO BUILDING SETBACKS
THE MINIMUM DISTANCE BETWEEN ALL BUILDINGS SHALL BE TWENTY-FIVE FEET (25'-0"), EXCEPT THAT AS BETWEEN BUILDINGS IN WHICH THE ADJACENT PORTION OF EITHER BUILDING EXCEEDS 4 STORIES IN HEIGHT, THE MINIMUM DISTANCE SHALL BE FORTY FEET (40'-0").

"B" = BUILDING TO RIGHT OF WAY SETBACKS
THE MINIMUM SETBACK BETWEEN ANY BUILDING AND THE CENTERLINE OF RIGHT OF WAY ADJACENT TO THE BUILDING SHALL BE TWENTY FEET (20'-0").

"C" = BUILDING TO ADJACENT PROPERTY LINES SETBACKS
THE MINIMUM SETBACK BETWEEN ANY BUILDING AND THE PROPERTY LINES OF THE PROPERTY IMMEDIATELY ADJACENT TO THE LOT ON WHICH THE BUILDING IS CONSTRUCTED SHALL BE 0 FEET AS LONG AS THE DISTANCE BETWEEN BUILDINGS ON THE ADJACENT PROPERTY AND THE LOT MEETS THE REQUIREMENT OF THE MINIMUM DISTANCE BETWEEN BUILDING TO BUILDING.

ALL BUILDING SETBACKS ARE FROM PROPOSED LOT AND RIGHT-OF-WAY LINES TO FACE OF ROOF OVERHANG OR DECK PROJECTION.

Jim

TO: Jim Wahlstrom, Dave Shinneman, Anne Martens, TOSV

FROM: Ellen McCready, East West Partners

RE: Building 10AB SSDP — Applicant Responses Initial Public Works Review Comments

DATE: February 16, 2023

This memo includes Applicant responses in **bold** to the Town's initial Public Works review comments emailed on 2/3/23 related to our Snowmass Base Village Building 10AB Site-Specific Development Plan application which was submitted on December 2, 2022.

1. A shade analysis should be provided for the buildings (did not review the complete package to see if one was submitted). **The attached shadow studies were submitted as part of Appendix J, per the requirements of an Energy Conservation Plan submittal.**

2. Excavation / retainage adjacent to the Roadway are a concern. Details need to be provided as to how the excavation for building 10B specifically needs to be provided. The main concern is the undermining of the Roadway during construction as well as with the final product. Cross sections of the retaining walls including the roadway platform needs to be provided.

Shoring soil nails and tie backs would run along the southern boundary of the property and would extend into the Wood Road ROW. Shoring design is underway by Coggins & Sons, a subcontractor with decades of experience and extensive expertise in foundation support systems, including several projects within the Roaring Fork Valley.

Plans will be submitted to show the spacing and depth of the soil nails, which is fully engineered and planned system. We know that there are utilities beneath Wood Road, with which this shoring system will not conflict. To the extent that the soil nails would extend beyond the sidewalk and into the roadway (determination of which is in progress as part of the complete shoring design), they would run at an angle and would be below the deepest utility.

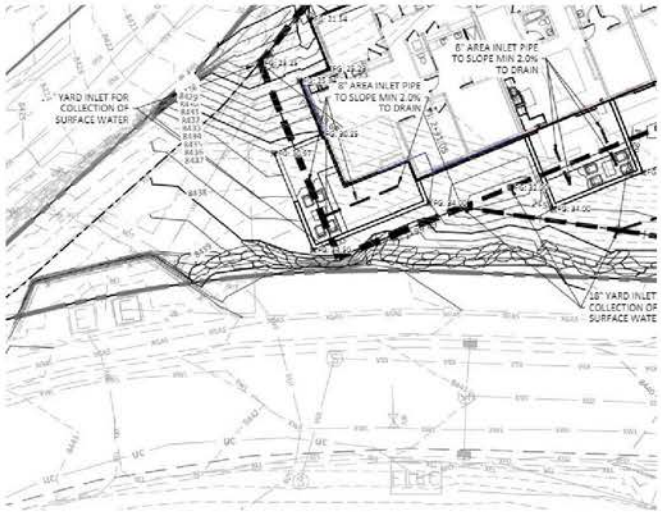
The proposed shoring system would not impact the structural integrity of the existing roadway or sidewalk. In fact, this shoring may even provide support. Currently there is no earth retention in place at Wood Road. Lateral forces such as groundwater, runoff and erosion are currently and constantly pushing at the soil. The 10AB building foundations have been designed to withstand those lateral forces. During construction the shoring and tie backs will stabilize the ground, providing support that is not in place today.

The shoring will be temporary in nature, meaning it is only required to remain in place during construction of the lower levels of the buildings. However, it is typical that the soil nails remain in place permanently unless or until such time that deep excavation beneath the existing ROW utilities would be required (which, given the expected depth of the soil nails would be extremely unlikely).

This type of shoring that extends into the ROW has not yet been done within Base Village, but is common practice in the area, particularly within the City of Aspen. This project does not require an aggressive excavation. Coggins has extensive shoring experience within and against roads, alleys, buildings, etc and a long track record of professionalism and success.

   a. The grade change from the back of sidewalk to the deck below is approximately a 12 foot drop with minimal horizontal distance. This is not acceptable for snow storage and safety reasons. The setbacks and building envelopes need to be indicated on the civil plans and this need to be reviewed for compliance. Additionally a clear zone analysis needs to be

completed to determine the safety of that drop at the end of a curve on Wood Road and along a pedestrian way. Cross sections of the work adjacent to the roadway needs to be provided.

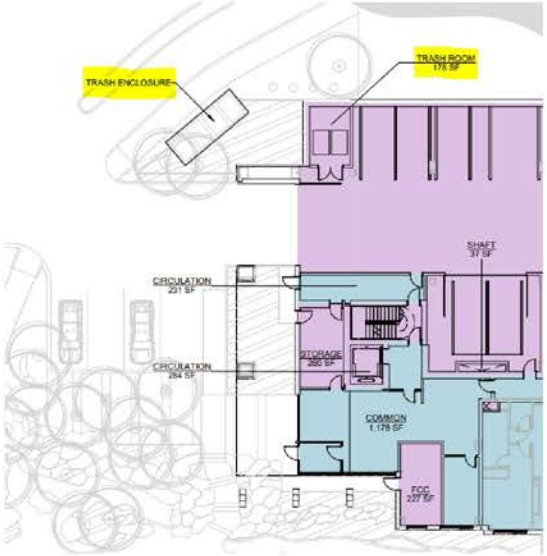


We do not believe that the proposed grading creates a safety issue and at 10B it is consistent with historical site plans. Our proposed boulder retaining elements are generally 8-10' off the back side of the sidewalk. While there is a gradual bend in Wood Road just uphill of the 10AB site, the project is located along a relatively straight section of a low-speed roadway. In order to provide an additional layer of safety we can offer to extend the existing guardrail. It currently runs from the Crestwood crosswalk to the existing transformers, but we can continue it past the transformers and to the top of the bus pull off, as shown in red on the site plan below. This would ensure guard rail is in place around the entire radius of the bend that is adjacent to 10B.

The attached sections help illustrate the relationship of 10AB and related site improvements to the sidewalk and roadway.

3. It is my understanding that the trash enclosure was sized for (4) 2 yard dumpsters for solid waste at the minimum rate of 1.5 c yards per month unit, which would result in 3 picks. We would recommend using a 2 yard per month per unit at occupancy. This means either they are undersized at this waste production rate or there will need to be increased pick-ups. This also doesn't account for recycling or compost.

Our calculations for waste generation are for both trash and recycling, with recycling being about 30% of the overall number. We have sized the trash enclosure to fit four 3 yard dumpsters (split into three trash and one recycling). Increasing our waste calculations to the recommended 2 cubic yards per month per residence would suggest a 5th dumpster be provided. We have additional trash capacity within the parking garage where there is a designated trash/recycling room that can hold at least two additional dumpsters. We also have trash rooms located within the building with waste and recycling in bins that the operations team will empty into the main building dumpsters. Based on what we've seen with the seasonality of trash and recycling generation for the residential units within One Snowmass, we believe that we have adequate overall trash and recycling capacity in a combination of the exterior enclosure and the interior trash room(s) and would work with the Town on the frequency of service based on the season.



4. Proposed solid waste pull off area
    A. With the grades and alignment of the pull out, the dumpster location is a concern because a solid waste truck will be parking on a 11% grade ramp and the tail end of the truck will be too low to hook the dumpsters to the truck. Additionally with the slopes proposed the pullout will need to be snow melted. Sight distance for the Solid waste truck exiting the pullout needs to be analyzed and is a concern because the drivers will not be able to see oncoming traffic coming uphill on the curve. Sight distance for the vehicles existing the property needs to be provided and take into account snow storage and landscaping and the trash enclosure. Architectural / civil Building permit plans needs to be provided for the solid waste structure.

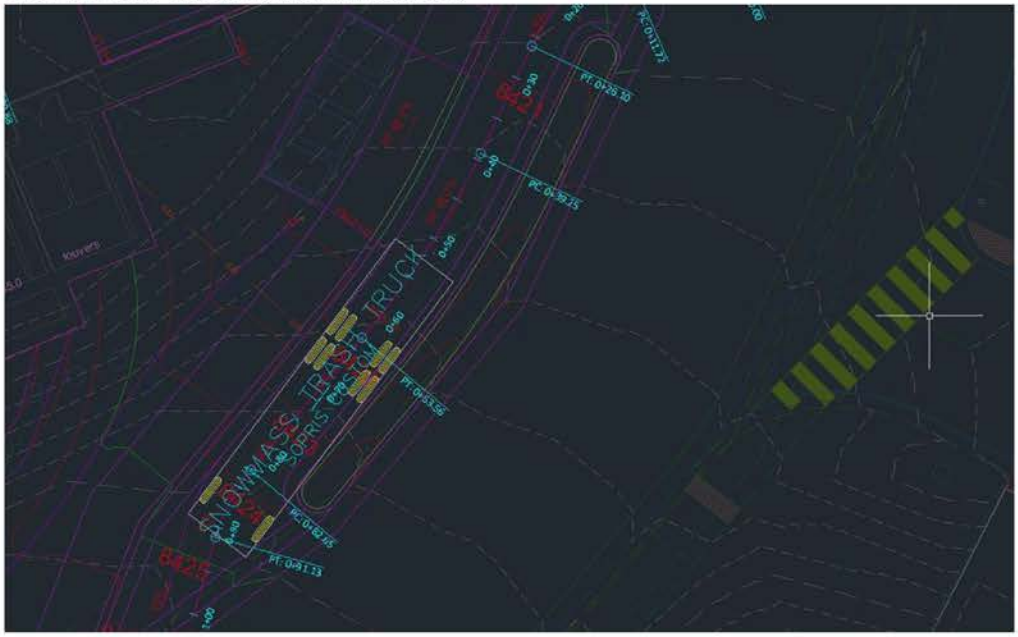
We have shown the design intent for the trash enclosure on the east façade exterior perspective. It is intended be clad in the same fiber cement siding that will be used on the 10A building. We are proposing a shed roofline with a green roof, as well raised planting bed adjacent to the enclosure so that is feels tucked into the grade as much as possible. Full architectural plans will be submitted at the time of building permit.

We do plan on snowmelting the trash pull-off area. See the attached submitted snowmelt plan. We have also conducted a site triangle study for vehicles exiting the autocout; see attached. Almost all of the view zone looks over hardscape, and where that is not the case, landscaping and snow storage have been considered and placed accordingly to keep that site corridor clear.

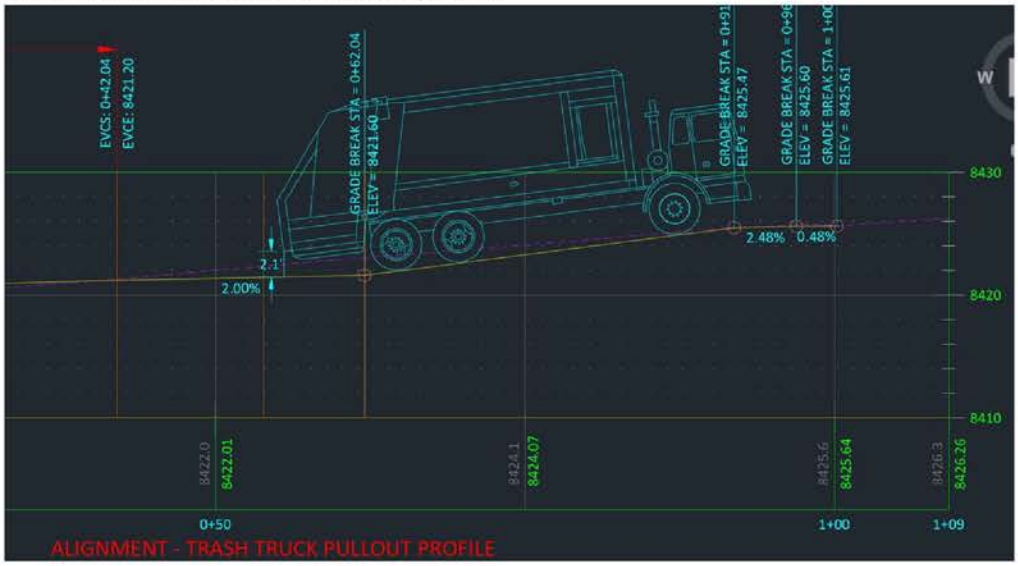
We believe that the pull-off creates a safe condition for trash service, and for truck movement into and out of the pull-out area. Vehicles traveling uphill will see the truck and have plenty of time to slow down if it starts to pull out to continue uphill. If there is concern about driver visibility looking back down the road, we could suggest that we place a mirror for visibility on the opposite site of Wood Road that the driver could check.

We think we have created a relatively flat service area and as part of our design we have evaluated how the trash truck would sit within the pull off to confirm functional service. When parked, there is only a 6" difference in height at the back of the truck compared to if it were sitting completely flat. Please take a look at these images below to confirm if this works.

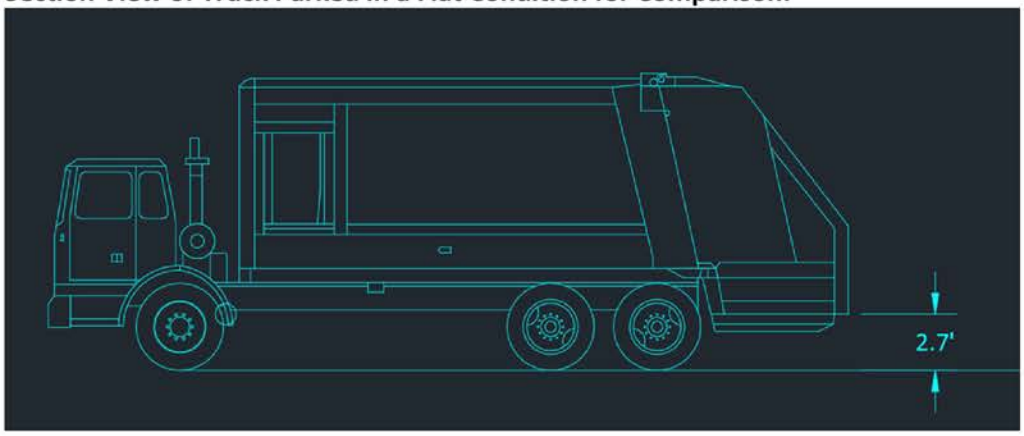
Plan View of Truck Parked for Service:



Section View of Truck Parked for Service:

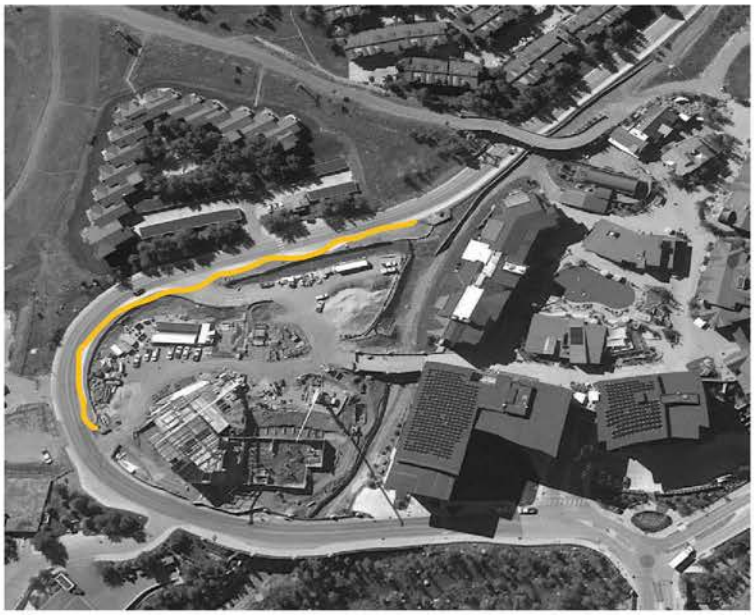


Section View of Truck Parked in a Flat Condition for Comparison:



5. Due to the proximately of the buildings on this site on the downhill slope of the roadway, the sidewalk snow removal shall be the responsibility of the property owner.

It was our original expectation that maintenance and snow removal for the sidewalk would be consistent with the rest of the sidewalk on that side of Wood Road between the ski back trail bridge and the ski bridge leading to the Elk Camp Gondola – the Town would provide snow removal and Base Village Company will be responsible for maintenance. Hearing this request, we can provide snow removal for the sidewalk as it runs along the Lot 6 property. The would become a BVCo obligation upon completion of construction. For clarification, this would be from the Base Village fire lane to the uphill side of the transformers, in the area highlighted in yellow below. Snow removal for the sidewalk on both sides of this segment would continue to be the Town's obligation.

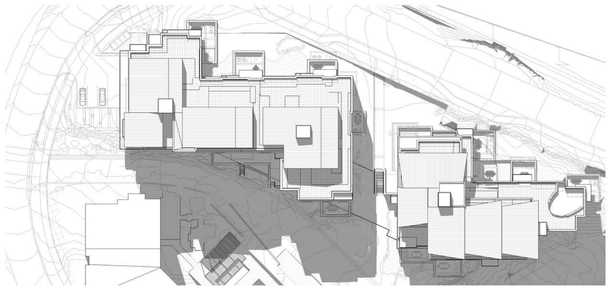


6. Storm Sewer review, ownership and maintenance plans review still needs to be completed.

Drainage from the site ties into storm line B in Wood Road and storm line D in the ski back trail. Line B is owned and maintained by the Town. Line D is owned by Metro District 1 but maintained by the Town pursuant to an easement.

We were anticipating that the Town would jet and camera the lines prior to the start of construction, as was done prior to the construction of Electric Pass Lodge and Havens. At the end of construction we will jet and camera the lines again, starting at where our tie ins occur.

MARCH



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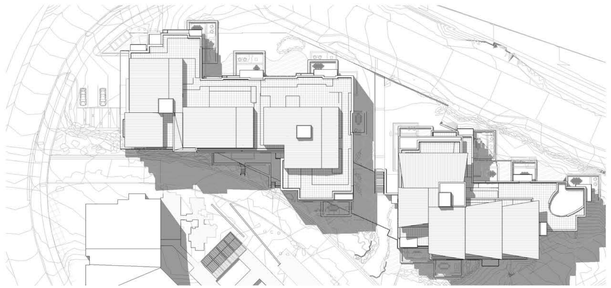

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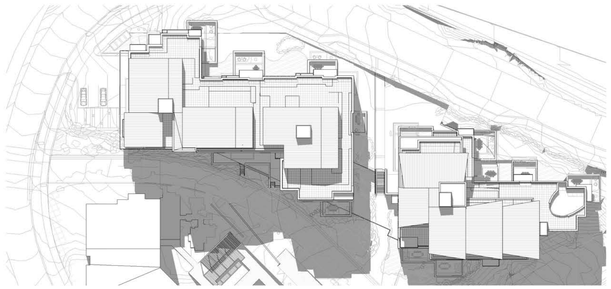

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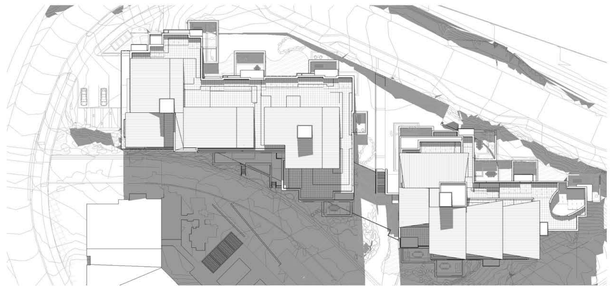

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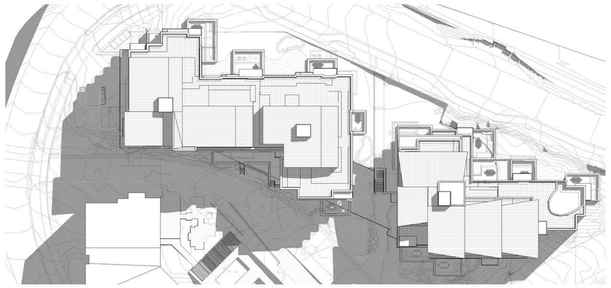

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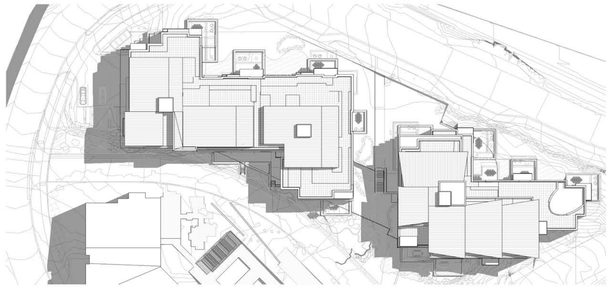

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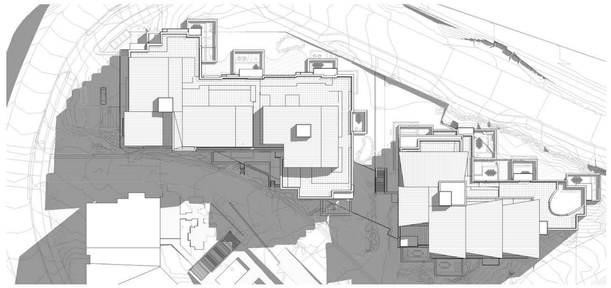

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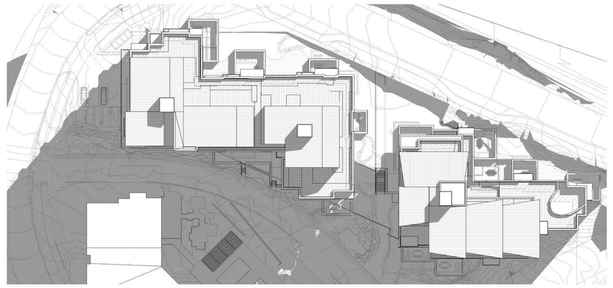

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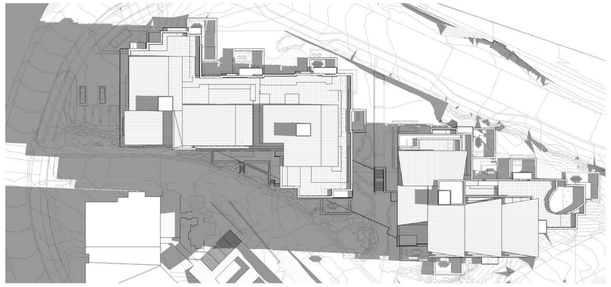

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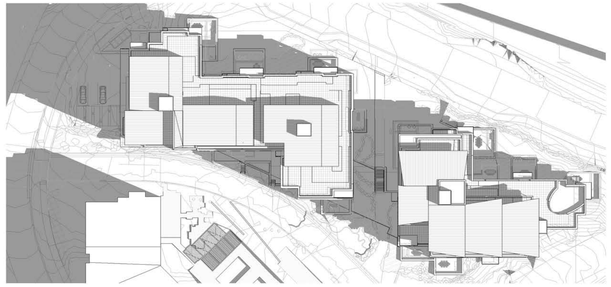

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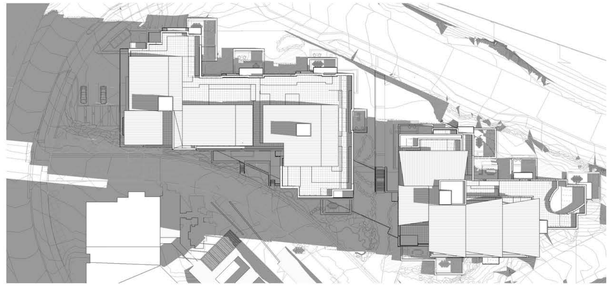

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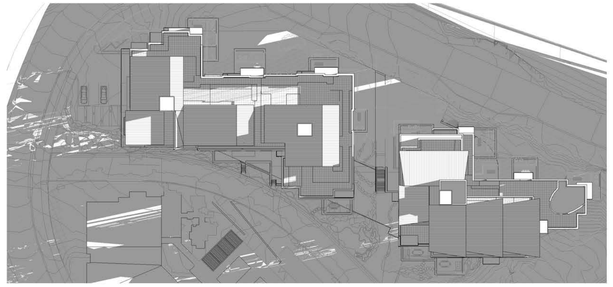

3 PM

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

SHADOW STUDIES

PROJECT NO: 21175.00

SCALE:

ISSUE DATE:

11/30/2022

SHEET

62

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SNOWMELT & SNOW STORAGE PLAN

LEGEND

SNOWMELT: APPROX. 23,209 SF

SNOW STORAGE: APPROX. 7,381 SF

NOTE: SNOWMELT ON ROOFTOP TERRACES IS NOT DEPICTED: APPROX. 12,365 SF

0 10 20 40

SNOWMASS BASE VILLAGE BUILDING 10AB

SNOWMASS VILLAGE, CO

east west partners | DESIGNWORKSHOP

SITE TRIANGLE & TRASH/DELIVERY ACCESS

SNOWMASS BASE VILLAGE BUILDING 10AB

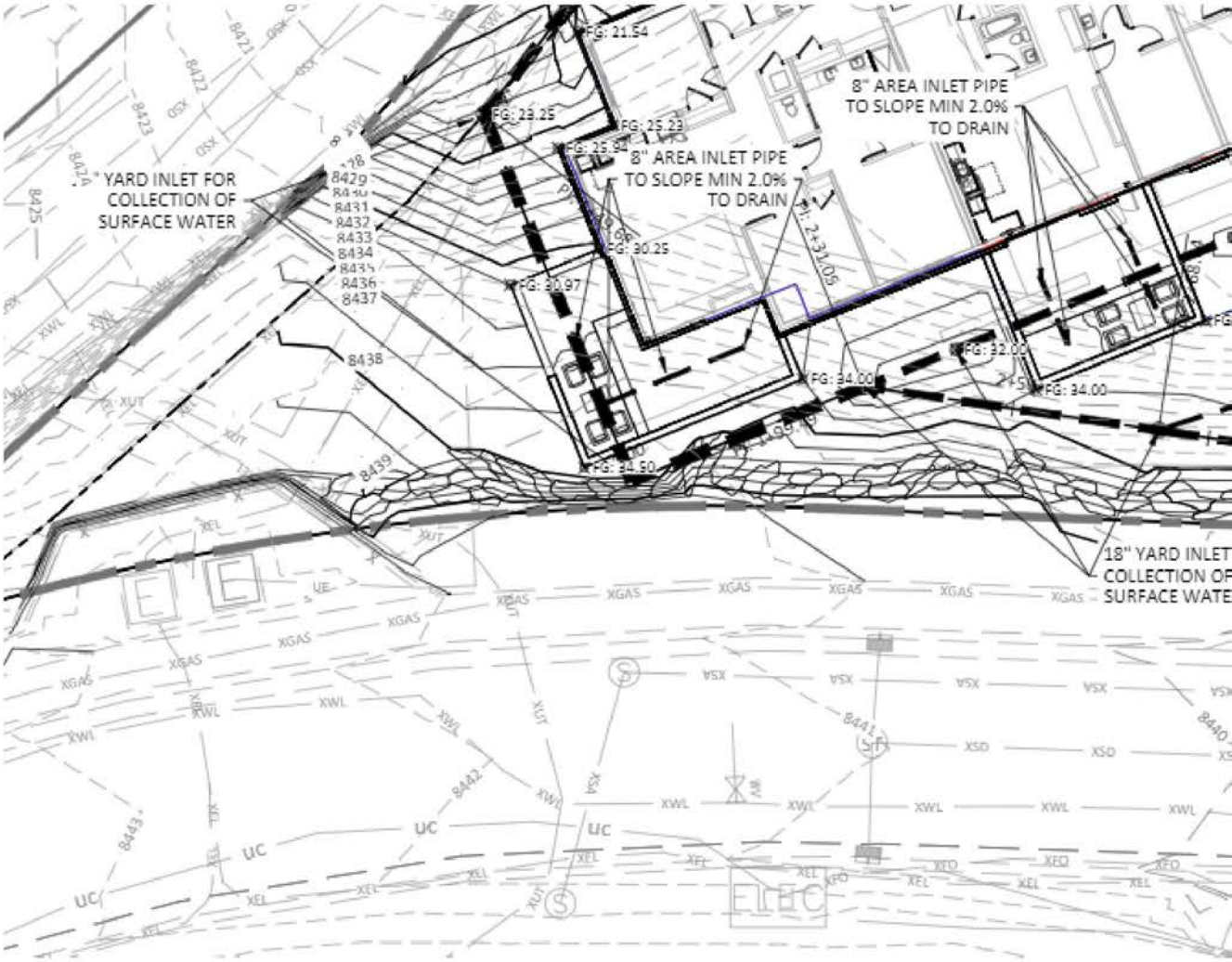
SNOWMASS VILLAGE, CO

east west partners | DESIGNWORKSHOP

From: Anne Martens <AMartens@tosv.com> - **INITIAL TOSV PUBLIC WORKS REVIEW COMMENTS**
Sent: Tuesday, January 24, 2023 10:52 AM
To: Dave Shinneman <dshinneman@tosv.com>; Jim Wahlstrom <JWahlstrom@tosv.com>
Cc: Clint Kinney <CKinney@tosv.com>; Dave Ogren <DOgren@tosv.com>
Subject: Building 10A / B

Dave / Jim,
In an effort to you comments as quickly as possible, here are my areas of concern.

1. A shade analysis should be provided for the buildings (did not review the complete package to see if one was submitted).
2. Excavation / retainage adjacent to the Roadway are a concern. Details need to be provided as to how the excavation for building 10B specifically needs to be provided. The main concern is the undermining of the Roadway during construction as well as with the final product. Cross sections of the retaining walls including the roadway platform needs to be provided.
    a. The grade change from the back of sidewalk to the deck below is approximately a 12 foot drop with minimal horizontal distance. This is not acceptable for snow storage and safety reasons. The setbacks and building envelopes need to be indicated on the civil plans and this need to be reviewed for compliance. Additionally a clear zone analysis needs to be completed to determine the safety of that drop at the end of a curve on Wood Road and along a pedestrian way. Cross sections of the work adjacent to the roadway needs to be provided.



3. It is my understanding that the trash enclosure was sized for (4) 2 yard dumpsters for solid waste at the <u>minimum</u> rate of 1.5 c yards per month unit, which would result in 3 picks. We would recommend using a 2 yard per month per unit at occupancy. This means either they are undersized at this waste production rate or there will need to be increased pick-ups. This also doesn't account for recycling or compost.
4. Proposed solid waste pull off area
    A. With the grades and alignment of the pull out, the dumpster location is a concern because a solid waste truck will be parking on a 11% grade ramp and the tail end of the truck will be too low to hook the dumpsters to the truck. Additionally with the slopes proposed the pullout will need to be snow melted. Sight distance for the Solid waste truck exiting the pullout needs to be analyzed and is a concern because the drivers will not be able to see oncoming traffic coming uphill on the curve. Sight distance for the vehicles existing the property needs to be provided and take into account snow storage and landscaping and the trash enclosure. Architectural / civil Building permit plans needs to be provided for the solid waste structure.
5. Due to the proximately of the buildings on this site on the downhill slope of the roadway, the sidewalk snow removal shall be the responsibility of the property owner.
6. Storm Sewer review, ownership and maintenance plans review still needs to be completed.

Anne

Anne Martens

Public Works Director
Town of Snowmass Village, CO

Direct: (970) 922-2310
Cell: (970) 309-1577

@TownofSnowmass
facebook.com/TownofSnowmass

"Coming together is a beginning. Keeping together is progress. Working together is success."
Henry Ford

ATTACHMENT 2

SITE-SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B
STRATOS

Snowmass Base Village

Submitted to:
Town of Snowmass Village

Applicant:
Snowmass Ventures, LLC

SNOWMASS BASE VILLAGE, SNOWMASS VILLAGE, COLORADO

DECEMBER 1, 2022

Base Village | Buildings 10A and 10B Site-Specific Development Plan

Table of Contents

Submission Requirements 3

Project Overview 4

Building Narrative 43

Compliance with Master Development Plan (BV PUD) 45

Compliance with Applicable Review Standards 48

List of Appendices and Exhibits 63

Submission Requirements

Applicant Name, Address, Telephone Number

Snowmass Ventures, LLC
60 Carriage Way #3120
Snowmass Village, CO 81615
C/O Ellen McCready, East West Partners

See Appendix A, Authorization to Represent

Note: *The current landowner and applicant is Snowmass Ventures, LLC. However, it is the Applicant's intention to convey Lot 6, prior to development described within this application to SV Building 10A Development, LLC as the development entity that is a subsidiary of Snowmass Ventures, LLC. Obligations described herein related to the Applicant will be deemed automatically transferred to that entity and Snowmass Ventures, LLC shall then be relieved of any obligations under this Site-Specific Development Plan.*

Physical Address

221 Wood Road, Snowmass Village, CO 81615

Legal Description

AMENDED LOT 6, BASE VILLAGE PUD, ACCORDING TO THE SUBDIVISION EXEMPTION PLAT FOR COMBINATION OF EXISTING LOTS 4 AND 6 INTO NEW LOT 6 BASE VILLAGE P.U.D. / FINAL PLAT RECORDED NOVEMBER 9, 2016 IN PLAT BOOK 116 AT PAGE 21 AND SUBDIVISION EXEMPTION PLAT FOR LOT LINE ADJUSTMENT OF EXISTING LOT 5 AND AMENDED LOT 6, BASE VILLAGE P.U.D. FINAL PLAT RECORDED JANUARY 5, 2021 IN PLAT BOOK 129 AT PAGE 51.

Disclosure of Ownership

See Appendix B

Vicinity Map

See Appendix C

Fee Agreement

See Appendix D

Written Description

Ordinance No. 10, Series of 2020, approved a minor PUD amendment for Phase 3 of the Base Village PUD. That amendment established development parameters through a "Master Development Plan" and defined a review process for future phases through "Site-Specific Development Plans". The intention of this Site-Specific Development Plan application is to demonstrate compliance with the parameters of the Master Development Plan and to provide to documentation to Town Council for final architectural review of Buildings 10A and 10B located on Lot 6 of the Base Village PUD.

STRATOS

SNOWMASS BASE VILLAGE

PUD Summary

Six Years Ago…

Initial Focus - Complete The Core

- Improve upon sustainability of the village core (retailers, restaurants, The Collective, village programming, hotels, BVCo, Metro Districts)
- Continue to improve the quality of life and the vitality of Snowmass Village

Community Benefits in the Core

Front-loaded facilities have increased year-round vitality and activity, increased and expanded educational opportunities, improved access to mass transit, and improved emergency medical facilities, including:

- Over 20 retail stores and restaurants
- Multi-purpose Plaza and Ice Rink costing over $5M (significantly more than original projections)
- Transit and Arrival Center
- Building 6 core & shell construction
- Building 6 tenant improvements, including the Collective Game Lounge and Collective Hall
- Building 6 operating deficit subsidies
- Medical Clinic
- Climbing Wall
- Children's Fountains
- Play Pods
- Public Parking, currently free after 4pm and during non-Winter periods
- Enhanced Wayfinding
- Car Share
- Ski Beach Plaza
- Treehouse Children's Center
- Conference Center
- Public Restrooms and Lockers
- Skier Bridge

Community Benefits Off-Site

Over the years, the Base Village project has front loaded investment in public facilities throughout Snowmass Village. This includes:

- Off-Site Housing (Club Commons II, Sinclair Meadows)
- Pulse Gondola connecting Base Village to Snowmass Mall
- Funded $800,000 for Brush Creek Restoration
- New Trail Connections
- Water Quality Improvements
- New main water and sanitary lines serving all of Snowmass Village
- Funded $600,000 to Holy Cross Energy to underground new service line for the Town
- Funded Lower Brush Creek Road Improvements
- Contribution of Ridge East Parcel #34, Creek Valley Parcel #16, & Wildcat Slope Parcel #11 to Town as open space
- Ladder Truck for SWSD
- 1 million gallon water storage facility on mountain improved fire flows for most of Snowmass Village as well as supply for Base Village
- $1,000,000 contribution to the Snowmass Recreation Center
- Upgrade of Hwy 82/Brush Creek Intersection
- Construction of passing lane on Brush Creek Road
- Wood Road Roundabout
- Mini Roundabout
- Upper Wood Road Improvements
- Bus Shelters

SNOWMASS BASE VILLAGE

Current Focus - Complete the Village

- The current core is still not yet economically sustainable
- Extensive subsidies are still occurring for the Collective, retail, metro district, conference center, etc.
- Full build-out of the Village is essential to long-term financial sustainability

PUD Structure

- A **"Master Development Plan"** which establishes development parameters

- A review process for future phases to i) confirm compliance with the parameters established above, and ii) provide Town Council review and approval of final architecture through **"Site-Specific Development Plans"** submitted on a lot-by-lot basis.

Set by the Master Development Plan

› Location and orientation of building footprints

› Location of setbacks, open space, landscaping buffers, Village Pool, pedestrian connections

› Maximum total square footage and FAR

› Established height and bulk massing in each section of the building footprints

› Maximum square footage of each building and FAR on each lot

› Maximum number of Equivalent Units

› Minimum and Maximum Average Unit Sizes

› Parking Ratios

› Employee Housing Mitigation

› Allowed Uses

Site-Specific Development Plan

1. Staff Consistency and Compliance Review, including referral review by applicable Town departments
2. Town Council Action on final architecture

Submittal inclusions:

› Code criteria responses

› Architectural and landscape plans

› Preliminary civil plans

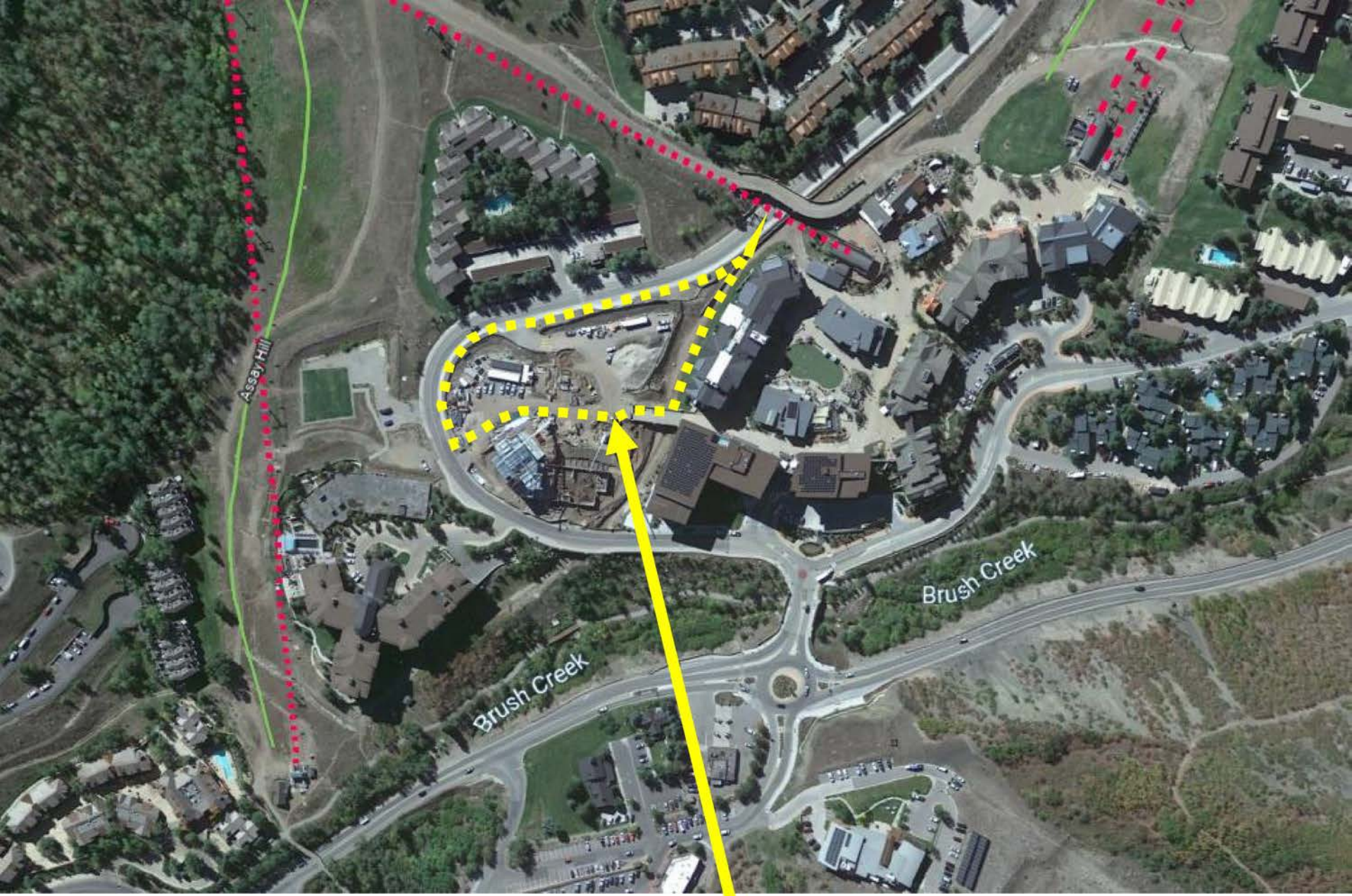
› Precise building statistics (unit mix, square footage details by use and by floor)

› Cumulative to-date project statistics

This process has been used in the review of Electric Pass Lodge, Aura, and Cirque x Viceroy.

SNOWMASS BASE VILLAGE

Lot 6 Site Overview



SNOWMASS BASE VILLAGE, LOT 6

Snowmass Base Village – Master Development Plan

2020

Stratos Project Vision

Stratos includes the final two buildings within Base Village, continuing the evolution of forward-thinking healthy mountain living. Thoughtful design seamlessly links the existing commercial core with the resort properties along Assay Hill, and a Linear Park brings art and exploration through the site to complete the vision of a vibrant and sustainable Village.

Project Pillars

Connectivity & Activation

Linear Park - Vision

- **Design a thoughtful combination of Captured Moments, Unstructured Play, & Integrated Art.** A mix of passive and active features will combine to create areas that encourage play and areas to reflect.

- **Achieve year-round activation of the Village Walk (fire lane) between Wood Road and the Base Village commercial core.** Thoughtfully designed elements will draw pedestrians through the site from both the plaza and ski back trail levels.

- Provide missing pedestrian connections into the Village Core from Wood Road and the ski area

- **Create an amenity that is valued by both Base Village guests and the Snowmass Village community.** Art and sculpture will combine with play equipment and natural landscape features to bring energy and activation along this important pedestrian access.

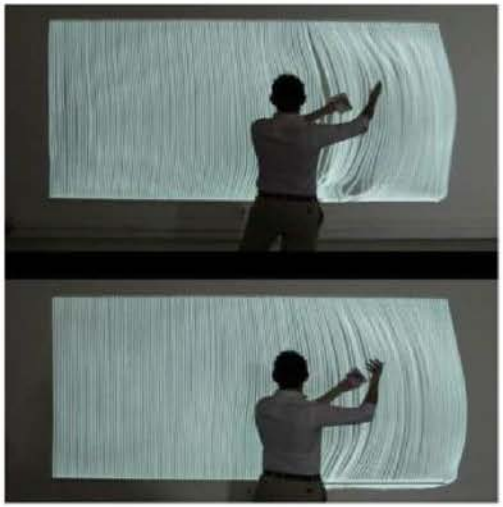
Linear Park – Preliminary Concepts

SUMMARY OF ART + PLAY

Features shown are conceptual and have not undergone engineering or structural design. Elements may be revised.

Linear Park – Character Imagery

Linear Park – Character Imagery



STRATOS

New Paradigm

We have set a new bar for sustainable mountain resort development with Electric Pass Lodge and Aura, which feature:

- Advanced sustainable design strategies
- All-electric residences *
- Commitment to 100% renewable electricity through the Holy Cross PuRE program

** We have not been able to achieve carbon neutral site elements such as pools and snowmelt.*

05.01.23 TC Packet

A Step Further

We are continually expanding our knowledge and raising our standards.

ELECTRIC PASS LODGE

Zero carbon from on-going building operations

AURA

Zero carbon from on-going building operations

+

Reduced embodied carbon with a mass timber structure

+

Biophilic design

STRATOS

Zero carbon from on-going building operations

+

Geothermal & solar thermal

+

Exploration of an all-electric spa pool

Sustainable + Healthy

All Electric Residences

PuRE

Powered by 100% Renewable Energy

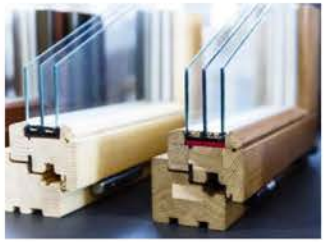
Pursuit of LEED Certification

U.S. Green Building Council LEED USGBC

Large Operable Openings for Daylighting & Fresh Air

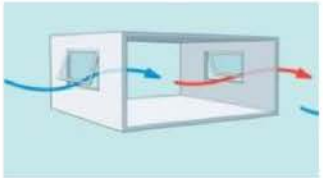
Enhanced Insulation

High Efficiency Glazing



Earth Tubes for Pre-Conditioned Fresh Air and Passive Cooling

Cross Ventilation at Upper Levels

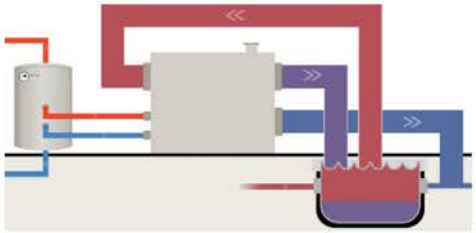


Rooftop Solar Thermal

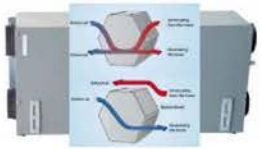
Geothermal

Efficient HVAC

Heat Recovery Systems



Constant Natural Ventilation



This page lists target features and goals for informational and illustrative purposes only.

Top Notch Design and Construction Team

DAVIS PARTNERSHIP ARCHITECTS

HASELDEN CONSTRUCTION

DESIGNWORKSHOP

INTEGRAL

KL&A Engineers & Builders

RIVER + LIME

SOPRIS ENGINEERING LLC

Architectural Overview

Illustrative Site Plan

Legend

1. Linear Park
2. Village Walk
3. Arrival Court
4. Trash Enclosure
5. Trash & Delivery Loading
6. Pedestrian Building Entry
7. Parking Garage Entry
8. Skier Access

STRATOS

Exterior Design Goals

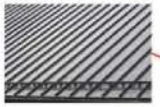
- Fits within the overall Base Village architectural context, yet has its own identity
- Timeless and refined mountain character
- Complimentary aesthetics across two sister buildings
- Masonry grounds the buildings and integrates it within the landscape
- A clear distinction of base, middle, and top, yet with a cohesive composition
- An intentional mix of scales through a combination of vertical and horizontal elements, and monolithic forms with delicate features

Base – Middle – Top Product Differentiation

STRATOS

Material Board – 10A

ROOFING:
STANDING SEAM METAL



VERTICAL SIDING:
FIBER CEMENT PANEL

SHADING DEVICES AND COLUMN WRAPS:
WOOD LOOK METAL TRIM

METAL TRIM:
TO MATCH ROOF/CLADDING

SOFFITS AND HORIZONTAL SIDING:
WOOD LOOK FIBER CEMENT SIDING

HONED NATURAL STONE VENEER:
BEIGE LIMESTONE

SPLIT FACE NATURAL STONE VENEER:
BEIGE LIMESTONE

RAILING:
METAL FRAME WITH GLASS INFILL

Materials subject to similar substitution.

STRATOS

Material Board – 10B

ROOFING:
STANDING SEAM METAL

SHADING DEVICES AND COLUMN WRAPS:
WOOD LOOK METAL TRIM

METAL TRIM:
TO MATCH ROOF/CLADDING

VERTICAL SIDING:
FIBER CEMENT PANEL

SOFFITS AND HORIZONTAL SIDING:
WOOD LOOK FIBER CEMENT PANEL

RAILING:
METAL FRAME WITH GLASS INFILL

HONED NATURAL STONE VENEER:
GRAY LIMESTONE

SPLIT FACE NATURAL STONE VENEER:
GRAY LIMESTONE

* LANDSCAPING SHOWN IS FOR ILLUSTRATIVE AND CONTEXTUAL PURPOSES ONLY, AND IN A TRANSLUCENT FORMAT IN ORDER TO DISPLAY ALL BUILDING DETAILS. REFER TO LANDSCAPING PLANS FOR PLANTING INTENT.

Materials subject to similar substitution.

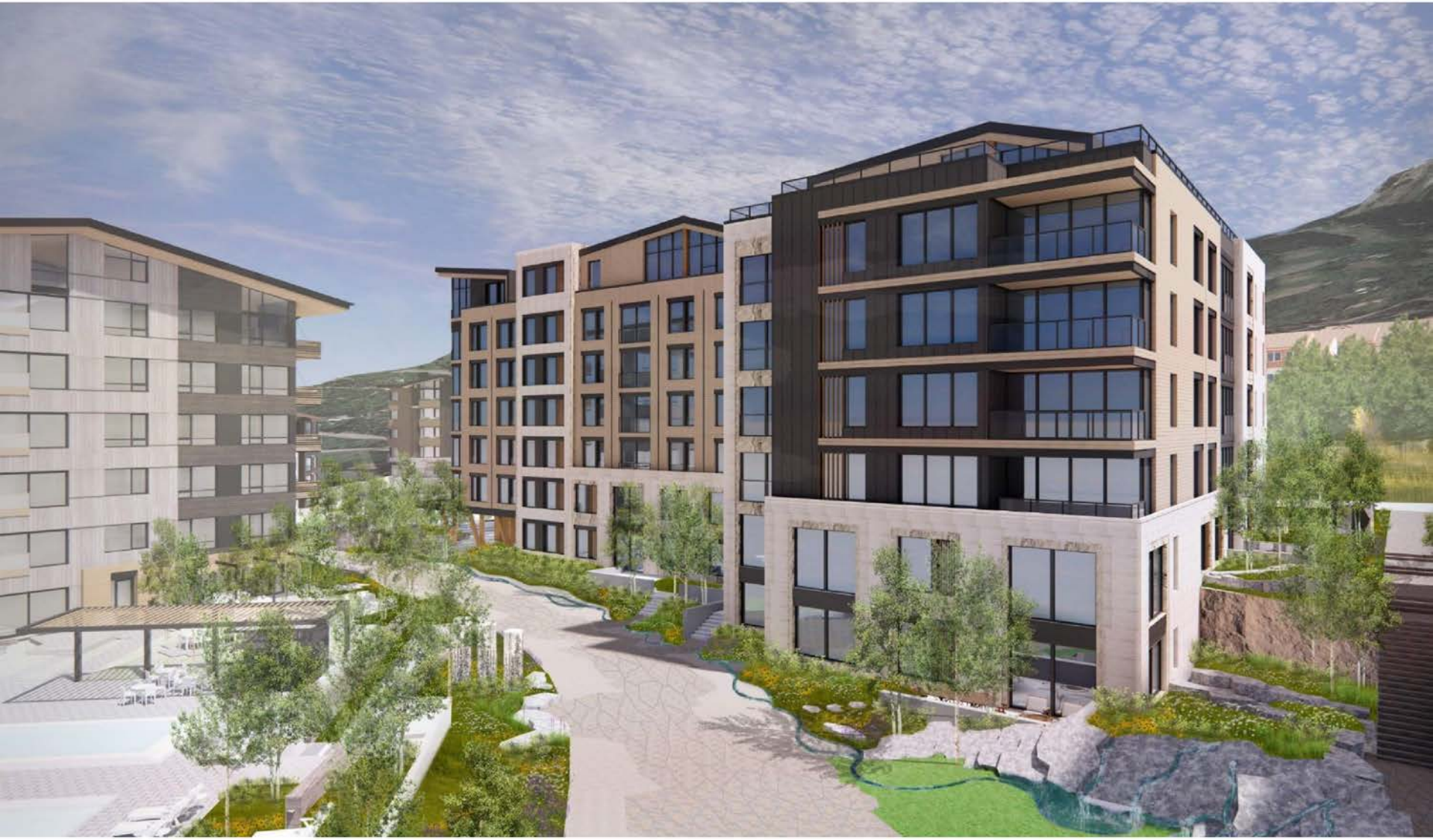
STRATOS

North Façade Village Walk Aerial (10A & 10B)

Linear Park features shown are conceptual and have not undergone engineering or structural design. Elements may be revised.

STRATOS

Village Walk Perspective (10A)



Linear Park features shown are conceptual and have not undergone engineering or structural design. Elements may be revised.

STRATOS

South Façade Wood Road Perspective (10A)

STRATOS

South Façade Aerial (10A)

Linear Park features shown are conceptual and have not undergone engineering or structural design. Elements may be revised.

STRATOS

Wood Road Perspective (10A)

Linear Park features shown are conceptual and have not undergone engineering or structural design. Elements may be revised.

STRATOS

North Façade Village Walk Aerial (10B)

Linear Park features shown are conceptual and have not undergone engineering or structural design. Elements may be revised.

STRATOS

South Façade Wood Road Perspective (10B)

STRATOS

South Façade Aerial (10B)

STRATOS

Building Narrative

Buildings 10A and 10B have been designed to offer healthy and sustainable mountain living. The project's high-performance design continues the commitment made at Electric Pass Lodge and Aura for next level sustainability while integrating seamlessly into the fabric of Snowmass Village.

Landscape and architecture come together to express, strengthen, and enhance the community's connection to the natural environment. Integration of a Linear Park along the Village Walk will be the anchoring feature of this project. Thoughtfully designed elements will draw pedestrians through the site from both the plaza and ski back trail levels. A mix of passive and active features will combine to create areas that encourage play and areas to sit. Art and sculpture will combine with play equipment and natural landscape features to bring energy and activation along this important pedestrian access.

Exterior materials have been chosen to both harmonize with the surrounding buildings and mountains while presenting a modern, sophisticated appearance. Building massing is reduced and articulated by the breaking up of the residential program into two structures. A human scale is preserved through the use of refined material detailing and expression of form and mass. Rooflines are low-sloped to provide shelter and harvest the abundant mountain sunshine through solar flat plate collectors.

Building systems have been designed to require low energy usage and to provide exceptional indoor air quality, while floorplans have been laid out to bring in an abundance of fresh air and natural light. The residential units are contemplated to be served solely by electricity and powered 100% by renewable energy through Holy Cross PuRE program. However, feasibility studies are still in progress on the specific building systems and gas boilers may need to supplement the electric equipment. Gas fired boilers are anticipated to fully power the Village Walk snowmelt and may be necessary for the spa pool heating.

The site plan consists of two whole ownership condominium buildings connected by one subgrade parking garage located on Lot 6 of the Base Village PUD. Buildings 10A and 10B, referred to as Stratos, will include the following:

- Level P1: This level sits below and connects both buildings and contains 43 parking stalls, mechanical/electrical/plumbing equipment rooms, and storage (owner storage, building storage, and ski/bike storage). A portion of the parking garage is designed to contain individual two car garages while the rest contains shared spaces that are open within the garage structure. The majority of this level is subgrade, however, the west end walks out to provide pedestrian and skier access from a ski lounge to the adjacent Ski Back Trail.

- Level 1: This level connects both buildings. The south side of the footprint at this level is subgrade and contains 41 parking stalls and storage (owner, package, and building). The south and east sides of the level 1 footprint meet grade, providing vehicular access from Wood Road and pedestrian access from Wood Road and the Linear Park along the Village Walk. This level also contains the trash room, the fire command center, and small entry lobbies in each building. A portion of the parking garage is designed to contain individual two car garages while the rest

contains shared spaces that are open within the garage structure. The northern side of both buildings feature two-level townhome-like residential units facing the Village Walk. These residences are referred to as "Cloudstones" throughout this application.

- Levels 2-5: Contains single-level corridor served condominium residences.
- Level 6: The 10B building steps back in massing to comply with the height limitations. The majority of level 6 contains condominium residences, but the west end of 10B features an indoor amenity lounge and an outdoor rooftop terrace with seating and a spa pool.
- Level 7: Both buildings step back in massing on this floor to comply with the height limitations. Each buildings contains top level condominium units that feature single-family home massing and large outdoor terrace space. These residences are referred to as "Sky Cabins" throughout this application.

Stratos is designed as one single project, but with construction sequencing that creates phased turnover. The entire parking garage and the 10B building will be complete and occupied first while 10A is still under construction. This is similar to the sequencing of One Snowmass, where the West building opened prior to the East building.

Compliance with Master Development Plan (BV PUD)

Development Statistics

This chart outlines compliance with the development parameters of the Master Development Plan established in the 2020 Base Village PUD Minor Amendment.

Table 1.
See statistics within Exhibit 1 for additional details

	Master Development Plan Parameters	Proposed Building Statistics
FAR	1.94 maximum across Lot 5 and Lot 6 combined	1.88 on Lot 5 and Lot 6 combined
PUD Building Floor Area	166,276 sq. ft.	165,529 sq. ft. *747 sq. ft. below allowable; may increase to maximum allowable at the time of building permit submittal*
Equivalent Units	112.30 *	85.20
Actual Units	103 *	89
Average Unit Size	Minimum: 800 sq. ft. Maximum: 2,000 sq. ft.	1,614 sq. ft.
Restricted Housing	As regulated by ratios	None required on-site; previously mitigated off-site and through housing credits.
Main Ridge Elevation	8492.3' and 8502' *	In compliance
Parking Ratios and Generation	• 0.75 per Unit with car share reduction of 1:4 to a floor of 0.60 per Unit. • 2.00 Spaces per Unit containing four bedrooms or more	In compliance, see Table 2 below

** Per Administrative Modification #A of 2022*

Table 2. Parking Generation and Supply

		Row	Formula
Parking Requirement			
Number of Market Rate Residential Units (4BR or more)	22	*a*	
PUD Parking Ratio*	2.0	*b*	
Required Parking Spaces, *Before Allowable Reductions*	**44**	*c*	*a x b*
Number of Market Rate Residential Units (<4BR)	67	*d*	
PUD Parking Ratio [note 1]	0.75	*e*	
Required Parking Spaces, *Before Allowable Reductions*	**51**	*f*	*d x e*
Car Share Reduction			
Car Share Vehicles Provided	3	*g*	
Parking Reduction Per Share Share Space	-4	*h*	
Parking Reduction	**-12**	*i*	*g x h*
Parking Spaces Required	**86**	*j*	*c + f + i*
Parking Provided			
Reserved Residential Spaces within Parking Garage	24	*k*	
Shared Residential within Parking Garage	56	*l*	
Surface Level Spaces	3	*m*	
Car Share Spaces	4	*n*	*j*
Parking Spaces Provided	**87**	*o*	*k + l + m + n*
Surplus	***1***	*p*	*p - j*
Net Shared Residential Parking Ratio **	***0.73***	***q***	***l / 77*** [note 2]
OK?	**YES**	*r*	*if q = or > 0.60*

Notes

1) *2.0 Spaces per Residential Unit containing four bedrooms or more (per Parking Management Plan Appendix IV).*

2) *12 of 89 residences have reserved parking stalls; net shared residential ratio shows shared spaces for the remaining 77 residences.*

3) *Developer or HOA may, in their discretion, designate up to 9 stalls for long-term parking while still staying above a 0.60 minimum shared parking ratio.*

Site Specific Development Plan Deliverables Matrix

This chart summarizes the deliverables expected as part of this Site-Specific Development Plan submittal, as outlined in the Master Development Plan established by the 2020 Base Village PUD Minor Amendment and updated through Administrative Modification #A of 2021.

Table 3.

	SITE-SPECIFIC DEVELOPMENT PLAN
Review	1. Staff Consistency and Compliance Review, including referral review by applicable Town departments 2. Town Council Action on final architecture
Application	☒ Overview - General Data - Compliance with PUD (Master Development Plan) ☒ Building Narrative, Statistics, and Use Diagrams
Code Response	☒ Applicable Code Criteria Responses: - 16A-4-340, Building Design Guidelines to Preserve Community Character - Article IV, Development Evaluation Standards *(applicable sections)* - 16A-4-330, Energy Conservation
Graphics Package	☒ Lot Specific Site Plan ☒ Final Architectural Plans - Building Floorplates - Unit Plans - Elevations - Perspectives - Exterior Colors and Materials ☒ Preliminary Civil Plans - Grading - Drainage - Geotech/Soils Report - Solid Waste Disposal Plan ☒ Final Landscape Plan ☒ Final Open Space Plan ☒ Snowmelt Diagram ☒ Building Statistics - Summary - Employee Housing Mitigation Schedule ☒ Construction Staging Plan ☒ Solid Waste Disposal Plan ☒ Summary of SIA Requirements
Studies / Reports	☒ Site Specific Transportation Impact Analysis Compliance Letter

Compliance with Applicable Review Standards

The application complies with the required code provisions:

Section 16A-4-340, Building Design Guidelines to Preserve Community Character

(a) Purpose. The building design guidelines contained within this Section are intended to preserve the character of the Town as a unique mountain setting, in which development is an element of the natural environment, and does not dominate those natural features. These guidelines are not intended to restrict imagination, innovation or variety in design, but rather are intended to assist in focusing on design principles that can result in creative solutions that are consistent with the character of the Town.

(b) Applicability. The provisions of this Section 16A-4-340 shall apply to any development application for PUD, amended PUD, subdivision, special review or building permit for nonresidential development or redevelopment. These provisions shall not apply to development of a single-family detached dwelling unit or a two-family dwelling (duplex) on a lot subdivided prior to the effective date of this Development Code (September 2, 1998).

(c) Building Design Guidelines.

1. *Site integration. Building design shall be influenced by, and shall respond to, the natural features and mountain setting that surround the property. Structures shall be designed so they do not overwhelm the surrounding mountain environment.*

    i. *Minimize modification. Developments should be planned to minimize the extent to which it is necessary to modify the natural terrain and natural watercourses. Where earthmoving techniques are necessary, man-made forms should be soft and natural in appearance. Natural water features should be preserved and enhanced.*

    ii. *Indigenous details. Indigenous details and landscape accents, such as streams, boulders, trees and wildflowers, should be used to connect the development to natural conditions.*

    iii. *Complement natural landforms. New buildings should be designed to complement natural landforms, by setting them into the slope, or by reflecting the angles and shapes found in the natural landscape. Building massing should be broken up or stepped along a slope, to conform to the shape, aspect and scale of the natural terrain.*

    iv. *Signs. Interpretive information and signs should be used to draw attention to nature and mountain ecology.*

    v. *Grade. Awkward changes of grade in public spaces should be avoided. Natural grade changes should be used to separate and define activity areas. The needs of disabled persons should be considered in the layout of uses and in circulation patterns, as circulation on sloping terrain can be an obstacle to the disabled.*

[RESPONSE] **Landscape and architecture come together to express, strengthen, and enhance the community's connection to the natural environment. Integration of a Linear Park along the Village Walk will be the anchoring feature of this project. Thoughtfully designed elements will draw pedestrians through the site from both the plaza and ski back trail levels. A mix of passive and active features will combine to create areas that encourage play and areas to sit. Art and sculpture will**

combine with play equipment and natural landscape features to bring energy and activation along this important pedestrian access.

Through grading and site retaining walls, the design of the two above-ground structures embrace the natural slope of the site at the base. The site is transformed with a combination of intimate spaces for the residents as well as fun and engaging spaces for the community.

Building materials were chosen to reflect a modern aesthetic, with sensitivity to the surrounding natural elements and existing surrounding buildings in the Base Village.

The vehicular entrance, access to underground parking, and service components of the project have been studied in great depth to be sensitive to the existing adjacent Wood Road elevations and operational considerations.

Signage is to be placed within the landscape within the property lines of the project near the main vehicle entry along Wood Road and the main pedestrian entrances to the buildings.

2. *Scale and mass. Buildings shall be designed to ensure that they are not perceived as being monumental in scale.*
    i. *Relation to scale of surrounding buildings. The height and mass of new buildings should be related to the prevailing scale, form and proportion of surrounding buildings, to avoid overwhelming or dominating the existing character of the area.*
    ii. *Design articulation. Groups of buildings should be located to avoid creating a "wall" or "row" effect. Individual buildings should incorporate offsets or projections that relieve the visual effect of a single long wall, help to articulate individual units or groups of units and give the appearance the building is made up of a collection of smaller structures. Buildings should be sited so their longest frontages are not on their most visible sides.*
    iii. *Human scale. People spaces should respect human scale. The design should include articulated building and roof configurations; staggered roof lines; sloping roof forms with overhangs; setbacks of upper stories; variations in grade level, floor plane and wall textures; spatial enclosure; and the use of design elements that break up the volume of space.*
    iv. *Screen mechanical equipment. The roofs of structures containing nonresidential or multi-family uses should be designed to screen heating, ventilation and mechanical equipment from view from neighboring properties and public rights-of-way.*

[RESPONSE] The scale and mass of the project integrates with the context of the adjacent buildings and is in compliance with the parameters within the Base Village Master Development Plan.

The footprint of the buildings create meaningful pockets of landscaping on all sides and enables the Linear Park to flank the primary pedestrian path of travel. The Ski Back Trail grounds the west end of Building 10B, and the east is anchored by the re-aligned Village Walk and Wood Road. Each face of the buildings adjust with the grade as responds to existing conditions. The upper level of the buildings step back to reduce visibility when viewed from ground level. The west end of 10B drops down to respond to the lowest grade along the adjacent ski trail but creates a stepped height appearance when viewed from Wood Road.

A proposed Linear Park with both art and play features runs along the northern side of the buildings along the Village Walk.

There are two separate residential structures on top of a common and mostly below grade parking garage structure. The scale of the structures is minimized thoughtful horizontal and vertical detailing of the two residential buildings, which complement each other as sister buildings but are not identical. Architectural details such as balconies, exposed column structural elements, and private terraces further break down the building masses. Exterior Planters have been used in select areas to additionally provide elevated plantings which tie the project back to the ground level landscape.

The overall mass of the project is additionally softened by the upper story "Sky Cabins". These upper-level single-family-like residential units step back from the exterior façade to reduce the sale of the building as perceived from the street and to achieve large balcony areas with rooftop landscaping opportunities.

3. *Building materials. Buildings shall be designed with natural materials and details that are indigenous to Colorado and that are nonreflective.*
    i. *Authenticity. Materials should be predominantly authentic in their appearance, with natural textures and weathering.*
    ii. *Materials. The indigenous materials of the surrounding mountains should be conveyed by integrating heavy timbers, natural siding materials and rock into the building design.*

[RESPONSE] The selected materials take cues from the language of the surrounding landscape and built environment while complying the non-combustible materials requirement. The project is intended to convey a modern yet timeless connection to the mountains, which extends to material selections. The palettes of each building create a relationship between the two above-ground structures but yet also speak to each's individuality. Building podiums ground themselves with a refined cut stone. Horizontal fiber cement clads both buildings above grade, with natural brown tones selected for each building. Dark charcoal accents are used on both buildings to aesthetically tie the two together. Wood or wood-look accents at key locations, such as the main building entry canopy and columns, further the building's connection to the natural context of Snowmass Base Village.

4. *Climate/solar orientation. Buildings should be located to maximize their exposure to winter sun and natural light, and for protection from wind and temperature extremes. The sizing, height and placement of windows should take advantage of the sun's seasonal track and the intensity of solar radiation that is found in the area.*

[RESPONSE] **The orientation offers superior southern exposure and allows for enhanced daylighting, passive heating and cooling, and rooftop solar photovoltaic or solar thermal energy capture. Southern sun is sheltered in places by covered balconies. The northern façade has balanced glazing to allow northern light into the units without sacrificing thermal comfort. The building footprint and structure accommodates the proposed earth tube system. This simple technology takes advantage of the year-round moderate sub-grade temperatures (~50 degrees) to pre-heat air for winter heating needs and to pre-cool air for summer cooling loads. Below the structure a geo-exchange system is planned.**

5. *Views. Buildings should be oriented to take advantage of views and view corridors, and to frame views and enclose open space, but should also preserve important sight lines, overlooks and landmarks as viewed from public roadways and other public spaces, and as viewed from neighboring developments. Buildings shall be located to comply with the provisions of Section 16A-4-50(f), Ridgeline Protection Areas.*

[RESPONSE] **Buildings 10A & 10B offer views both up Snowmass Ski Area and through the Village towards Wildcat Ridge and down the Brush Creek Valley. When viewed from a distance, it sits behind Electric Pass Lodge and integrates naturally next to the Limelight Snowmass. Ridgeline Protection provisions are not applicable in this location.**

Article IV, Development Evaluation Standards

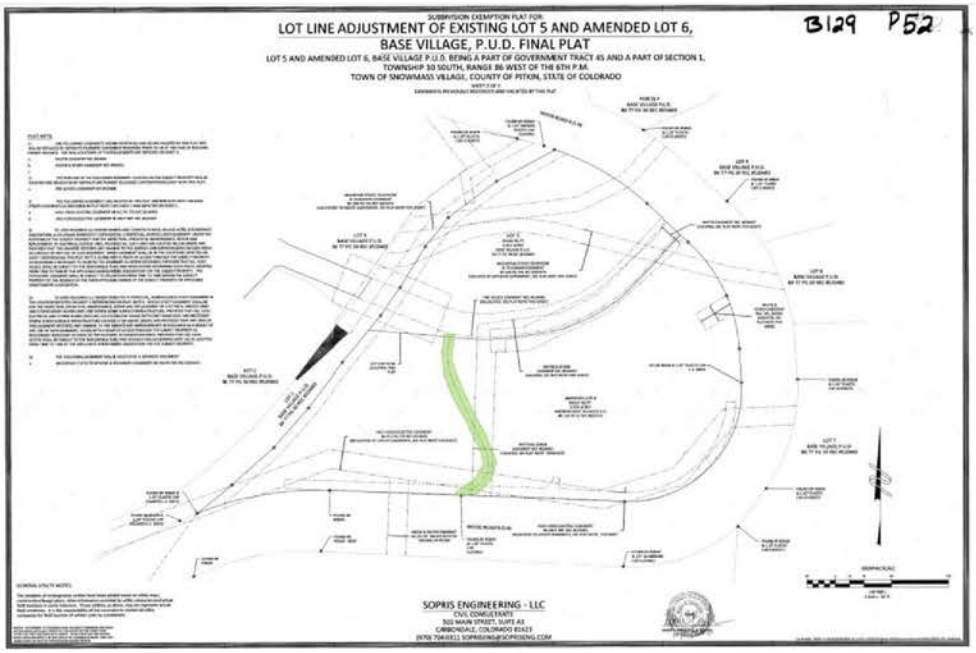
1. *Protection of Environmentally Sensitive Areas –* [RESPONSE] N/A.

2. *Improvements Standards*
   - Sec. 16A-4-210. – Streets and related improvements.

   [RESPONSE] **See attached Traffic Assessment Memo from Felsberg Hold & Ullevig, Appendix E. Primary pedestrian access to the Base Village core is expected to occur via the Village Walk. Pedestrian circulation is also promoted by the recently completed raised crosswalk at the intersection of the Village Walk and Wood Road, as well as the lighted and snowmelted pathway thar runs between 10A and 10B towards the south section of Wood Road.**

- Sec. 16A-4-220. – Public trails.

[RESPONSE] **A trail easement was granted as part of the Base Village plat to allow for a connection between Buildings 10A and 10B towards the south section of Wood Road. The alignment of that connection has been adjusted slightly within the overall site plan but still meets the PUD requirements (a minimum of 8' wide, snowmelted and lit). This application requests an administrative amendment of the existing Base Village plat to accommodate that revised alignment. The image below shows the existing platted alignment in green and the proposed alignment dashed in black:**



- Sec. 16A-4-230. – Water supply, sewage disposal, solid waste disposal and utilities.

(a) Water Supply and Sewage Disposal. No development shall be approved without the applicant submitting competent evidence that a water supply of adequate quantity, pressure and dependability is available to support the use intended and to provide for protection from fire, and that facilities to collect, treat and dispose of anticipated types and quantities of wastewater and sewage are available or can and will be provided with suitable capacity, quality of discharge, suitable point of discharge and dependability and that any such proposed system is financially feasible. All water lines, sewer lines, fire hydrants and appurtenances shall meet the standards, specifications, rules and regulations of the applicable fire protection and water and sanitation district, or shall be as approved by the Town Engineer.

[RESPONSE] Capacity for water and sanitary sewer service has been previously addressed through 2020 PUD amendment Adequate Public Facilities Letter provided by the Snowmass Water & Sanitation District. A final EQR schedule will be provided at the time of building permit. The attached preliminary EQR estimate (see Appendix F) depicts what Buildings 10A & 10B are anticipated to utilize out of the approved and allotted EQRs for Base Village.

The following table describes the status of EQRs allotted and used within Base Village as of the time of this application:

Total Maximum Base Village EQRs:	798.94
EQRs Approved and Allotted as of the 2020 Minor PUD Amendment:	334.37 (for Buildings 10AB, 11, 12 and 13B)[1]
EQRs Used for Building 11:	49.52
EQRs Used for Building 12:	37.85
EQRs Used for Building 13B:	58.85
Remaining Maximum Base Village EQRs:	**188.15 (prior to 10A and 10B)**
Preliminary EQR Estimate for Buildings 10A & 10B:	**94.63; see Appendix F**
Excess Base Village EQRs after 10A and 10B:	*93.52*

[1] Per the Provision of Water and Sanitary Sewer Service – Snowmass Base Village PUD Amendment letter from Snowmass Water and Sanitation District dated January 14, 2020, included in this application as part of Appendix F.

The existing water main is in Wood Road that surrounds lot 6. With construction of Lot 5 (Building 11) we are installing a water stub down the re-aligned Village Walk/fire access road. We intend to use this new tap to serve Buildings 10A & 10B with both fire and domestic service. All new water mains will be installed in compliance with the Snowmass Water and Sanitation District (SWSD) standards and coordination between the District and the project engineer will continue as the design progresses.

Existing Sanitary Sewer mains are in Wood Road to the east of the buildings. With the construction of Building 11 there will be a new sewer main stubbed down the Village Walk. The main will extend approximately 2/3 of the way up the fire access road towards the bridge over the Ski Back Trail. From the main we anticipate providing two sewer services which would serve 10A and 10B. We will continue to coordinate with SWSD for the utility layout and ensure all SWSD standards and specifications are followed.

Additionally, we are working with the Roaring Fork Fire District to ensure all fire protection meets their standards.

(b) Solid Waste Disposal. No development shall be approved without the applicant submitting a solid waste disposal plan that includes enough container capacity to accommodate three (3) times per week pickup or less. All solid waste disposal containers shall be animal-proof, conforming to the specifications for such facilities promulgated by the Colorado Division of Wildlife.

[RESPONSE] The design team has had correspondence with Town Staff and evaluated several options regarding the siting of solid waste disposal infrastructure. The proposed solution includes a detached trash enclosure adjacent to truck pull-off area, which is consistent with how trash is managed at most other multi-family complexes throughout the Town of Snowmass Village. This solution satisfies the criteria outlined by Staff during coordination calls: (a) service area that is minimally sloped, (b) 10' maximum distance to move the dumpsters for pickup, (c) no backing up onto Wood Road, (d) no site walls outside the property line. The proposed design allows for the truck to pull directly to the dumpsters. Residents within the building can take trash directly to the freestanding enclosure. However, for convenience, they can take their waste and recycling to trash rooms within the garage and operations staff will transfer it to the enclosure. This transfer by the operations team is similar to how resident trash is currently handled at One Snowmass. See attached Solid Waste Disposal Plan, Appendix G, which includes the proposed service overview and waste calculations, plus previously considered but eliminated trash service alternatives.

(c) Utilities

1. *Underground placement. All utilities shall be placed underground. Any areas excavated to place utilities underground shall be revegetated within one (1) growing season after installation, to stabilize and restore disturbed areas.*
2. *Exception. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ventilation ducts and other facilities appurtenant to underground utilities may be placed above ground when the utility company demonstrates to the Town Engineer that the facilities cannot reasonably be placed underground. The Town Engineer shall review the location and design of such above-ground appurtenances to ensure they do not block*

the visibility of motorists and pedestrians, and do not hinder road maintenance and snow removal activities. Such facilities shall be landscaped to reduce their visibility and shall be maintained, including painting, so they do not become an eyesore.

3. *Other utilities. Other utilities not specifically mentioned shall be provided in accordance with the standards and regulations of the respective utility department or company.*

[RESPONSE] The proposed utilities are all intended to be provided underground. Sheet C103.0 delineates the utilities to be placed or re-routed on the site.

- Sec. 16A-4-240. – Fire protection.

[RESPONSE] Fire protection for Base Village overall has been addressed through existing PUD approvals. We are providing the specific requested items from the high-rise requirements of the IBC 2015 as outlined in the PUD and reviewed during design with John Mele. The design team has worked with John Mele over the past several months to ensure that the proposed construction type, fire protection strategies, infrastructure, egress, and access meet the Roaring Fork Fire District's standards. As requested, Appendix H includes an updated Base Village Fire Access Diagram for Lots 5 - 7.

- Sec. 16A-4-250. – Storm drainage.

(a) *General Standard. The integrity of existing and natural drainage patterns shall be preserved in order that the aggregate of future public and private development activities will not cause storm drainage and flood water patterns to exceed the capacity of natural or constructed drainage ways, will not subject other areas to increased potential for damage by flood erosion or sedimentation and will not pollute natural streams. New development shall provide for structures and/or detention facilities necessary to ensure that run-off characteristics of a site after development are no more disruptive to natural streams, land uses or drainage systems than are the run-off characteristics calculated for the site's natural state. In cases where storm runoff from an upstream source passes through the subdivision, the drainage plan shall provide adequate means for maintaining the historical drainage system.*

(b) *Drainage Plan Required. A drainage plan shall be submitted as part of the development application, to include anticipated discharge volumes and general technique for conveying storm waters through the site. The drainage plan shall be prepared to meet the specifications of the Town Engineer, and shall be as approved by the Town Council.*

(c) *Reference to Water Quality Standards. Applicants are also referred to Section 16A-4-30, Brush Creek Impact Area, and Section 16A-4-40, Floodplain and Wetland Areas, for additional standards that are applicable to managing runoff from development sites.*

[RESPONSE] Refer to extracted text pasted below from the Tetra Tech May 27, 2015 Memo regarding the Roadway and Grading Report Update. The Lot 6 site will comply with the drainage and grading outlined in that memo.

Based on the proposed Tetra Tech drawings that accompany the 2015 Memo it is clear that our intent is to follow the proposed description. The majority of the drainage from the site, including driveway, hardscape areas and building will be piped to east/north to combine with the proposed storm drainage system in the Village Walk or into the Storm Line B in Wood Road. Strom Line B

already has water quality treatment for the entry/autocourt/arrival area. The garage will have sand oil separators to treat water quality within the garage levels. The 2015 Memo discusses water quality as drainage goes into the Ski Back Trail, which would make sense if we had any contaminated water. However, since we will have no driveable surfaces/parking surfaces on the western side of the site we will not require any water quality treatment prior to discharging into the 72" storm pipe in the Ski Back Trail.

The Site-Specific submittal is intended to provide preliminary civil plans as well as preliminary drainage narrative. At this time based upon previous plans/reports and memos we believe our proposed runoff numbers will actually be less than originally anticipated based on the size and location of the currently proposed buildings. There is current infrastructure and capacity within the infrastructure for building 10AB to tie onto the storm as originally planned. Full drainage calculations will be provided as part of the building permit submittal for the Town to review.

From Tetra Tech Memo:

3.1 Proposed Drainage Design

All of the main drainage infrastructure lines associated with the Snowmass Base Village project have been constructed, in accordance with the Preliminary Drainage Master Plan by Tetra Tech, dated 2003. These main lines include Storm Sewer Lines A & B in Wood Road, Storm Sewer Line C in Lower Carriage Way and Storm Sewer Line D which is the 72" culvert that routes offsite flows through the project to Brush Creek. The remaining improvements for drainage specific to each development site are shown on the Detailed Clearing, Grading & Drainage Plans, Sheets C-104, 105 and 106 with preliminary design details. As final construction plans are prepared for each development site, the final sizing and details for the drainage improvements will be completed. The following is a summary of the general drainage improvements proposed for each part of the site:

Lot 4 and 6 – Building 10AB:
Stormwater runoff from this part of the Snowmass Base Village project drains to the south, east and north and is intercepted with stormwater inlets and area drains that connect into existing Storm Line B located in Wood Road. A stormwater treatment vault has already been constructed on Storm Line B to treat this runoff prior to discharge to Brush Creek. A small portion of the area around Building 10AB will drain to the east. This drainage system will require a separate water quality treatment vault prior to discharging to the existing 72" storm sewer line located in the ski back trail.

- Sec. 16A-4-260. – Easement characteristics.

(a) *Utility Easements. Utility easements ten (10) feet in width on each side of all rear lot lines and five (5) feet on each side of side lot lines shall be dedicated where necessary. Where the rear or side lot lines abut on property outside of the subdivision on which there are not easements at least five (5) feet in width, then the easements on the rear and side lot lines in the subdivision shall be fifteen (15) feet and ten (10) feet in width respectively. Easements of ten (10) feet shall be required on the inside of the front lot line where necessary.*

[RESPONSE] Lot 6 currently has a few easements running through it to accommodate utilities. Additional easements are not anticipated for this lot at this time.

(b) *Cul-De-Sacs.* [RESPONSE] N/A.

(c) *Water and Sewer Easements. Water and sewer easements shall be a minimum of thirty (30) feet in width wherever possible. Easements less than thirty (30) feet wide shall be submitted to the Snowmass Water and Sanitation District for review and approval.* **[RESPONSE] There is a combined water and sewer easement that has already been platted with the Village Walk. The easement runs up the Village Walk but is wider. We have been in coordination with SWSD to discuss some minor lower level building encroachments and the District is willing to slightly amend or modify the easement as necessary. As we get further west on the Village Walk we will neck down to a 20' easement where we only have water infrastructure.**

(d) *Planned Utility or Drainage System. Whenever a tract to be developed embraces any part of a planned utility or drainage system designated on an adopted plan, the necessary easements shall be dedicated to accommodate the plan within the tract.*

[RESPONSE] The majority of the drainage from this project will be sent to the main storm drain system within Wood Road (storm line B), while the remaining drainage from far west patios, stairs, skier entry and a few roof drains will run to the Ski Back Trail where there is an existing 72" storm drain pipe.

(e) *Drainage Easement. Where an irrigation ditch or channel, natural creek or stream traverses a development, an easement sufficient for drainage and to allow for maintenance of the ditch shall be dedicated.*

[RESPONSE] N/A

(f) *Trail Plan. Whenever a tract to be subdivided includes any part of a bikeway, bridle path, cross country ski trail or hiking trail designated on an adopted trail plan, twenty-foot easements shall be dedicated to accommodate the plan within the tract.*

[RESPONSE] An easement exists to accommodate a pedestrian surface connection from the Village Walk to Wood Road. This application includes a request to shift the alignment of the easement to coordinate with the slope of the site as it intersects with Wood Road, but the width remains unchanged. The path will meet the PUD requirements to be 8' wide, snowmelted, lighted, and publicly accessible. The image below shows the existing alignment in green and the proposed alignment dashed in black:

- Sec. 16A-4-270. – Survey monuments.

(a) ***Boundaries Shall Be Monumented.*** *The external boundaries of all subdivisions, blocks and lots shall be monumented on the ground by reasonably permanent monuments solidly embedded in the ground. These monuments shall be set not more than one thousand four hundred (1,400) feet apart along any straight boundary line, at all angle points, and at the beginning, end and points of change of direction or change of radius of any curve boundaries.*

(b) ***Comply with C.R.S.*** *All monuments shall be set in accordance with the provisions of Section 38-51-101, C.R.S., unless otherwise provided for in this Development Code.*

(c) ***Range Points and Boxes.*** *Range points and boxes shall be set on the centerline of the street rights-of-way unless designated otherwise.*

[RESPONSE] All survey monumentation complies with Code.

3. *Site Design Standards*

- 16A-4-310. – Off-street parking standards.

[RESPONSE] **The provided parking complies with the parking standards of the Base Village PUD, as amended in 2020 through the Minor PUD Amendment and revised Parking Management Plan.**

Parking Requirement		*Row*	*Formula*
Number of Market Rate Residential Units (4BR or more)	22	*a*	
PUD Parking Ratio*	2.0	*b*	
Required Parking Spaces, *Before Allowable Reductions*	**44**	*c*	*a x b*
Number of Market Rate Residential Units (<4BR)	67	*d*	
PUD Parking Ratio [note 1]	0.75	*e*	
Required Parking Spaces, *Before Allowable Reductions*	**51**	*f*	*d x e*
Car Share Reduction			
Car Share Vehicles Provided	3	*g*	
Parking Reduction Per Share Share Space	-4	*h*	
Parking Reduction	**-12**	*i*	*g x h*
Parking Spaces Required	**86**	*j*	*c + f + i*
Parking Provided			
Reserved Residential Spaces within Parking Garage	24	*k*	
Shared Residential within Parking Garage	56	*l*	
Surface Level Spaces	3	*m*	
Car Share Spaces	4	*n*	*j*
Parking Spaces Provided	**87**	*o*	*k + l + m + n*
Surplus	***1***	*p*	*p - j*
Net Shared Residential Parking Ratio **	***0.73***	***q***	***l / 77*** [note 2]
OK?	**YES**	*r*	*if q = or > 0.60*

Notes

1) *2.0 Spaces per Residential Unit containing four bedrooms or more (per Parking Management Plan Appendix IV).*

2) *12 of 89 residences have reserved parking stalls; net shared residential ratio shows shared spaces for the remaining 77 residences.*

3) *Developer or HOA may, in their discretion, designate up to 9 stalls for long-term parking while still staying above a 0.60 minimum shared parking ratio.*

- 16A-4-320. – Landscaping, grading and other design standards.

(a) Landscaping Standards.

1. *Preserve existing vegetation. Existing vegetation and live trees shall be preserved so as to: (a) reduce the potential for erosion and sedimentation from development; (b) screen or soften the appearance of development; and (c) buffer uses from one another. Existing vegetation and trees that are removed shall be replaced with appropriate, similar size plantings and shall be supplemented with additional plantings that help to screen the development, cover exposed areas and hold soil in place.*

[RESPONSE] The site has been previously disturbed and is being used as a construction staging area. The current condition of the site is void of any existing trees and natural vegetation. Native plantings are proposed.

2. *Standards for new plantings. All plants used for landscaping shall be compatible with the local climate and the soils, drainage and water conditions of the site. Wherever possible, native varieties shall be used. When planting occurs on hillsides, slopes, drainageways or similar natural areas, plant material should duplicate adjacent plant communities both in species composition and spatial distribution patterns. Evergreen shrubs should be planted in clusters to maximize their chance for survival. When appropriate, landscaping should use drought-resistant varieties, employ xeriscape design principles and promote water conservation. Provision shall be made for irrigation, when necessary, to ensure survival of the plants.*

[RESPONSE] The proposed landscape plan is compatible with the local climate and the soils, drainage, and water conditions of the site. Drought-resistant native plantings are proposed both in species composition and spatial distribution patterns to compliment the landscape character of the surrounding context, as well as promote water conservation. Proposed trees are grouped to create a natural setting around the development. New plantings maintain views from proposed residences open and screen utilities. Irrigation is anticipated.

3. *Landscaping of multi-family and nonresidential development. All portions of lots containing multi-family dwellings and nonresidential development that are not covered by impervious materials shall be landscaped with grass, ground cover, shrubs or similar landscape treatments. A mix of deciduous and evergreen trees and shrubs shall also be planted to effectively buffer proposed nonresidential uses from adjacent residential uses and to provide a buffer between such uses and surrounding collector and arterial streets.*

[RESPONSE] All portions of the lot not covered by impervious materials are proposed to be landscaped with ornamental and native revegetation. Areas of ornamental trees, shrubs, perennials and ground covers are concentrated to areas of outdoor living programming. Native trees and landscape boulders provide a buffer between the at-grade owner terraces and Wood Road, and between Building 10AB and the Linear Park. Native trees are planted along the connection between Wood Road and the Village Way to buffer the residential units from pedestrian traffic.

4. *Landscaping of parking areas.* **[RESPONSE] There is a small parking area on the east side of Building 10A. Trees and native shrubs flank the sides of the parking area,**

and decorative concrete leads to the main entry of the building. All planting surrounding parking area will be drought-tolerant Colorado native species with irrigation.

(b) Grading Standards. All development shall comply with the following standards:

1. *Mass grading. Mass grading that removes existing vegetation and leaves large areas of soil exposed shall be properly managed to control erosion. When significant portions of a site are to be disturbed, the Town may require grading activities to be phased, so disturbed areas can be stabilized. The Town may also require topsoil to be stockpiled, for re-use on areas requiring revegetation and landscaping.*

[RESPONSE] The Applicant will protect the natural terrain through these methods. The Applicant will revegetate the exposed topsoil with native or similar horticultural material within the first planting season after construction. Plants to be included in the landscape plan are native to Pitkin County. The Applicant will establish erosion, sedimentation and stormwater management plans (if applicable) at the time of building permit.

2. *Limitations on site disturbance. Cuts, fills, grading, excavation, vegetation removal and building construction shall be confined to designated building envelopes, except as permitted pursuant to Section 16A-3-200(b), Construction in Required Setbacks, and except for site disturbance necessary to install and maintain utilities, roadways, trails, irrigation ditches, fences and trees and similar plant material. Material excavated from the building envelope may be stockpiled outside of the building envelope for later use on the property.*

    i. *Earth berm outside building envelope. Where site disturbance is proposed to create an earth berm outside of a designated building envelope, the applicant shall demonstrate that the berm: (1) has been blended into the natural topography to the greatest extent possible; (2) will not exceed a fifty-percent slope (one [1] foot vertical to two [2] feet horizontal); (3) will not obstruct sight visibility at road or driveway intersections or create other safety hazards; and (4) will not adversely affect Town snow removal operations.*

    ii. *Administrative modification. An administrative modification may be required, pursuant to Section 16A-5-250, Administrative Modifications, if the Planning Director determines that any berm located outside the building envelope does not satisfy the above criteria.*

[RESPONSE] N/A; earth berms are not proposed.

3. *Mark envelope. Prior to the commencement of site disturbance, the applicant shall visibly mark the extent of the designated building envelope. The applicant shall maintain said marking in place throughout the duration of construction. Relocation or removal of the marking without the prior approval of the Town shall be considered a violation of this Code.*

[RESPONSE] The majority of Lot 6 is expected to be fenced and utilized for construction or construction staging.

4. *Restoration of disturbed areas. Disturbed areas shall be restored as undulating, natural-appearing landforms, with curves that blend in with adjacent undisturbed*

slopes. Abrupt angular transitions and linear slopes shall be avoided. As necessary, cuts and fills shall be supported by retaining walls, made of wood, stone, vegetation or other materials that blend with the natural landscape. Areas disturbed by grading shall be contoured so they can be revegetated and shall be revegetated within one (1) growing season after construction, using native species similar to those growing on the site.

[RESPONSE] A combination of grading and retaining walls are proposed to restore disturbed areas. Grading is proposed as undulating and natural-appearing landforms that blend the elevations of Wood Road with the proposed development. Boulder retaining walls are used where necessary and will be softened with landscape and grading. Slopes are limited to 2.0:1 and proposed to be revegetated using a Pitkin County Native Seed Mix.

5. *Design shall fit natural topography and site conditions. Proposed structures shall be located and designed to fit the site's natural topography and site conditions, rather than adjusting the topography and site conditions to fit the structure. For example, instead of creating a flat bench or terrace for a building platform on a sloping site, the structure should instead be stepped up or down the slope. Roads and driveways shall follow the contours of the natural terrain.*

[RESPONSE] The siting of the proposed building steps with the existing terrain to match the surrounding topography of the ski back trail, Wood Road, and the Village Walk.

(c) *Outdoor Storage of Materials, Equipment and Vehicles.*

[RESPONSE] N/A.

(d) *Regulations for Ski Lifts. No development shall be approved in proximity to an existing or proposed ski lift unless said development complies with all applicable regulations governing said ski lift.* **[RESPONSE] N/A.**

(e) *Quality of Skiing.* **[RESPONSE] The site includes ski-in/ski-out access. The Applicant is in close contact with Aspen Skiing Company to ensure that the project will not impact the quality of skiing at the Snowmass Ski Area.**

(f) *Access to Public Lands.* **[RESPONSE] N/A; the proposed development does not affect access to public lands.**

(g) *Historical or Archaeological Sites.* **[RESPONSE] N/A.**

(h) *Construction Management. No PUD, amended PUD or subdivision development shall be approved unless a construction management plan has been submitted to and approved by the Town Council or the Planning Director where final approval is administrative. The number of residential units and the amount of commercial space that can be under construction at any one (1) time shall be subject to reasonable limitation in order to minimize disruption to normal business activities, disturbance to the peace and quiet of residential neighborhoods, interference with vehicular and pedestrian movement and/or damage to public roads, utilities and facilities, without unnecessarily interfering with the anticipated development activity. The extent of any such limitations shall be determined in the review and approval of each development project and shall be set forth in a construction management plan to be approved therewith.*

[RESPONSE] An updated Construction Management Plan will be provided at the time of building permit submittal. A Construction Logistics Plan has been included as Appendix I.

- 16A-4-330. – Energy conservation.

(a) ***General Standard***. *Energy conservation shall be promoted and maximum advantage taken of solar and alternative energy source opportunities. To achieve this purpose, applications for subdivision, planned unit development or special review shall contain an energy conservation plan, which shall optimize the planning and utilization of all possible energy conservation features in proposed new construction without reducing the percentage of authorized buildable lot area or density allowed by the existing zoning. Failure to submit a satisfactory energy conservation plan, which complies with the provisions of this Section, shall constitute grounds for denial of the application.*

(b) ***Contents of Energy Conservation Plan***. *An energy conservation plan shall contain the following materials:*

1. ***Map.*** *A map showing the orientation and placement of the building or buildings in relation to topography, vegetation, other structures and all other factors affecting solar access, so as to optimize sunlight access sufficient to take advantage of solar energy systems in as many buildings as is possible. Detailed information shall also be provided identifying and indicating the number of structures that shall have four (4) full hours of direct sunlight between the hours of 10:00 a.m. and 2:00 p.m.*
2. ***Shadow study***. *Evidence that the proposed structures are sited to provide sufficient year-round solar access to a south wall or a south roof, including a shadow study, for major structures that may create shadow on other structures or roadways. Shadow studies shall be based on a thirty-percent sun angle at 9:00 a.m., 12:00 noon and 3:00 p.m.*
3. ***Passive or active techniques proposed.*** *A detailed description, including both text and map, of the specific passive or active heating and cooling techniques being utilized, including but not limited to building configuration, window exposure, grading, landscaping, interior and exterior passive and active solar energy features, and attention to elimination or impairment of solar access to possible adjacent building sites. This description should also include an energy utilization analysis in relation to snowmelt areas, heating systems, swimming pools, saunas, Jacuzzis and other significant energy-consuming elements of the project and an estimate of the anticipated energy gain through the planned energy systems.*

[RESPONSE] See attached Energy Conservation Plan, Appendix J.

4. Standards for Restricted Housing

- 16A-4-410. – Restricted housing requirements.

[RESPONSE] **See attached Restricted Housing Mitigation Matrix.**

List of Appendices and Exhibits

Exhibits

Exhibit 1. Statistics
- a. Building Statistics Matrix
- b. Cumulative Base Village Statistics
- c. Employee Housing Mitigation Schedule

Exhibit 2. Site Plans
- a. Overall Base Village Site Plan
- b. Illustrative Site Plan
- c. Setback Diagrams
- d. Height Diagrams

Exhibit 3. Architectural Plans
- a. Perspectives / Elevations
- b. Exterior Material Board
- c. Use Plans / Building Floorplates
- d. Unit Plans

Exhibit 4. Landscape and Civil Plans
- a. Landscape Plan
- b. Open Space Plan
- c. Snowmelt & Snow Storage Plan
- d. Site Triangles & Trash / Delivery Access
- e. Grading & Drainage Plan
- f. Utility Plan

Appendices

Appendix A. Authorization to Represent
Appendix B. Certificate of Ownership
Appendix C. Vicinity Map
Appendix D. Fee Agreement
Appendix E. Traffic Assessment Memo
Appendix F. Preliminary EQR Estimate
Appendix G. Solid Waste Disposal Plan
Appendix H. Base Village Fire Access Diagram
Appendix I. Construction Logistics Plan
Appendix J. Energy Conservation Plan
Appendix K. Geotech/Soils Report
Appendix L. Description of SIA Obligations

SNOWMASS BASE VILLAGE, SNOWMASS, COLORADO
DEVELOPMENT STATISTICS

STRATOS - BUILDING 10AB
November 16, 2022

OCCUPANCY	Unit Type	Unit #	P-1	Village	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	Total Units	Unit Area *	Total Area	U.E.
x01	3BR/3BA	x01			1	1	1	1	1		5	1,921	9,605	5.750
x02	2BR; 2BA	x02			1	1	1	1	1		5	1,630	8,150	4.250
x03	3BR/FLEX; 2BA	x03			1	1	1	1	1		5	1,616	8,080	4.250
x04	4BR/FLEX; 3BA	x04			1	1	1	1	1		5	1,835	9,175	5.250
x05	4BR/FLEX; 3BA	x05			1	1	1	1	1		5	1,944	9,720	5.750
x06	2BR; 2BA	x06				1	1	1	1		4	1,054	4,216	2.000
206	2BR; 2BA	206			1						1	1,065	1,065	0.500
x07	2BR; 2BA	x07				1	1	1	1		4	1,267	5,068	2.400
x08	2BR; 2BA	x08				1	1	1	1		4	1,291	5,164	2.400
x09	2BR; 2BA	x09					1	1	1		3	1,212	3,636	1.800
x10	2BR; 2BA	x10				1	1	1	1		4	1,214	4,856	2.400
x11	2BR; 2BA	x11			1	1	1	1			4	1,271	5,084	2.400
x12	3BR/FLEX; 2BA	x12			1	1		1			3	1,530	4,590	2.250
x13	2BR; 2BA	x13			1	1	1	1			4	1,211	4,844	2.400
x14	2BR; 2BA	x14			1	1	1	1			4	1,055	4,220	2.000
x15	2BR; 2BA	x15			1	1	1				3	1,663	4,989	2.550
515	2BR; 2BA	515						1			1	1,254	1,254	0.600
x16	2BR w/ LOCKOFF	x16		1	1	1	1	1			5	1,282	6,410	3.000
x17	2BR; 2BA	x17				1	1	1			3	1,323	3,969	1.950
x18	2BR; 2BA	x18				1	1	1			3	1,268	3,804	1.800
2BR Type A	2BR; 2BA	309				1					1	1,212	1,212	0.600
3BR Type A	3BR/FLEX; 2BA	412					1				1	1,530	1,530	0.750
107	5BR/Flex; 3.5BA	107 TH		1							1	2,436	2,436	1.650
108	4BR; 3.5BA	108 TH		1							1	2,447	2,447	1.650
109	4BR; 3.5BA	109 TH		1							1	2,289	2,289	1.450
110	4BR; 3.5BA	110 TH		1							1	2,284	2,284	1.450
117	4BR; 3.5BA	117 TH		1							1	2,365	2,365	1.550
118	4BR; 3.5BA	118 TH		1							1	2,471	2,471	1.650
612	5BR/Flex; 4.5BA	612							1		1	3,081	3,081	3.000
618	4BR; 4.5BA	618							1		1	2,855	2,855	2.500
701	4BR; 4.5BA	701								1	1	2,522	2,522	1.750
703	4BR; 4.5BA	703								1	1	2,578	2,578	1.750
705	4BR; 4.5BA	705								1	1	2,778	2,778	2.250
718	6BR + Flex; 5.5BA	718								1	1	4,898	4,898	7.500
Typical Residential Subtotal												*1,614*	*Average Unit Size*	
# Units / Floor			*0*	*7*	*12*	*18*	*18*	*18*	*12*	*4*	***89***			
Net Area			*0*	*15,574*	*18,023*	*25,587*	*25,587*	*25,178*	*20,920*	*12,776*		***Market Rate SF***	***143,645***	***85.200***
RESIDENTIAL SUMMARY														
# UNITS / FLOOR			0	7	12	18	18	18	12	4	***89***		***143,645***	
NET AREA (Market Rate Only)			0	15,574	18,023	25,587	25,587	25,178	20,920	12,776			***143,645***	
SHARED AREA			4,040	5,500	2,155	2,325	2,326	2,414	3,124	0			21,884	
SKI LOCKER ROOMS			1,972										1,972	
COMMON AREA (LOBBIES, AMENITIES, OFFICE, MAIL)			1,047	1,304					1,615				3,966	
CIRCULATION (STAIRS, ELEVATORS, ELEV LOBBIES, CORRIDORS)			1,021	4,196	2,155	2,325	2,326	2,414	1,509				15,946	
GROSS AREA = NET + SHARED			**4,040**	**21,074**	**20,178**	**27,912**	**27,913**	**27,592**	**24,044**	**12,776**			**165,529**	[1]
BUILDING SUMMARY														
GROSS FLOOR AREA			4,040	21,074	20,178	27,912	27,913	27,592	24,044	12,776			165,529	
RESIDENTIAL			4,040	21,074	20,178	27,912	27,913	27,592	24,044	12,776			165,529	
SKI RELATED FACILITIES (SKI LOCKERS, LOUNGE, WC)			0	0	0	0	0	0	0	0			0	

Footnotes:

1. Gross area may increase to maximum allowable 166,221 sf with building permit submittal.

DEVELOPMENT STATISTICS SUMMARY BY BUILDING

November 16, 2022

BUILDING	UNIT COUNT E.H.	Residential Multi-Family	Hotel	Total	U.E.	Lockoffs	E.H. (S.F.) Actual	AREA (S.F.) Residential Net	Shared	Total	Hotel	Commercial Services	Retail / Restaurant	Ski Related Facilities	Community Facilities	BLDG TOTAL	
BUILDING 1	0	14	0	14	9.00	0	0	17,883	4,617	22,500		0	0	26,343	0	48,843	
BUILDING 2A	0	29	0	29	18.40	2	0	35,239	4,801	40,040		3,901	11,926	0	16,191	72,058	
BUILDING 2B	2	25	0	27	13.65	3	1,380	22,929	10,142	33,071		0	3,780	0	0	36,851	
BUILDING 2C	3	23	0	26	12.65	0	2,147	23,589	10,145	33,734		3,222	1,601	0	0	38,557	
BUILDING 3ABC	0	0	0	0	0.00	0	0	0	0	0		1,815	9,182	4,032	560	15,589	
BUILDING 3DE	0	0	0	0	0.00	0	0	0	0	0		425	7,897	0	0	8,322	
BUILDING 4AB	0	3	0	3	6.90	0	0	8,077	195	8,272		400	4,801	0	0	13,473	
BUILDING 5	2	11	99	112	38.25	5	1,966	21,216	18,154	39,370	46,019	10,720	1,588	5,589	2,819	106,105	
BUILDING 6	0	0	0	0	0.00	0	0	0	0	0		0	2,190	0	9,100	11,290	
BUILDING 7	3	11	0	14	18.05	0	2,457	25,245	7,472	32,717		1,659	1,217	3,510	960	40,063	
BUILDING 8	1	30	0	31	43.80	0	1,235	66,280	23,797	90,077		722	5,327	0	6,681	102,807	
BUILDING 13A	3	150	0	153	84.55	17	2,761	125,765	45,242	171,007		4,185	13,226	968	20,881	210,267	
BUILDING 11	1	52	0	53	31.60	0	1,331	64,205	12,062	76,267		0	0	0	0	76,267	
BUILDING 12	0	21	0	21	42.30	0	0	55,762	5,189	60,951		0	0	0	0	60,951	6
BUILDING 13B	3	48	0	51	38.55	29	5,942	71,581	17,817	89,398		0	0	0	0	89,398	7
TO DATE ACTUAL STATISTICS	18	417	99	534	357.70	56	19,219	537,771	159,633	697,404	46,019	27,049	62,735	40,442	57,192	930,841	
BUILDING 10AB	**0**	**89**	**0**	**89**	**85.20**	**5**	**0**	**143,645**	**21,884**	**165,529**		**0**	**0**	**0**	**0**	**165,529**	7,8
CUMULATIVE TOTAL TO DATE	18	506	99	623	442.90	61	19,219	681,416	181,517	862,933	46,019	27,049	62,735	40,442	57,192	1,096,370	

Unused Parameters [1]

Footnote BUILDING	E.H.	UNIT COUNT 2 Maximum Multi-Family	Maximum Hotel	Total	3 Maximum U.E.	4 Lockoffs	E.H. SF	MAXIMUM AREA (S.F.) 5 Residential Net	Shared	Total	Hotel	Maximum Commercial Services	Maximum Retail / Restaurant	Maximum Ski Related Facilities	Maximum Community Facilities	Maximum BLDG TOTAL
BUILDING 11 - Unused Parameters																
BUILDING 12 - Unused Parameters																66
BUILDING 13B - Parameters			185										*5,000*			42
BUILDING 10AB - Parameters					27.10								*12,265*			692
Unassigned Unused																55
Unused		**14**	**185**		**27.10**											**855**
PUD Maximum Allowed		**520**	**284**		**470.00**	**61**					**140,000**	**27,049**	**75,000**	**46,727**	**57,192**	**1,097,225**

Footnotes:

1. Unused parameters represent maximum allowances; actual statistics have been submitted as part of each Site-Specific Development Plan but some parameters remain underutilized.
2. Developer may request Admin. Modifications to increase actual MFDU up to 550. Admin Mod #A of 2022 increased the allowable maximum to 520.
3. Administrative Modification #A of 2022 reallocated all remaining U.E.s to Buildings 10AB as the final buildings within Base Village. Not all U.E.s have been utilized in the current design.
4. Automatic reduction of required lock-off rooms at a 1 for 1 ratio with each new Hotel/Lodge or Studio unit in any building.
5. Retail/Restaurant square footage maximums are not inteded to be totaled; Maximum permitted shall remain 75,000.
6. 61,017 maximum building floor area, per Adiministrative Modification #A of 2021. May increase to that amount with a building permit submittal.
7. 89,440 maximum building floor area, per Adiministrative Modification #B of 2021. May increase to that amount with a building department submittal.
8. 248,000 max allowable on Lots 5&6, minus total sf in Bldg 11, minus 3,572 sf allocated to Bldg 12 per Admin Mod #A of 2021, minus 1,940 sf allocated to Bldg 13B per Admin Mod #B of 2021 minus 10AB as designed.
8. 242,488 maximum building floor area combined in buildings 11 +10AB, per Adiministrative Modification #B of 2021. 10AB may increase to 166,221 sf with building permit submittal.

Employee Housing Mitigation Schedule
November 22, 2022

Exhibit 1c

A	B	C	D	E	F	G	H	I	J	K
Type of Use (Square Feet)	Square Feet, Lots or Units	Employees Generated per 1,000 sf or lot / unit	Employees Generated	S.F. Housing Requirement (45% of emps at sf/emp)	S.F. Housing Provided at BV	S.F. Housing Provided at CCII	S.F. Housing Provided at SM	S.F. ASC Housing Credits	Other	Total S.F. Housing Provided
COMPLETED										
LOT 1	**See below**	**See below**	**315**	**63,450**	**3,527**	**38,143**	**0**	**21,780**	**0**	**63,450**
Building 1	**See below**	**See below**	**83.53**	**16,840**	**0**	**16,840**	**0**	**0**	**0**	**16,840**
Studio / One Bedroom	2	0.32	0.64	129	-	-	-	-	-	-
Two Bedroom	6	0.42	2.52	508	-	-	-	-	-	-
Three Bedroom	6	0.52	3.12	629	-	-	-	-	-	-
Children's Center	**26,343**	**See below**	**77.25**	**15,574**	-	-	-	-	-	-
Children's Facilities	19,104	3.68	70.30	14,173	-	-	-	-	-	-
Restrooms / Lockers	7,239	0.96	6.95	1,401	-	-	-	-	-	-
Building 2A	**See below**	**See below**	**88.48**	**17,837**	**0**	**17,837**	**0**	**0**	**0**	**17,837**
Studio / One Bedroom	7	0.32	2.24	452	-	-	-	-	-	-
Two Bedroom	15	0.42	6.30	1,270	-	-	-	-	-	-
Three Bedroom	7	0.52	3.64	734	-	-	-	-	-	-
Three Bedroom	0	0.52	0.00	0	-	-	-	-	-	-
Food & Beverage	9,056	5.16	46.73	9,421	-	-	-	-	-	-
Retail	2,870	4.83	13.86	2,795	-	-	-	-	-	-
Office	0	3.68	0.00	0	-	-	-	-	-	-
Community Facility	16,191	0.97	15.71	3,166	-	-	-	-	-	-
Building 2B	**See below**	**See below**	**27.59**	**5,562**	**1,380**	**3,466**	**0**	**716**	**0**	**5,562**
Studio / One Bedroom	18	0.32	5.76	1,161	-	-	-	-	-	-
Two Bedroom	4	0.42	1.68	339	-	-	-	-	-	-
Three Bedroom	3	0.52	1.56	314	-	-	-	-	-	-
Food & Beverage	1,011	5.16	5.22	1,052	-	-	-	-	-	-
Retail	2,769	4.83	13.37	2,696	-	-	-	-	-	-
Building 2C	**See below**	**See below**	**16.79**	**3,385**	**2,147**	**0**	**0**	**1,238**	**0**	**3,385**
Studio / One Bedroom	10	0.32	3.20	645	-	-	-	-	-	-
Two Bedroom	9	0.42	3.78	762	-	-	-	-	-	-
Three Bedroom	4	0.52	2.08	419	-	-	-	-	-	-
Retail	1,601	4.83	7.73	1,559	-	-	-	-	-	-
Building 3ABC	**See below**	**See below**	**58.04**	**11,701**	**0**	**0**	**0**	**11,701**	**0**	**11,701**
Food & Beverage	8,507	5.16	43.90	8,849	-	-	-	-	-	-
Skier Services	3,697	3.68	13.60	2,743	-	-	-	-	-	-
Restrooms	560	0.96	0.54	108	-	-	-	-	-	-
Building 3DE	**See below**	**See below**	**40.30**	**8,125**	**0**	**0**	**0**	**8,125**	**0**	**8,125**
Food & Beverage	6,545	5.16	33.77	6,808	-	-	-	-	-	-
Retail	1,352	4.83	6.53	1,316	-	-	-	-	-	-
LOT 2			**81**	**10,705**	**1,966**	**0**	**0**	**14,242**	**0**	**16,208**
Building 4AB	**See below**	**See below**	**24.95**	**5,030**	**0**	**0**	**0**	**4,858**	**0**	**4,858**
Studio / One Bedroom	0	0.32	0.00	0	-	-	-	-	-	-
Two Bedroom	0	0.42	0.00	0	-	-	-	-	-	-
Three Bedroom	1	0.52	0.52	105	-	-	-	-	-	-
Four Bedroom	2	0.62	1.24	250	-	-	-	-	-	-
Retail	4,801	4.83	23.19	4,675	-	-	-	-	-	-

Building 5	See below	See below	56.30	5,675	1,966	0	0	9,384	0	11,350
Hotel Units	99	0.38	37.62	3,792	-	-	-	-	-	-
Two Bedroom	6	0.42	2.52	254	-	-	-	-	-	-
Three Bedroom	5	0.52	2.60	262	-	-	-	-	-	-
Food & Beverage	1,588	5.16	8.19	826	-	-	-	-	-	-
Skier Services	5,589	0.96	5.37	541	-	-	-	-	-	-
				Reflects seasonal housing mitigation (224 sq. ft.) rather than long term.						
LOT 3			**94**	**18,012**	**3,692**	**0**	**6,878**	**3,220**	**0**	**13,790**
Building 6	See below	See below	20.13	3,154	0	0	0	2,926	0	2,926
Three Bedroom	0	0.52	0.00	0	-	-	-	-	-	-
Four Bedroom	0	0.62	0.00	0	-	-	-	-	-	-
Food & Beverage	2,190	5.16	11.30	2,278	-	-	-	-	-	-
Community Facility	9,100	0.97	8.83	1,780	-	-	-	-	-	-
Admin Mod #0 TOSV Credit *				-904						
Building 7 **	See below	See below	12.62	2,545	2,457	0	0	0	0	2,457
Two Bedroom	2	0.42	0.84	169	-	-	-	-	-	-
Three Bedroom	6	0.52	3.12	629	-	-	-	-	-	-
Four Bedroom	3	0.62	1.86	375	-	-	-	-	-	-
Retail	1,217	4.83	5.88	1,185	-	-	-	-	-	-
Restroom	726	0.96	0.70	141	-	-	-	-	-	-
Community Facility	234	0.97	0.23	46	-	-	-	-	-	-
Building 8	See below	See below	61.08	12,313	1,235	0	6,878	294	0	8,407
Studio / One Bedroom	0	0.32	0.00	0	-	-	-	-	-	-
Two Bedroom	5	0.42	2.10	423	-	-	-	-	-	-
Three Bedroom	16	0.52	8.32	1,677	-	-	-	-	-	-
Four Bedroom	9	0.62	5.58	1,125	-	-	-	-	-	-
Retail	1,671	4.83	8.07	1,627	-	-	-	-	-	-
Resaurant	2,410	5.16	12.44	2,507	-	-	-	-	-	-
Health Club	1,246	0.96	1.20	241	-	-	-	-	-	-
Clinic	6,352	3.68	23.38	4,712	-	-	-	-	-	-
Skier Services	0	0.96	0.00	0	-	-	-	-	-	-
Spa	0	0.96	0.00	0	-	-	-	-	-	-
Lot 9	**See below**	**See below**	**118**	**23,752**	**2,761**	**0**	**19,317**	**0**	**1,674**	**23,752**
Building 13A ***	See below	See below	117.8	23,752	2,761	0	19,317	0	1,674	23,752
Studio / One Bedroom	106	0.38	40.28	8,120	-	-	-	-	-	-
Two Bedroom	34	0.76	25.84	5,209	-	-	-	-	-	-
Three Bedroom	8	0.52	4.16	839	-	-	-	-	-	-
Four Bedroom	2	0.62	1.24	250	-	-	-	-	-	-
Spa	5,056	0.96	4.85	979	-	-	-	-	-	-
Retail	290	4.83	1.40	282	-	-	-	-	-	-
Skier Services	2,309	0.96	2.2	447	-	-	-	-	-	-
Food & Beverage	7,331	5.16	37.8	7,626	-	-	-	-	-	-
Base Village Credit	**-8,861**	**7**	**-64**	**-12,850**	**0**	**0**	**0**	**-12,850**	**0**	**-12,850**
Credit - Existing Admin. Bldg	-11,961	3.68	-50.50	-10,205	0	0	0	-10,205	0	-10,205
Credit - Existing Medical Center Demolition	3,100	3.68	-13.10	-2,645	0	0	0	-2,645	0	-2,645
Base Village EH Bank ****	**0**	**0**	**0**	**0**	**0**	**0**	**658**	**0**	**0**	**658**
COMPLETED PHASES SUBTOTAL	**See above**	**See above**	**544**	**103,069**	**11,946**	**38,143**	**26,853**	**26,392**	**1,674**	**105,008**

								Completed Phases Employee Housing Surplus	***K - E***	***1,939***

A	B	C	D	E	F	G	H	I	J	K	L	
Type of Use (Square Feet)	Square Feet, Lots or Units	Employees Generated per 1,000 sf or lot / unit	Employees Generated	S.F. Housing Requirement (45% of emps at 448sf/emp)	S.F. Housing Provided at BV	S.F. Housing Provided at CCII	S.F. Housing Provided at SM	S.F. ASC Housing Credits	Other	*Use of Completed Phases Surplus*	Total S.F. Housing Provided ******	Surplus
UNDER CONSTRUCTION												
Lot 5	**See below**	**See below**	**23**	**4,625**	**1,531**	**0**	**0**	**1,752**	**0**	***1,342***	**4,625**	***0***
Building 11	**See below**	**See below**	**22.94**	**4,625**	**1,531**	**0**	**0**	**1,752**	see below	*see below*	3283	
Studio / One Bedroom	0	0.32	0	0	-	-	-	-	-	-	-	
Two Bedroom	41	0.42	17.22	3,472	-	-	-	-	-	-	-	
Three Bedroom	11	0.52	5.72	1,153	-	-	-	-	-	-	-	
Four Bedroom	0	0.62	0	0	-	-	-	-	-	-	-	
Five Bedroom	0	0.72	0	0	-	-	-	-	-	-	-	
Food & Beverage	0	5.16	0.0	0	-	-	-	-	-	-	-	
Offset Due to Allocation of Phase 1 & 2 Surplus	n/a	n/a	n/a	-	-	-	-	-	0	*1,342*	1342	
Lot 7	**See below**	**See below**	**14**	**2,786**	**0**	**0**	**104**	**2,114**	**0**	***568***	**2,786**	***0***
Building 12	**See below**	**See below**	**13.82**	**2,786**	**0**	**0**	**104**	**2,114**	see below	******	2218	
Studio / One Bedroom	0	0.32	0	0	-	-	-	-	-	-	-	
Two Bedroom	0	0.42	0	0	-	-	-	-	-	-	-	
Three Bedroom	0	0.52	0	0	-	-	-	-	-	-	-	
Four Bedroom	13	0.62	8.06	1,625	-	-	-	-	-	-	-	
Five Bedroom	8	0.72	5.76	1,161	-	-	-	-	-	-	-	
Offset Due to Allocation of Phase 1 & 2 Surplus	n/a	n/a	n/a	-	-	-	-	-	0	*568*	568	
Lot 8	**TBD**	**See below**	**30**	**6,137**	**5,942**	**0**	**2,585**	**0**	**-1,674**	***0***	**6,853**	***716***
Building 13B	**TBD**	**See below**	**30.44**	**6,137**	**5,942**	**0**	**2,585**	**0**	-1674	-	6853	
Hotel Units	0	0.38	0.0	0	-	-	-	-	-	-	-	
Studio / One Bedroom	2	0.32	0.6	129	-	-	-	-	-	-	-	
Two Bedroom	22	0.76	16.7	3,371	-	-	-	-	-	-	-	
Three Bedroom	18	0.52	9.4	1,887	-	-	-	-	-	-	-	
Four Bedroom	6	0.62	3.7	750	-	-	-	-	-	-	-	
13A Spa Expansion	*0*	*0.96*	*0.0*	0	-	-	-	-	-	-	-	
13A Spa Retail Expansion	*0*	*4.83*	*0.0*	0	-	-	-	-	-	-	-	
Offset Due to Allocation of Phase 1 & 2 Surplus	n/a	n/a	n/a	-	-	-	-	-	0	-	-	
UNDER CONSTRUCTION SUBTOTAL	**See above**	**See above**	**67**	**13,548**	**7,473**	**0**	**2,689**	**3,866**	**-1,674**	***1,910***	**14,264**	**716**

A	B	C	D	E	F	G	H	I	J	K	L	
Type of Use (Square Feet)	Square Feet, Lots or Units	Employees Generated per 1,000 sf or lot / unit	Employees Generated	S.F. Housing Requirement (45% of emps at 448sf/emp)	S.F. Housing Provided at BV	S.F. Housing Provided at CCII	S.F. Housing Provided at SM	S.F. ASC Housing Credits	Other	*Use of Completed Phases Surplus*	Total S.F. Housing Provided ******	
FUTURE												
Lot 6	**0**	**See below**	**44**	**8,846**	**0**	**0**	**2,166**	**8,634**	**0**	***29***	**10,829**	***1,983***
Building 10AB		**See below**	**43.88**	**8,846**		**0**	**2,166**	**8,634**	see below	******	**10,800**	
Studio / One Bedroom	0	0.32	0	0	-	-	-	-	-	-	-	
Two Bedroom	50	0.42	21	4,234	-	-	-	-	-	-	-	
Three Bedroom	17	0.52	8.84	1,782	-	-	-	-	-	-	-	
Four Bedroom	19	0.62	11.78	2,375	-	-	-	-	-	-	-	
Five Bedroom	2	0.72	1.44	290	-	-	-	-	-	-	-	
Six Bedroom	1	0.82	0.82	165	-	-	-	-	-	-	-	
Retail	0	4.83	0.0	0	-	-	-	-	-	-	-	
Food & Beverage	0	5.16	0.0	0	-	-	-	-	-	-	-	
Offset Due to Allocation of Phase 1 & 2 Surplus	n/a	n/a	n/a	-	-	-	-	-	-	*29*	**0**	
FUTURE SUBTOTAL	**See above**	**See above**	**44**	**8,846**	**0**	**0**	**2,166**	**8,634**	**0**	***29***	**10,829**	**1,983**
						Credit of Completed Phases Surplus Utilized Above				*(1,939)*		
TOTAL	**See above**	**See above**	**655**	**125,463**	**19,419**	**38,143**	**31,708**	**38,892**	**0**	**0**	**128,162**	**2,699**

Cumulative Employee Housing Reconciliation *(Total S.F. Housing Provided in Column L Less S.F. Housing Requirement in Column E)* *******

* The modifications in Planning Director Administrative Modification #O dated April 5, 2019 increased the required RH by 904 sq. ft., from 3,154 to 4,058 sq. ft. Per that approval, "The Town shall ensure that a minimum of 904 s.f. of employee housing will be set aside to meet this specific increased mitigation requirement." That credit is reflected to here to keep the mitigation requirement consistent at 3,154.

** Arrival and property management offices in Building 7 are included in the condo generation rates so are not listed as a separate item.

*** Conference facilities in Building 13A are included in the hotel generation rates so are not listed as a separate item.

**** Phase 1 and 2 Surplus and the EHU Bank will offset future building mitigation requirements.

***** Per Admin Mod #A of 2021 (Rec. 676211), up to 597 sq. ft. of housing mitigation credits may be allocated to Building 12. If fewer than 597 credits are needed to zero out the Bldg 12 mitigation requirement, excess credits will remain at 10AB

****** To the extent any finished building results in a surplus of provided square footage compared to the housing requirement for that building, Developer may allocate the surplus to future buildings.

******* The cell referenced in yellow shall be equal to or greater than 0 upon completion of all Buildings.

******* Surplus could be used to support any future renovation within Base Village that would trigger additional housing on any parcel.

ATTACHMENT 2, EXHIBIT 2

SITE PLANS

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
COVER SHEET - SITE PLANS

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
01

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

OVERALL BASE VILLAGE SITE PLAN

PROJECT NO: 21175.00

ISSUE DATE:

11/21/2022

SHEET

02

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
ILLUSTRATIVE SITE PLAN - LOT 6

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
03

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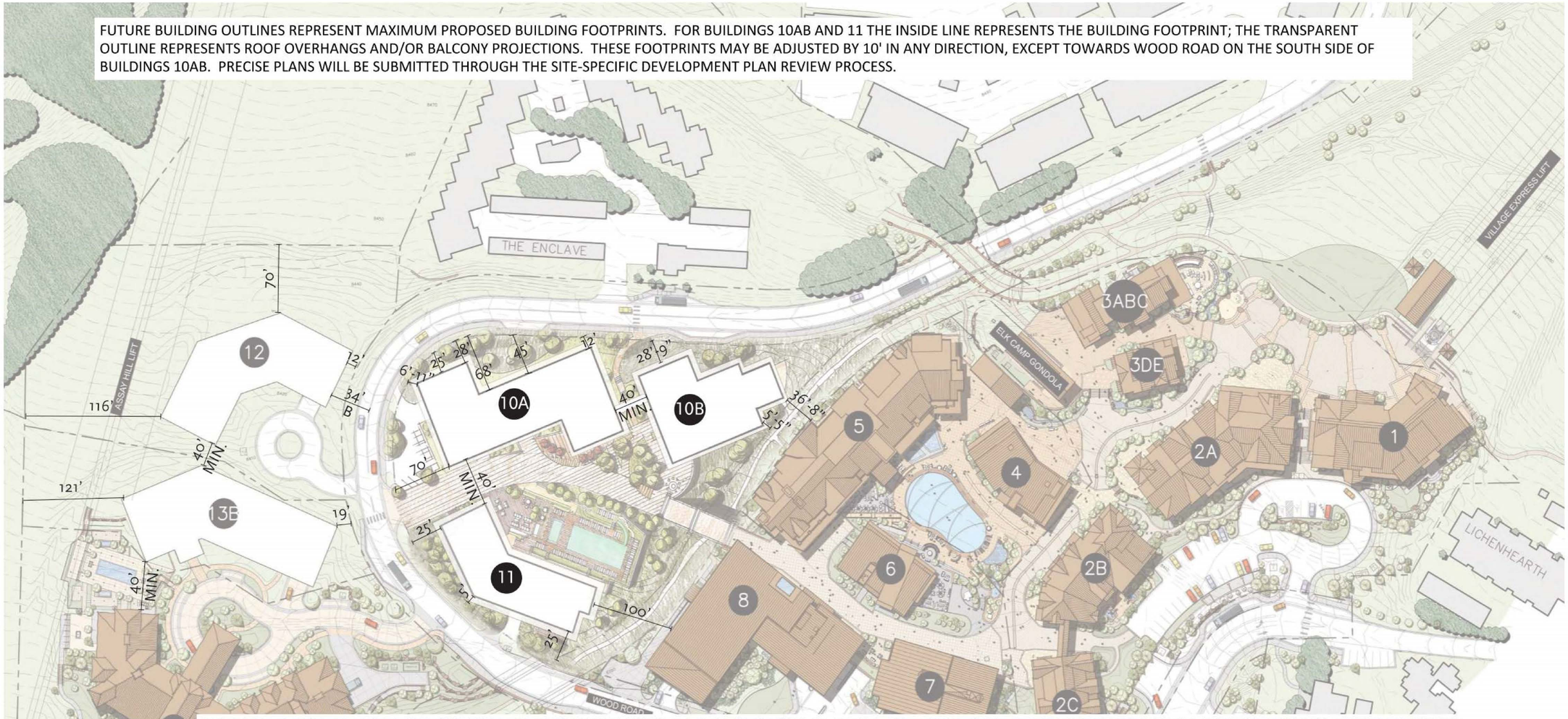
MASTER DEVELOPMENT PLAN - BUILDING ENVELOPE/ SETBACK DIAGRAM, LOTS 5 - 8

FUTURE BUILDING OUTLINES REPRESENT MAXIMUM PROPOSED BUILDING FOOTPRINTS. FOR BUILDINGS 10AB AND 11 THE INSIDE LINE REPRESENTS THE BUILDING FOOTPRINT; THE TRANSPARENT OUTLINE REPRESENTS ROOF OVERHANGS AND/OR BALCONY PROJECTIONS. THESE FOOTPRINTS MAY BE ADJUSTED BY 10' IN ANY DIRECTION, EXCEPT TOWARDS WOOD ROAD ON THE SOUTH SIDE OF BUILDINGS 10AB. PRECISE PLANS WILL BE SUBMITTED THROUGH THE SITE-SPECIFIC DEVELOPMENT PLAN REVIEW PROCESS.



BUILDING TO BUILDING SETBACKS. THE MINIMUM DISTANCE BETWEEN ALL BUILDINGS SHALL BE 25 FEET, EXCEPT AS BETWEEN BUILDINGS IN WHICH THE ADJACENT PORTION OF EITHER BUILDING EXCEEDS 4 STORIES IN HEIGHT, THE MINIMUM DISTANCE SHALL BE 40 FEET. THIS PROVISION DOES NOT EXCLUDE THE POTENTIAL CONNECTION BETWEEN BUILDING 10A & 10B. PER EXISTING APPROVALS, A PEDESTRIAN SURFACE CONNECTION BETWEEN 10A AND 10B WILL BE 8' WIDE, SNOWMELTED AND LIGHTED IN ORDER FOR IT TO BE PUBLICLY ACCESSIBLE AT ALL TIMES WITH THE BUILDING SPACING AT 40 FEET.

BUILDING TO RIGHT OF WAY SETBACKS. THE MINIMUM SETBACK BETWEEN ANY BUILDING AND THE CENTERLINE OF RIGHT OF WAY ADJACENT TO THE BUILDING SHALL BE 20'.

BUILDING TO ADJACENT PROPERTY LINE SETBACKS. THE MINIMUM SETBACK BETWEEN ANY BUILDING AND THE PROPERTY LINES OF THE PROPERTY IMMEDIATELY ADJACENT TO THE LOT ON WHICH THE BUILDING IS CONSTRUCTED SHALL BE O' AS LONG AS THE DISTANCE BETWEEN BUILDINGS ON THE ADJACENT PROPERTY AND THE LOT MEETS THE REQUIREMENT OF THE MINIMUM DISTANCE BETWEEN THE BUILDING TO BUILDING.

*ALL BELOW GRADE SPACE IS EXEMPT FROM SETBACK RESTRICTIONS. ALL BUILDING SETBACKS ARE INDICATED FROM LOT AND RIGHT-OF-WAY LINES TO FACE OF BUILDING. THE FOUNDATION, FOOTINGS, AND ROOFS MAY EXTEND OUTSIDE OF THE BUILDING FACE AND SETBACK *
OPEN SPACE WILL NOT BE LESS THAN 25% OF THE TOTAL AREA OF EACH LOT, INCLUDING PLAZA AND AMENITY AREAS.

east west partners
4240

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
MASTER DEVELOPMENT PLAN - SETBACK DIAGRAM - LOTS 5-8

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
04

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Master Development Plan Allowable Building Footprint[1]
Master Development Plan Allowable Roof Overhangs and/or Balcony Projections
Building Footprint
Property Line
Balcony Outline (grey box)

NOTES:
1. Per Master Development Plan - Building Envelope/Setback Diagram, Lots 5-8, the building footprints may be adjusted by 10' in any direction, except towards Wood Road on the south side of Buildings 10AB.
2. This setback dimension is shown as 6'-11" on the Master Development - Building Envelope/Setback Diagram, Lots 5-8. However, the illustration did not scale to that dimension so the more conservative scaled dimension is shown by the Allowable Building Footprint red line.
3. This setback dimension is shown as 5'-5" on the Master Development - Building Envelope/Setback Diagram. However, the illustration did not scale to that dimension so the more conservative scaled dimension is shown by the Allowable Building Footprint red line.
4. At grade patio elements are not subject to building footprint boundary.

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
SETBACK DIAGRAM

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
05

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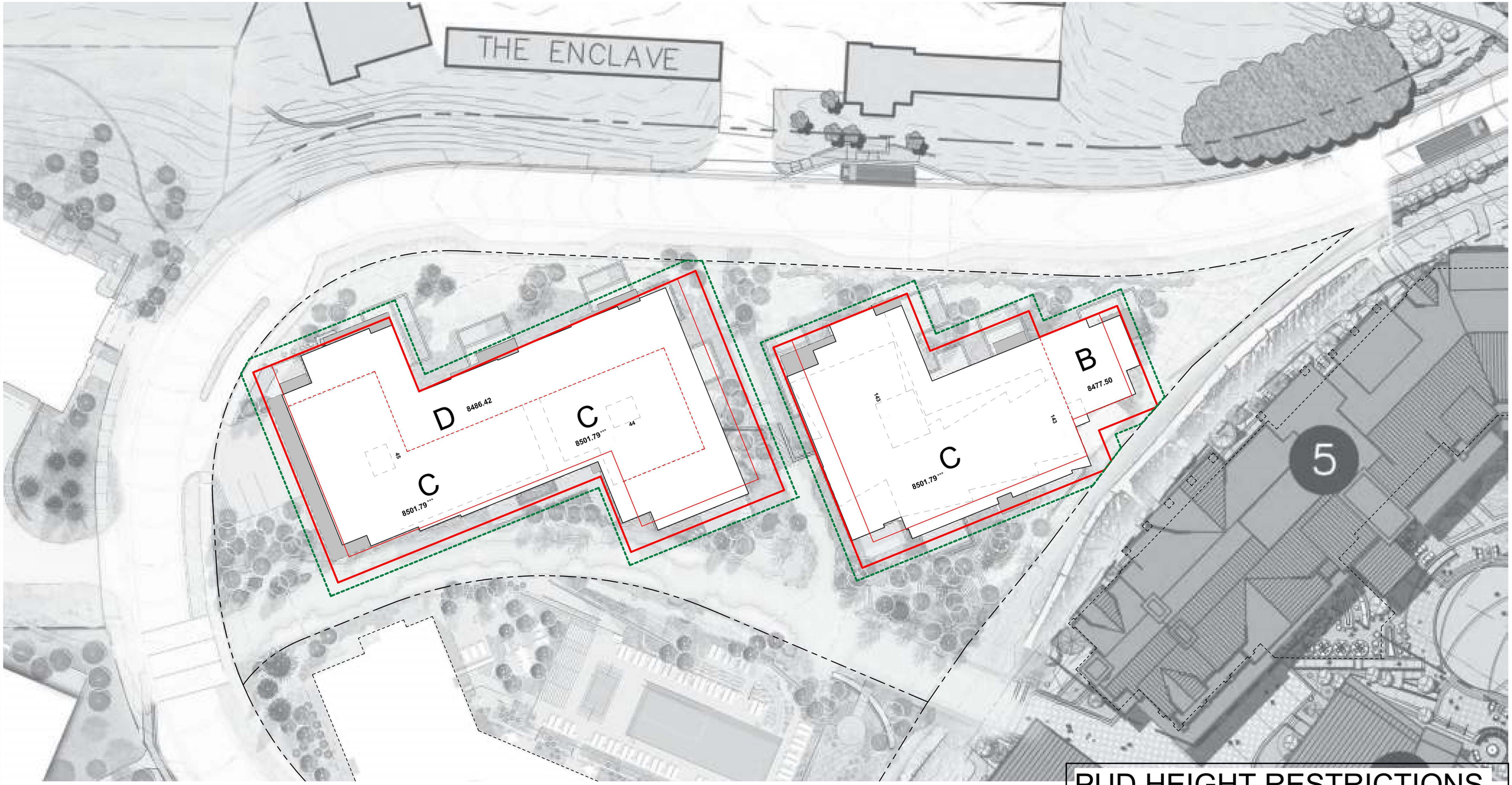

Master Development Plan Allowable Building Footprint[1]
Master Development Plan Allowable Roof Overhangs and/or Balcony Projections
Proposed Building Footprint
Property Line
Balcony Outline (grey box)

PUD HEIGHT RESTRICTIONS

AREA B & D: 8492.3' ** **AREA C: 8502.0' ****

NOTES:

* PER THE MASTER DEVELOPMENT PLAN HEIGHT DIAGRAM, LOTS 5-8, ELEVATOR OVERRIDES ALLOWED TO EXTEND 10' ABOVE THE MAXIMUM HEIGHT LIMIT.

** PER ADMINISTRATIVE MODIFICATION #A OF 2022

*** ELEVATION GIVEN IS TO TOP OF ROOFING MATERIAL. ROOFING MATERIAL IS HELD DOWN FROM MAX HEIGHT +/- 2 1/2" TO ACCOUNT FOR RIDGE CAPS AND EDGE TRIM. FULL ROOF ASSEMBLY EXPECTED TO EQUAL 8502.0'.

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
HEIGHT DIAGRAM - SITE PLAN

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
06

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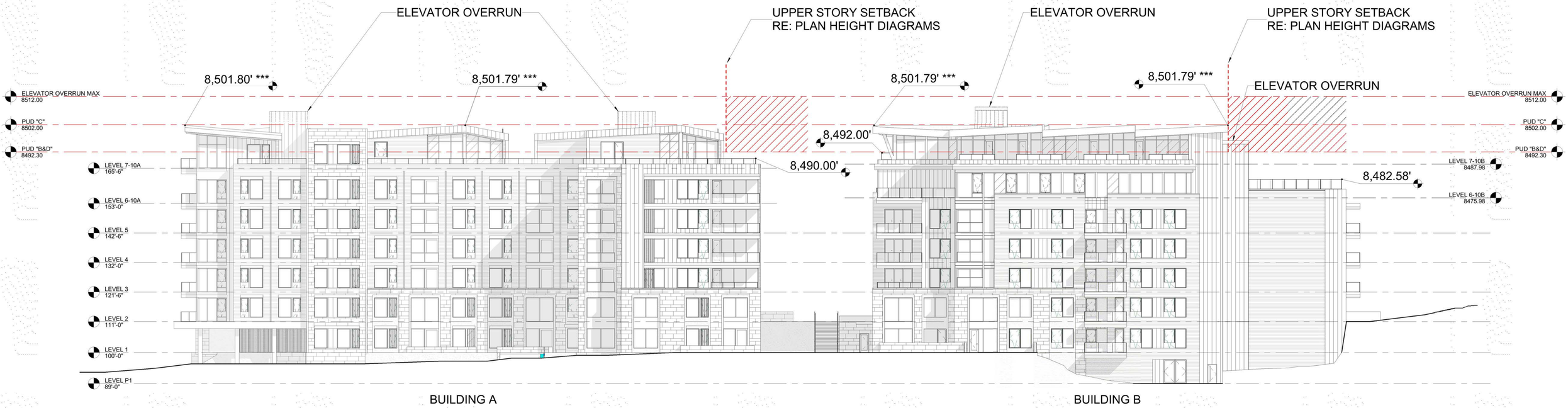
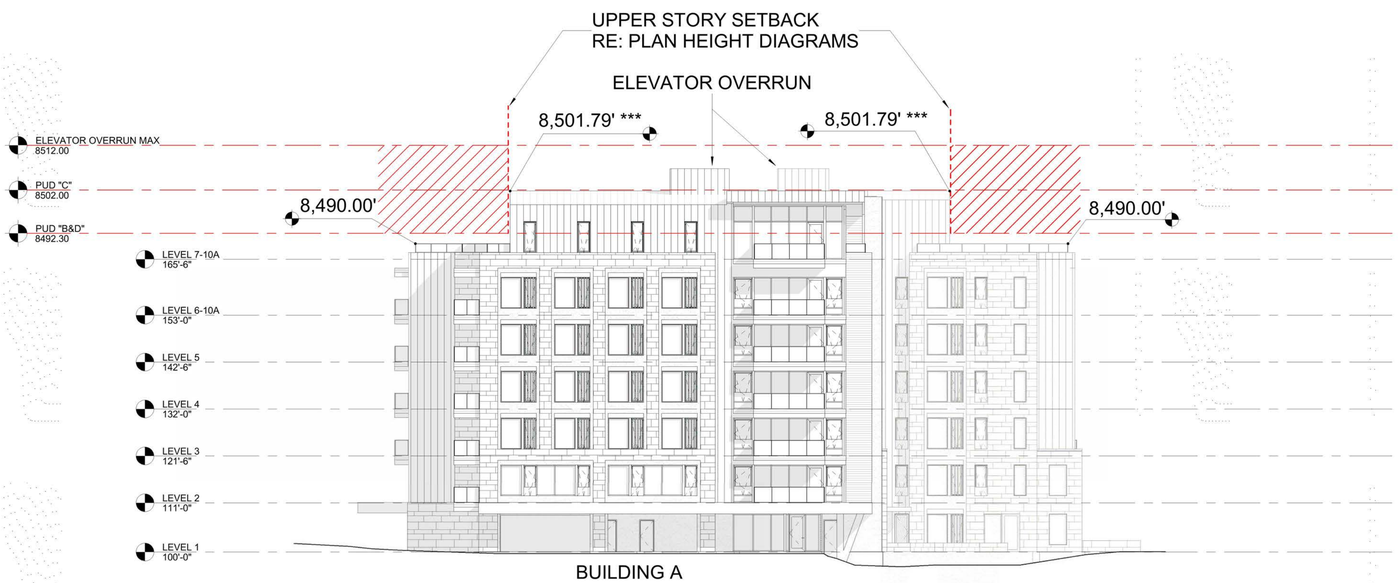


SSDP_10AB EXTERIOR ELEVATION - NORTH



SSDP_10A EXTERIOR ELEVATION - EAST

PUD HEIGHT RESTRICTIONS

AREA B & D: 8492.3' ** **AREA C: 8502.0' ****

NOTES:

* PER THE MASTER DEVELOPMENT PLAN HEIGHT DIAGRAM, LOTS 5-8, ELEVATOR OVERRIDES ALLOWED TO EXTEND 10' ABOVE THE MAXIMUM HEIGHT LIMIT.

** PER ADMINISTRATIVE MODIFICATION #A OF 2022

*** ELEVATION GIVEN IS TO TOP OF ROOFING MATERIAL. ROOFING MATERIAL IS HELD DOWN FROM MAX HEIGHT +/- 2 1/2" TO ACCOUNT FOR RIDGE CAPS AND EDGE TRIM. FULL ROOF ASSEMBLY EXPECTED TO EQUAL 8502.0'.

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
10AB HEIGHT DIAGRAM - ELEVATION

SCALE: As indicated

ISSUE DATE:
11/21/2022

SHEET
07

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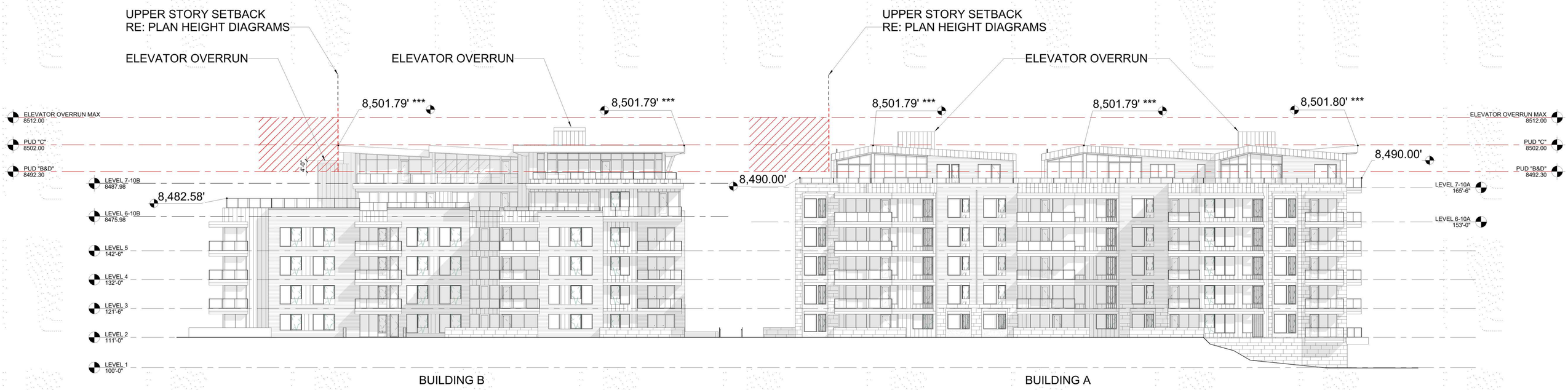
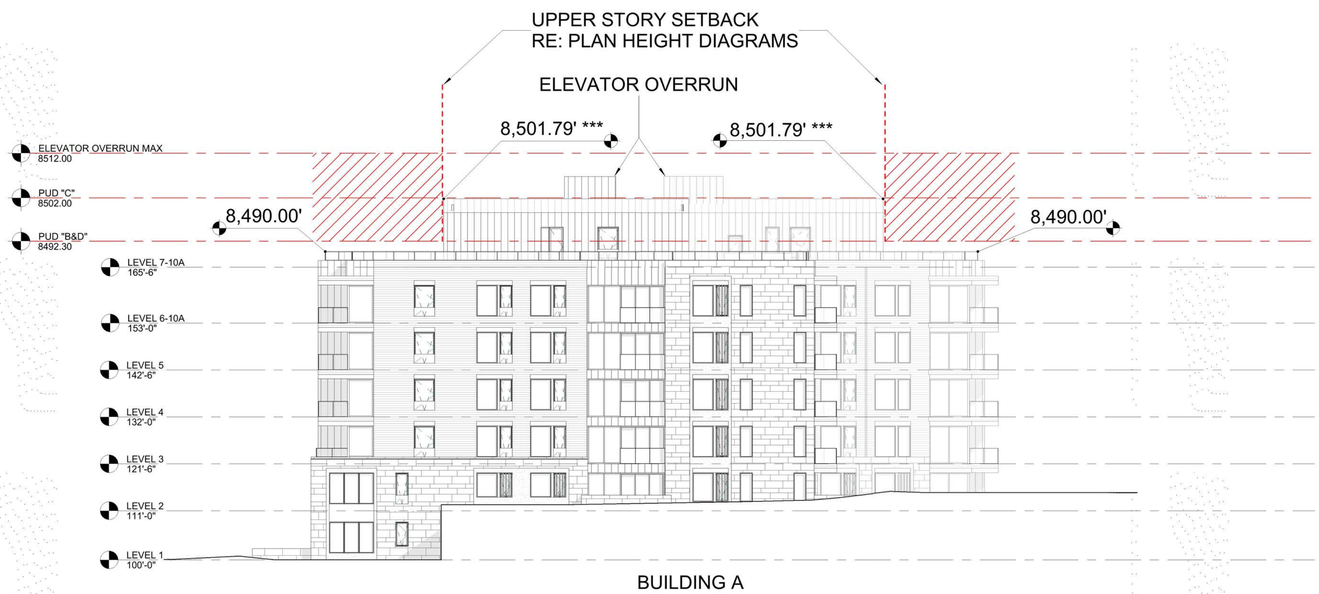


SSDP_10AB EXTERIOR ELEVATION - SOUTH



SSDP_10AB EXTERIOR ELEVATION - WEST

PUD HEIGHT RESTRICTIONS

AREA B & D: 8492.3' ** **AREA C: 8502.0' ****

NOTES:

* PER THE MASTER DEVELOPMENT PLAN HEIGHT DIAGRAM, LOTS 5-8, ELEVATOR OVERRIDES ALLOWED TO EXTEND 10' ABOVE THE MAXIMUM HEIGHT LIMIT.

** PER ADMINISTRATIVE MODIFICATION #A OF 2022

*** ELEVATION GIVEN IS TO TOP OF ROOFING MATERIAL. ROOFING MATERIAL IS HELD DOWN FROM MAX HEIGHT +/- 2 1/2" TO ACCOUNT FOR RIDGE CAPS AND EDGE TRIM. FULL ROOF ASSEMBLY EXPECTED TO EQUAL 8502.0'.

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
10AB HEIGHT DIAGRAM - ELEVATION

ISSUE DATE:
11/21/2022

SHEET
08

SCALE: As indicated

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PUD HEIGHT RESTRICTIONS

AREA B & D: 8492.3' **

AREA C: 8502.0' **

NOTES:

* Per the Master Development Plan Height Diagram, elevator orverrides allowed to extend 10' above the maximum height limit.

** Per Administrative Modification #A of 2022

***Elevation given is to top of roofing material. Roofing Material is held down from max height +/- 2 1/2" to account for ridge caps and edge trim

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

ELEVATION - 10A HEIGHT DIAGRAM - 3D

ISSUE DATE:

11/21/2022

SHEET

09

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PUD HEIGHT RESTRICTIONS

AREA B & D: 8492.3' **

AREA C: 8502.0' **

NOTES:

* Per the Master Development Plan Height Diagram, elevator orverrides allowed to extend 10' above the maximum height limit.

** Per Administrative Modification #A of 2022

***Elevation given is to top of roofing material. Roofing Material is held down from max height +/- 2 1/2" to account for ridge caps and edge trim

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

ELEVATION - 10B HEIGHT DIAGRAM - 3D

ISSUE DATE:

11/21/2022

SHEET

10

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ARCHITECTURAL PLANS

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
SSDP COVER SHEET - ARCHITECTURAL

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
11

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
RENDERED PERSPECTIVES - 10AB NORTH FACADES

ISSUE DATE:
11/21/2022

SHEET
12

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

RENDERED PERSPECTIVES - 10A NORTH FACADE

ISSUE DATE:

11/21/2022

SHEET

13

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
RENDERED PERSPECTIVES - 10B NORTH / EAST FACADE

ISSUE DATE:
11/21/2022

SHEET
14

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
RENDERED PERSPECTIVES - 10A EAST FACADE

ISSUE DATE:
11/21/2022

SHEET
15

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

RENDERED PERSPECTIVES - 10A SOUTH FACADE

ISSUE DATE:

11/21/2022

SHEET

16

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

RENDERED PERSPECTIVES - 10A SOUTH
AERIAL

ISSUE DATE:

11/21/2022

SHEET

17

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

RENDERED PERSPECTIVES - 10B SOUTH FACADE

ISSUE DATE:

11/21/2022

SHEET

18

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

RENDERED PERSPECTIVES - 10B SOUTH FACADE

ISSUE DATE:

11/21/2022

SHEET

19

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ROOFING:

STANDING SEAM METAL

VERTICAL SIDING:

FIBER CEMENT PANEL

SHADING DEVICES AND COLUMN WRAPS:

WOOD LOOK METAL TRIM

METAL TRIM:

TO MATCH ROOF/CLADDING

SOFFITS AND HORIZONTAL SIDING:

WOOD LOOK FIBER CEMENT SIDING

HONED NATURAL STONE VENEER:

BEIGE LIMESTONE

SPLIT FACE NATURAL STONE VENEER:

BEIGE LIMESTONE

RAILING:

METAL FRAME WITH GLASS INFILL

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

MATERIALS BOARD - 10A

ISSUE DATE:

11/21/2022

SHEET

20

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ROOFING:

STANDING SEAM METAL

SHADING DEVICES AND COLUMN WRAPS:

WOOD LOOK METAL TRIM

METAL TRIM:

TO MATCH ROOF/CLADDING

VERTICAL SIDING:

FIBER CEMENT PANEL

SOFFITS AND HORIZONTAL SIDING:

WOOD LOOK FIBER CEMENT PANEL

RAILING:

METAL FRAME WITH GLASS INFILL

HONED NATURAL STONE VENEER:

GRAY LIMESTONE

SPLIT FACE NATURAL STONE VENEER:

GRAY LIMESTONE

* LANDSCAPING SHOWN IS FOR ILLUSTRATIVE AND CONTEXTUAL PURPOSES ONLY, AND IN A TRANSLUCENT FORMAT IN ORDER TO DISPLAY ALL BUILDING DETAILS. REFER TO LANDSCAPING PLANS FOR PLANTING INTENT.

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

MATERIALS BOARD - 10B

ISSUE DATE:

11/21/2022

SHEET

21

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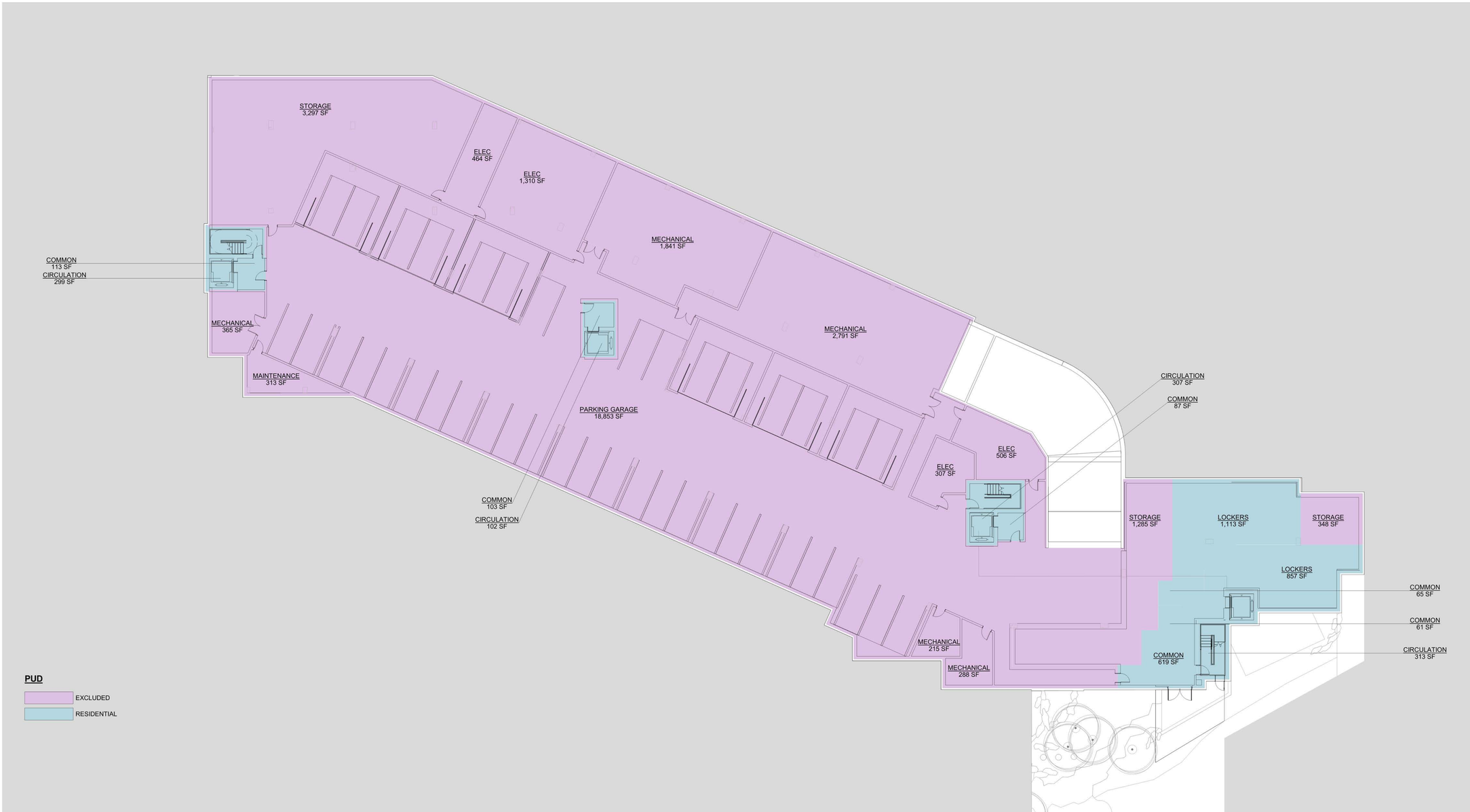

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

LEVEL P1 - OVERALL

PROJECT NO: 21175.00

SCALE: 1/16" = 1'-0"

ISSUE DATE:

11/21/2022

SHEET

22

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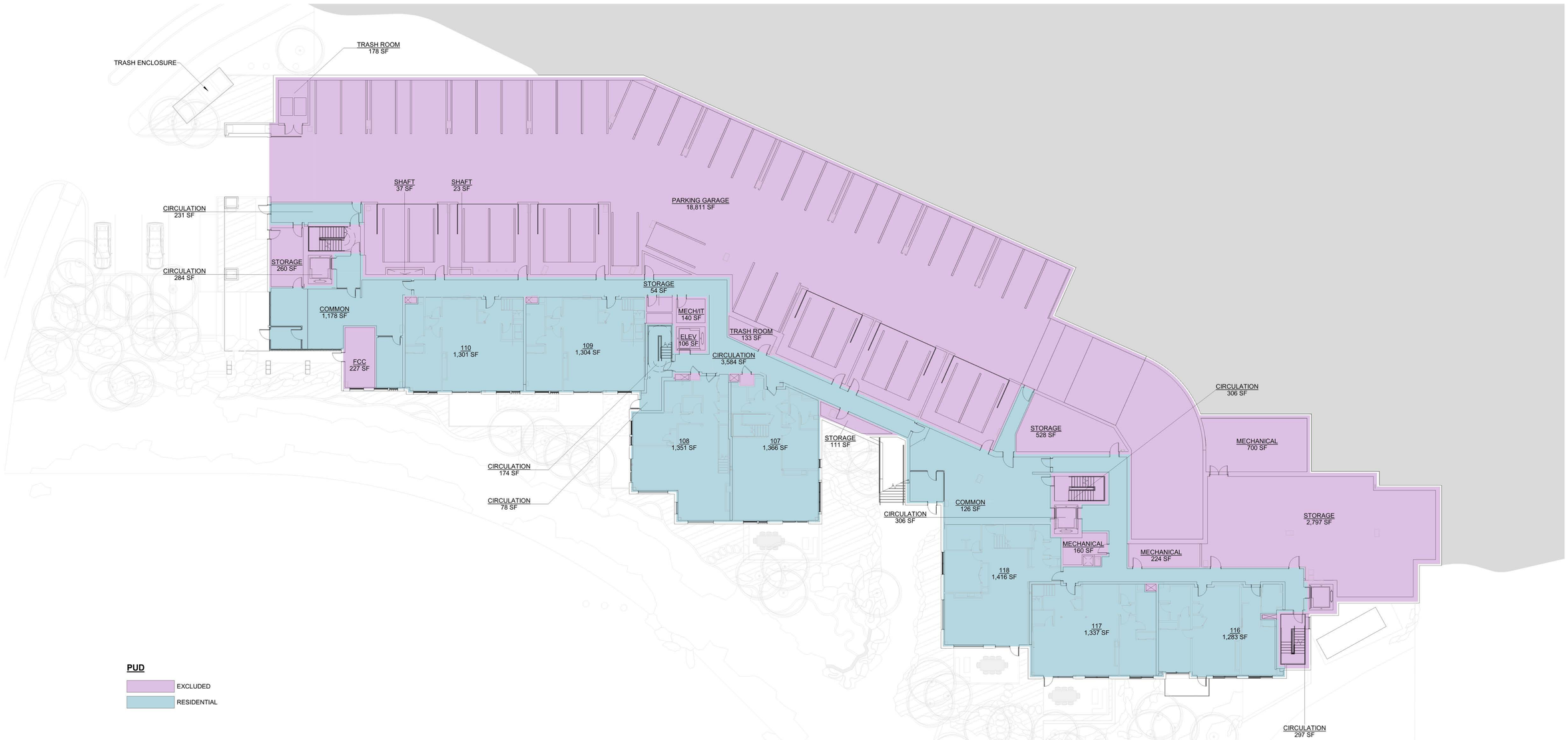

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

LEVEL 1 - OVERALL

PROJECT NO: 21175.00

SCALE: 1/16" = 1'-0"

ISSUE DATE:

11/21/2022

SHEET

23

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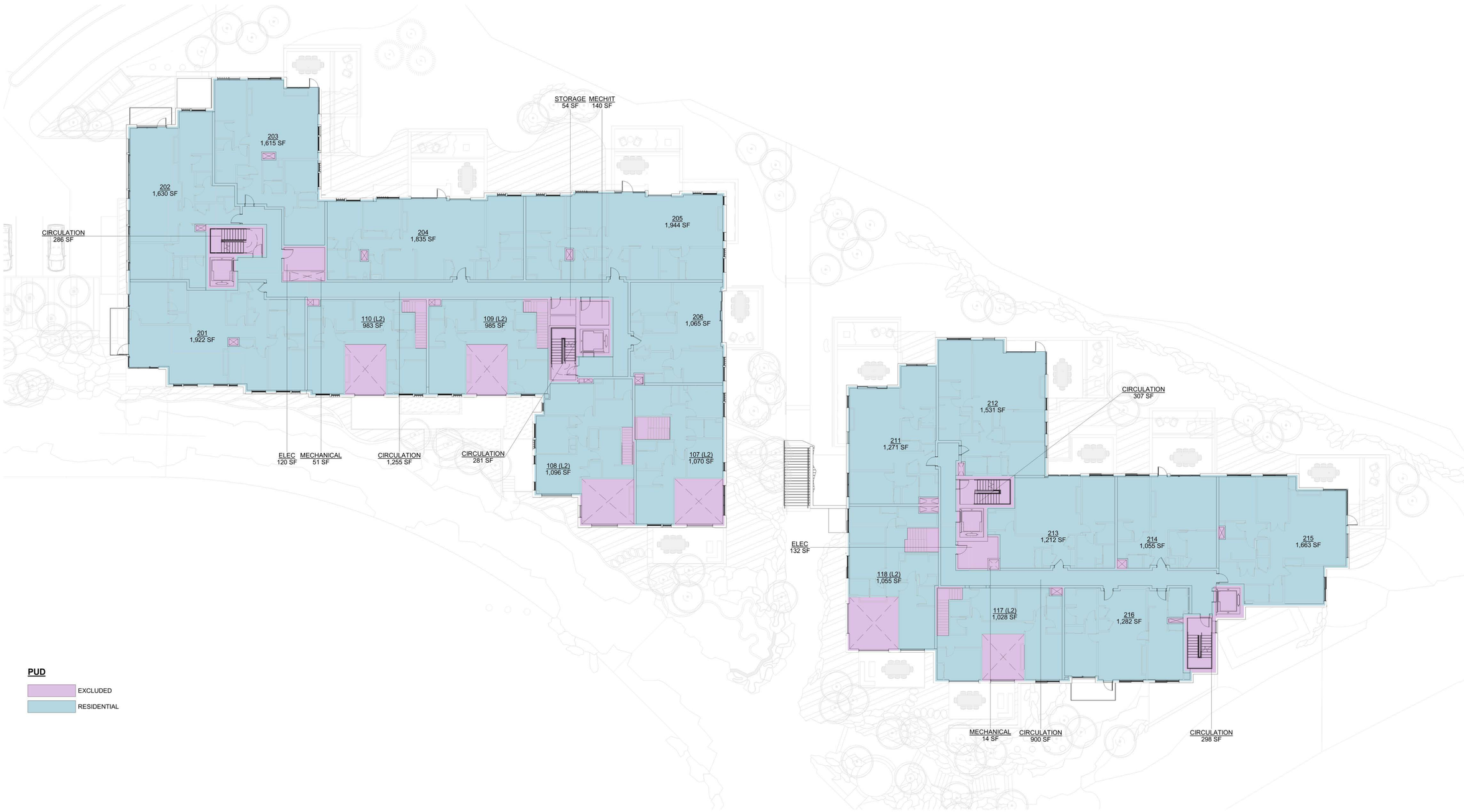

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

LEVEL 2 - OVERALL

PROJECT NO: 21175.00

SCALE: 1/16" = 1'-0"

ISSUE DATE:

11/21/2022

SHEET

24

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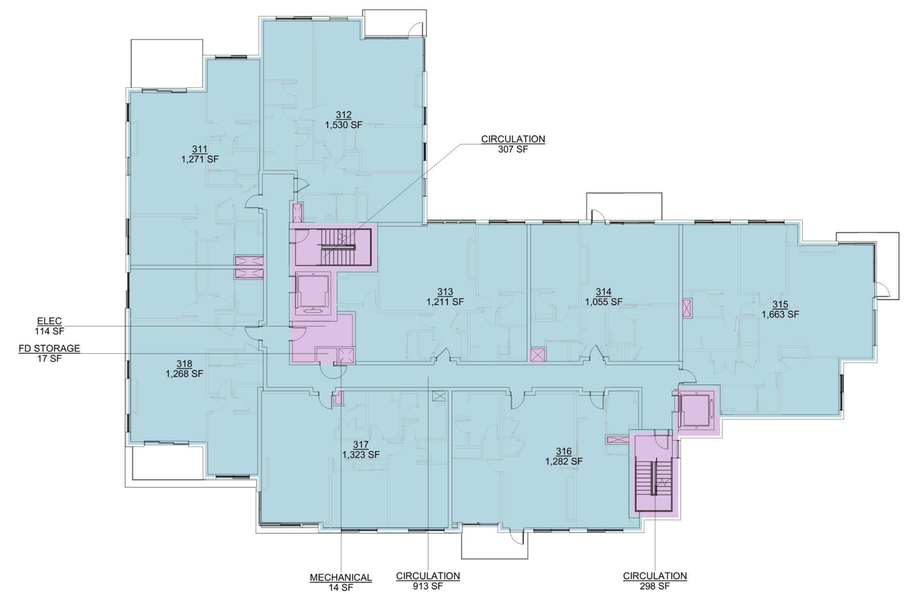

PUD

- EXCLUDED
- RESIDENTIAL

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

LEVEL 3-4 - OVERALL

PROJECT NO: 21175.00

SCALE: 1/16" = 1'-0"

ISSUE DATE:

11/21/2022

SHEET

25

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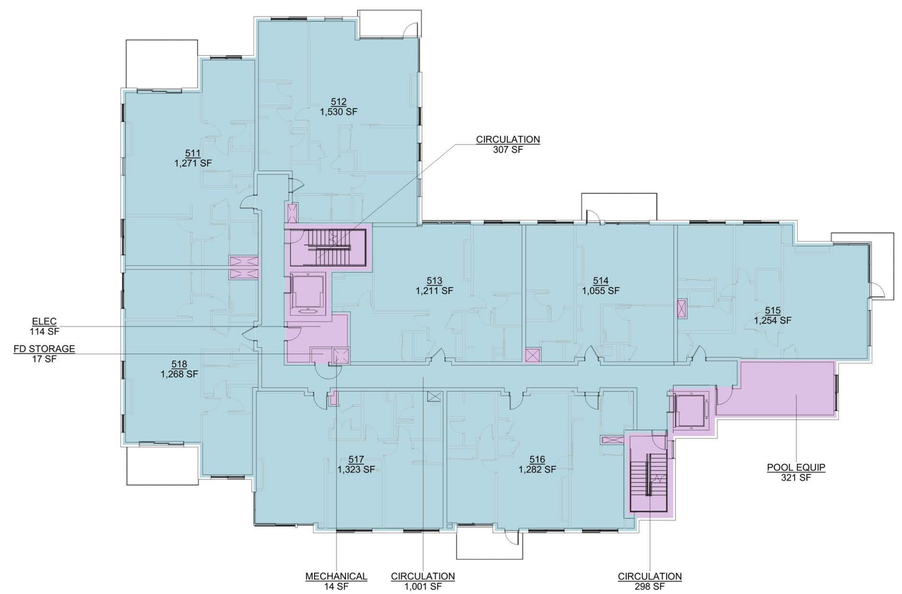

PUD

EXCLUDED

RESIDENTIAL

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

LEVEL 5 - OVERALL

PROJECT NO: 21175.00

SCALE: 1/16" = 1'-0"

ISSUE DATE:

11/21/2022

SHEET

26

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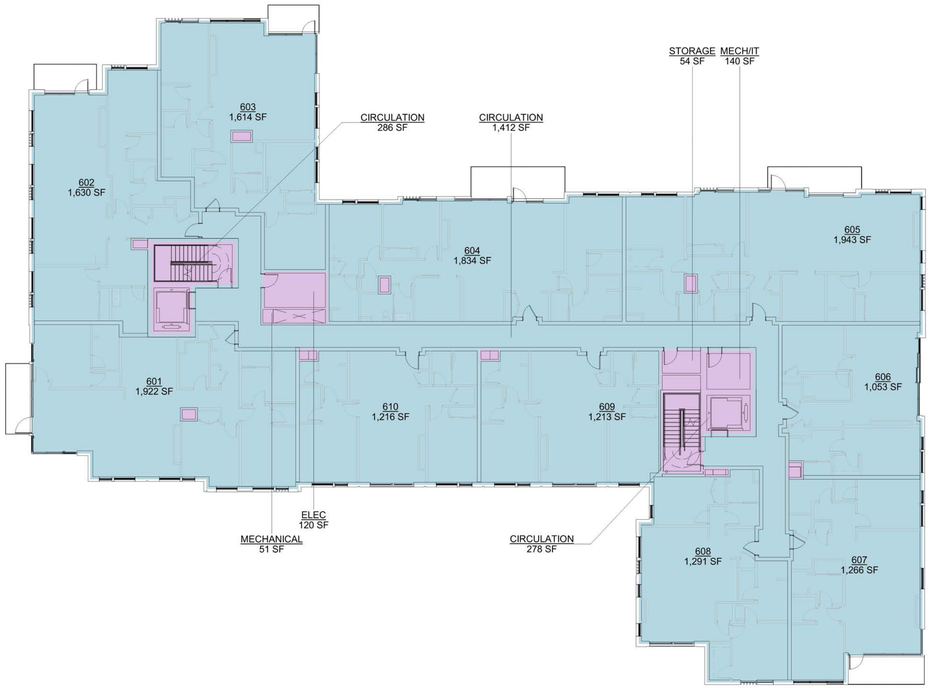

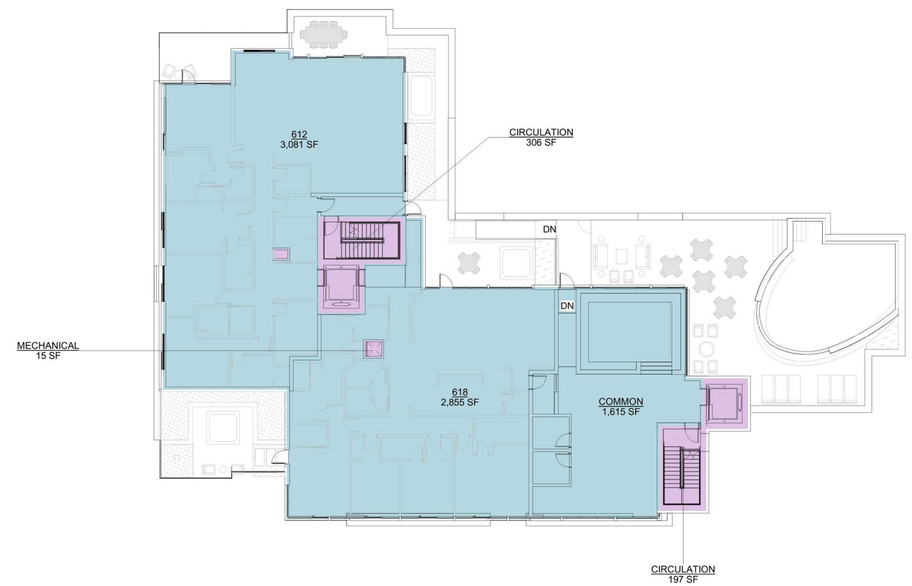

PUD

EXCLUDED

RESIDENTIAL

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

LEVEL 6 - OVERALL

PROJECT NO: 21175.00

SCALE: 1/16" = 1'-0"

ISSUE DATE:

11/21/2022

SHEET

27

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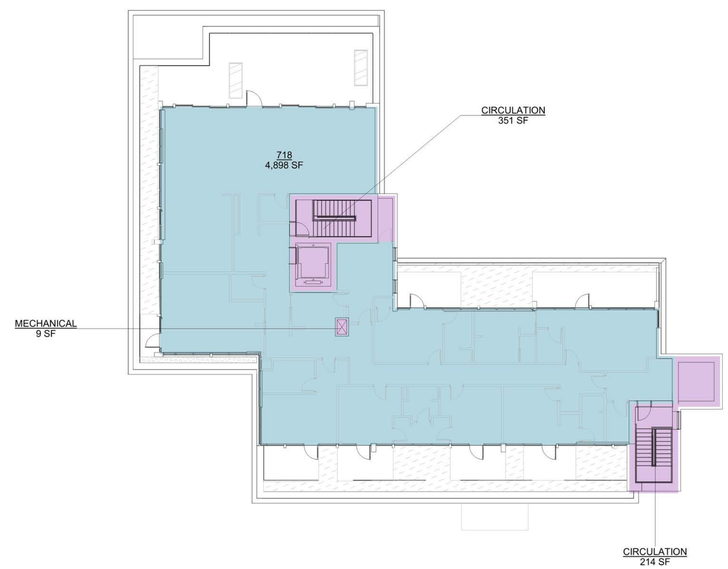

PUD

EXCLUDED

RESIDENTIAL

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

LEVEL 7 - OVERALL

PROJECT NO: 21175.00

SCALE: 1/16" = 1'-0"

ISSUE DATE:

11/21/2022

SHEET

28

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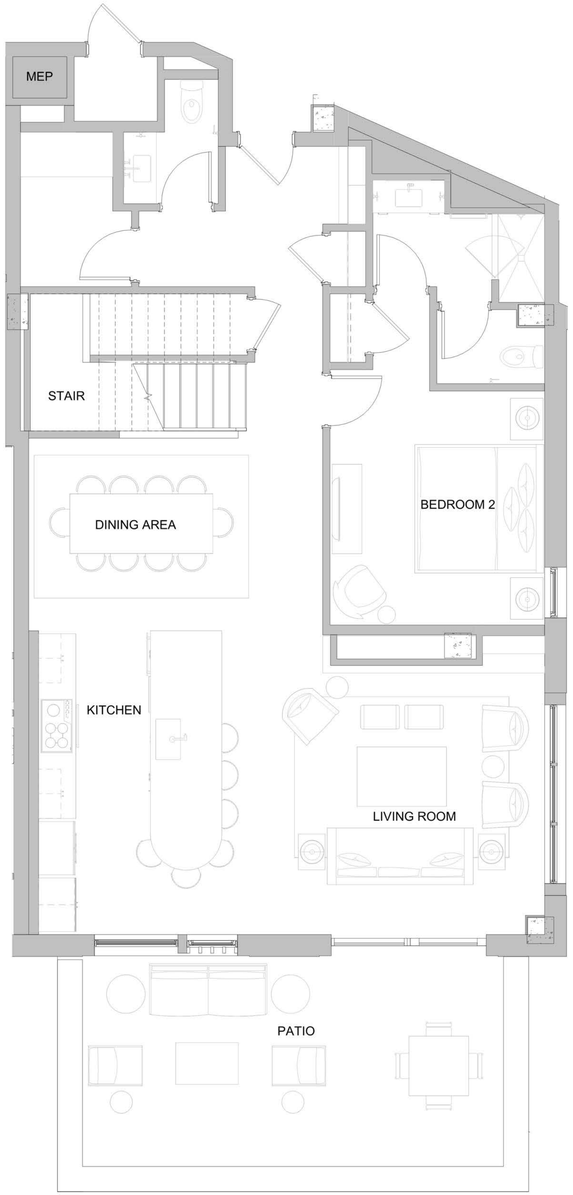
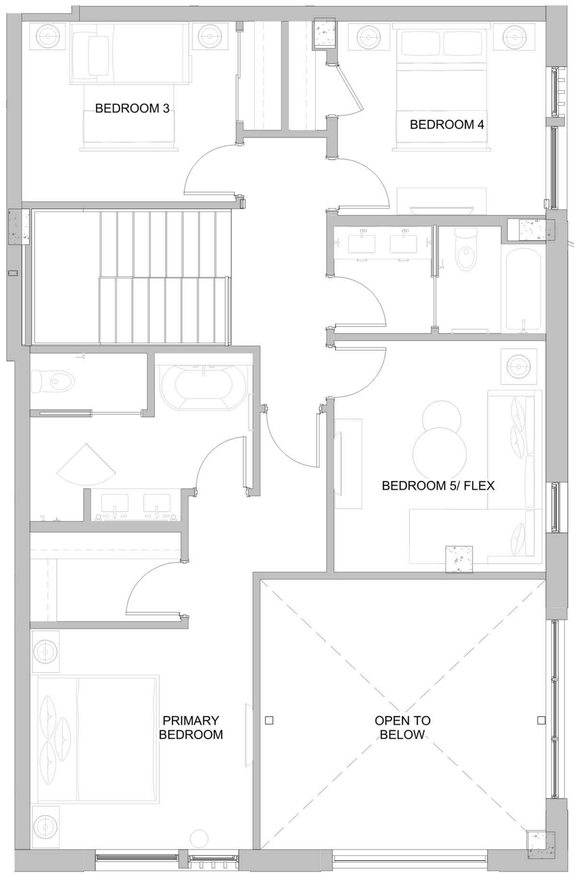


TH 107 (L1) - ENLARGED PLAN



TH 107 (L2) - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - TH107

SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
29

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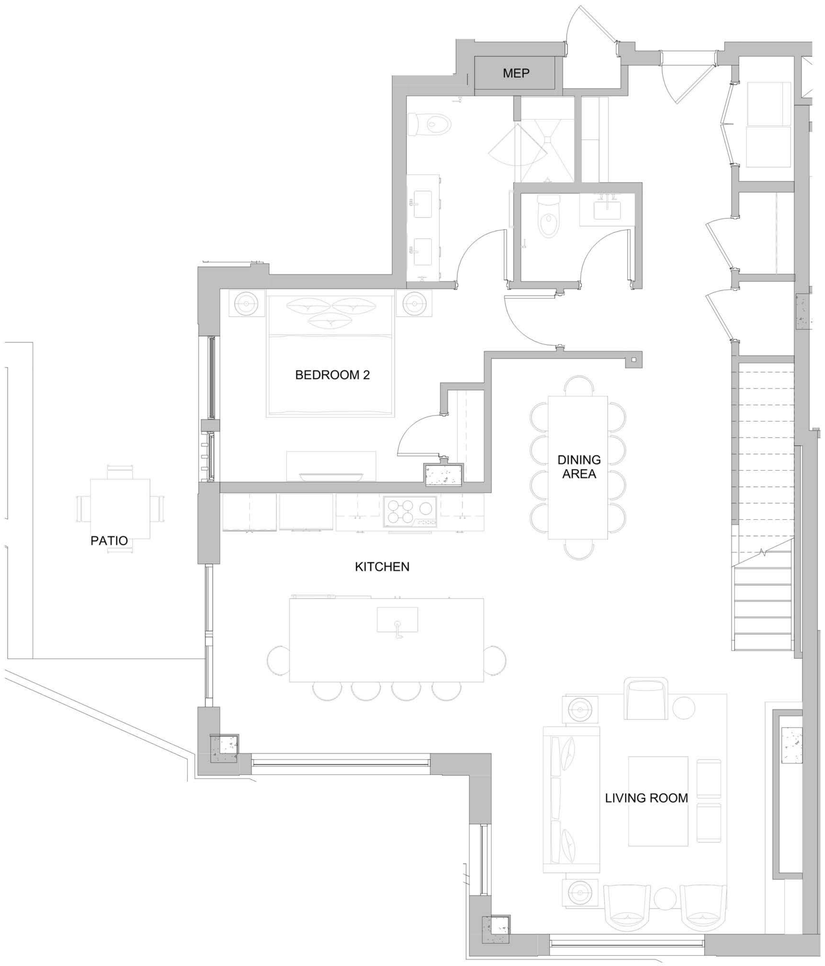
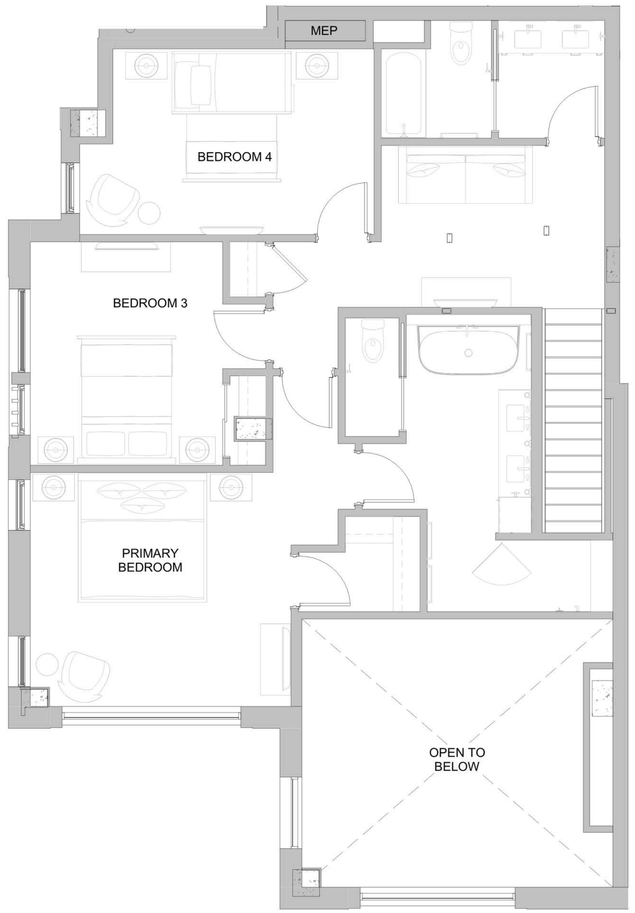


TH 108 (L1) - ENLARGED PLAN



TH 108 (L2) - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - TH108

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0"

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
30

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TH 109 (L1) - ENLARGED PLAN

TH 109 (L2) - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - TH109
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
31

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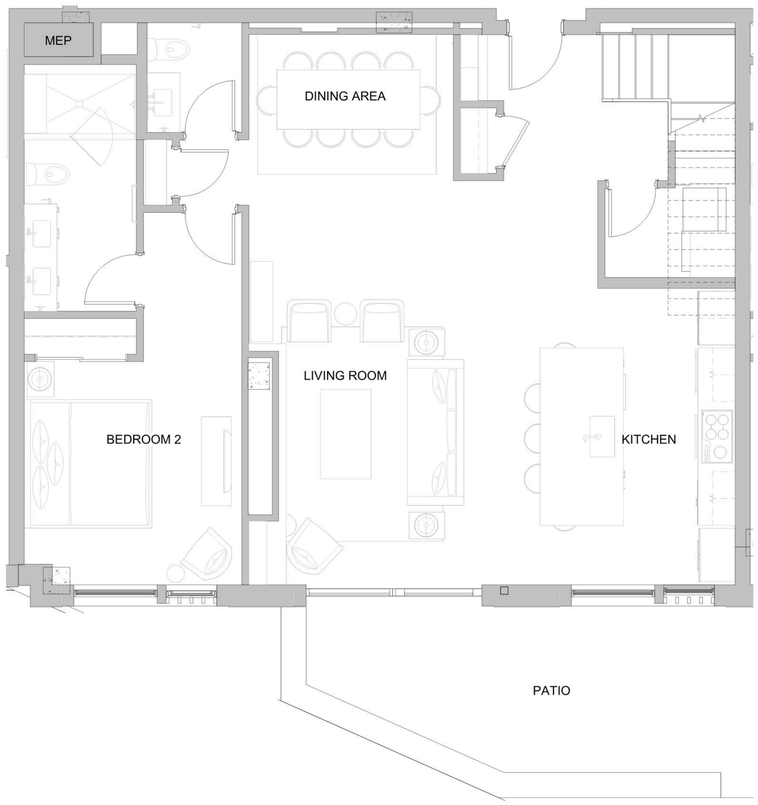

TH 110 (L1) - ENLARGED PLAN

TH 110 (L2) - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - TH110
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
32

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TH 117 (L1) - ENLARGED PLANS

TH 117 (L2) - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - TH117
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
33

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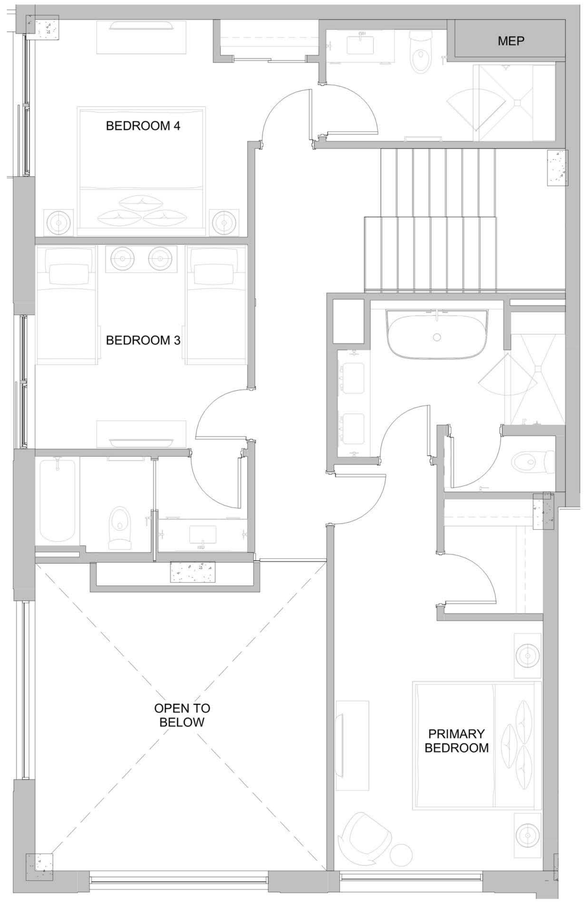
TH 118 (L1) - ENLARGED PLAN



TH 118 (L2) - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - TH118

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
34

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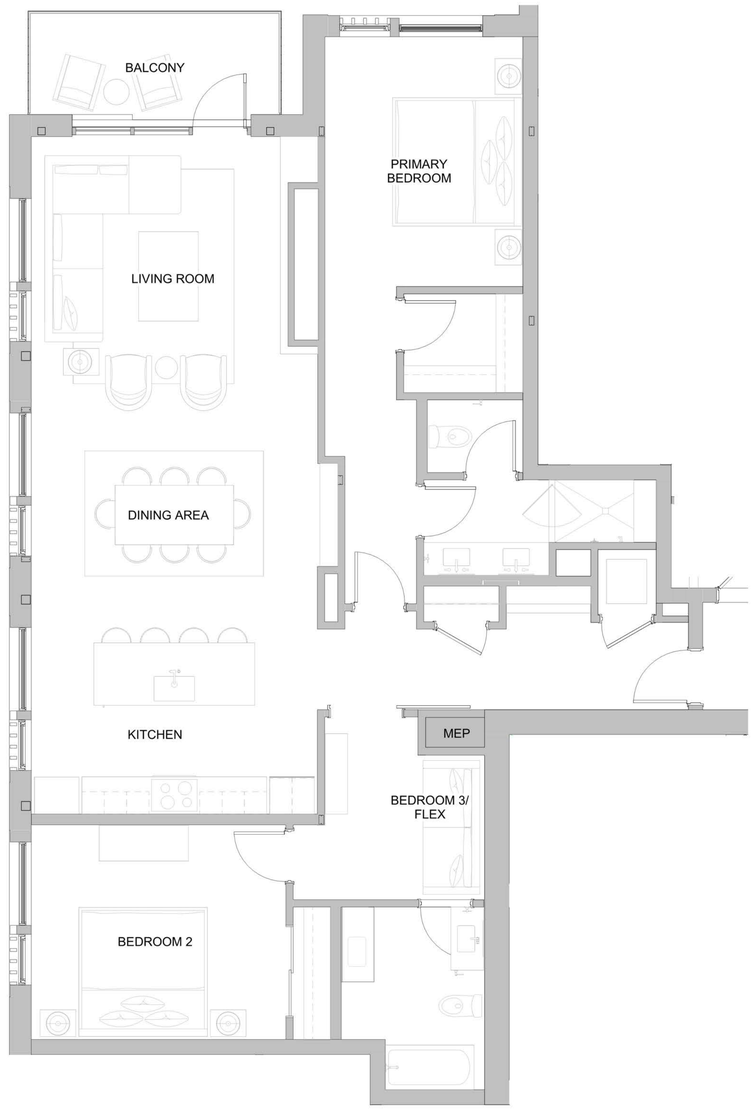
X01 - ENLARGED PLAN



X02 - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - X01 AND X02

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0"

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
35

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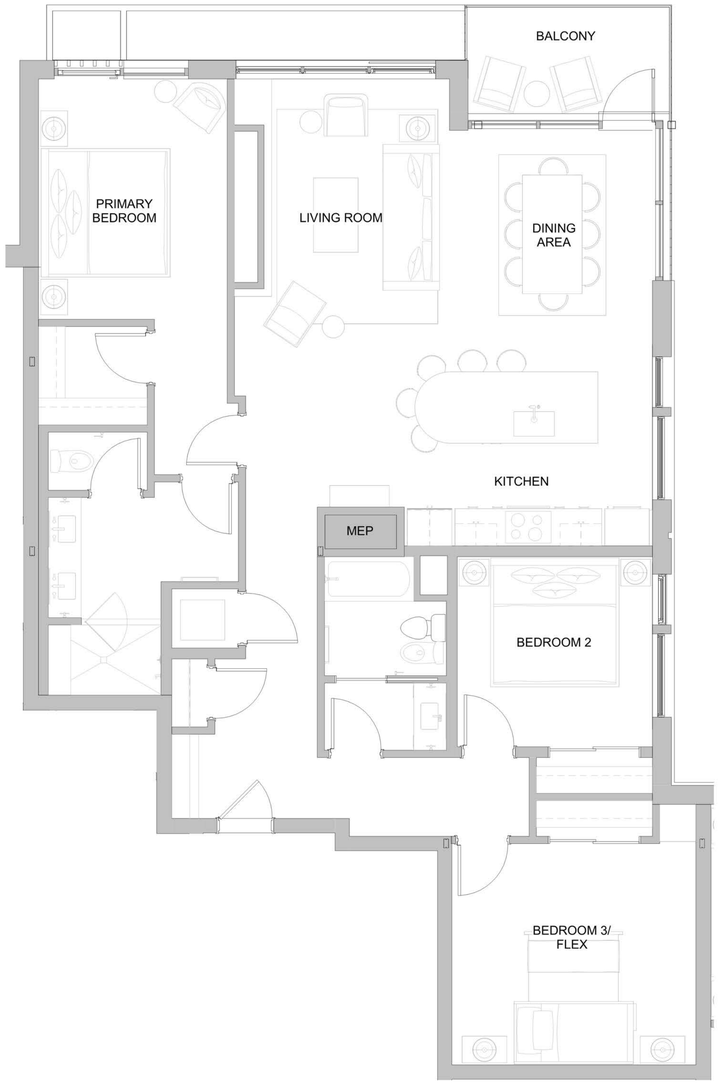
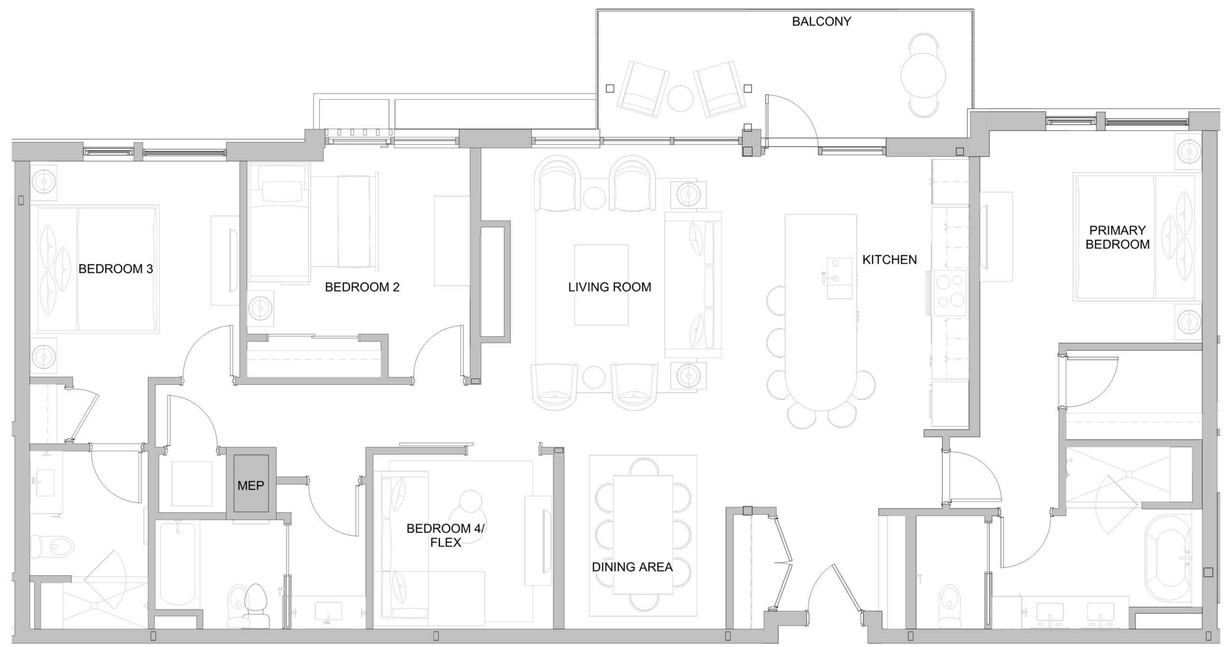


X03 - ENLARGED PLAN



X04 - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

UNIT - X03 AND X04

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0"

PROJECT NO: 21175.00

ISSUE DATE:

11/21/2022

SHEET

37

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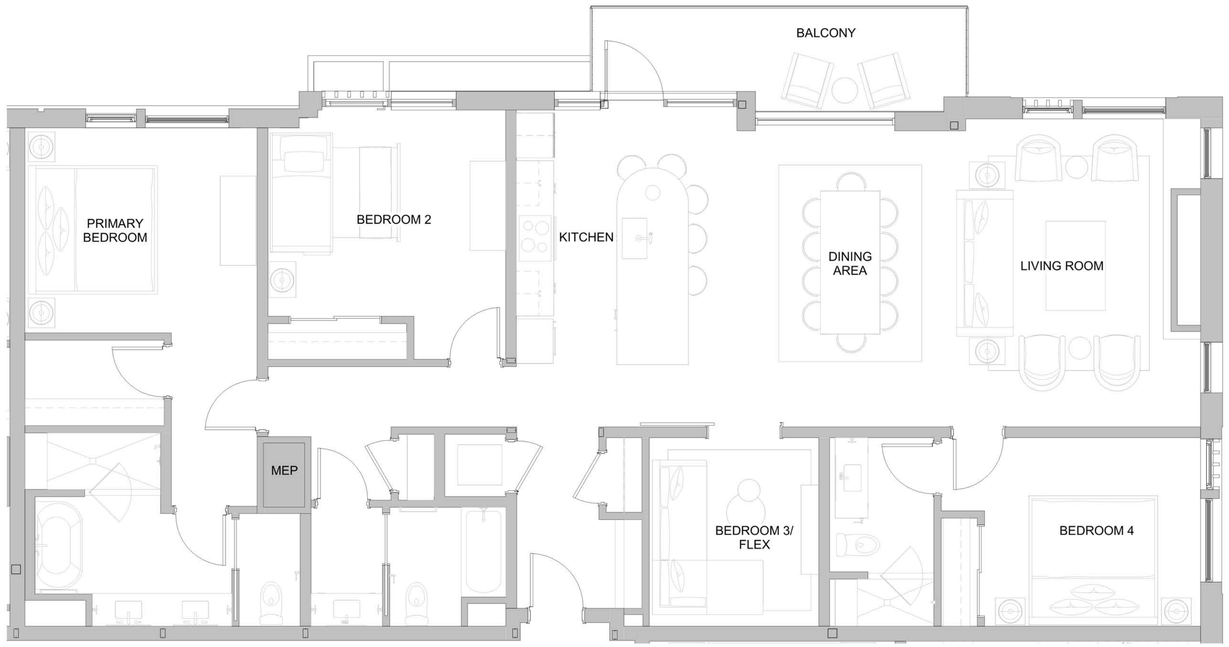
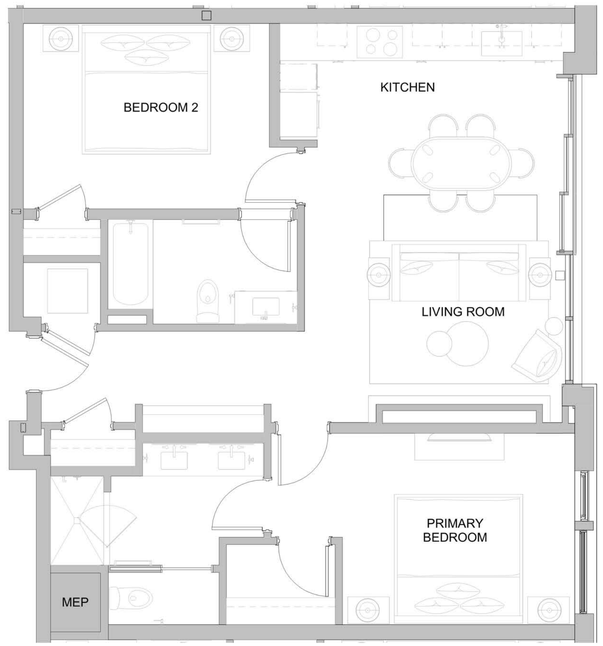


X05 - ENLARGED PLAN



X06 - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - X05 AND X06

SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
38

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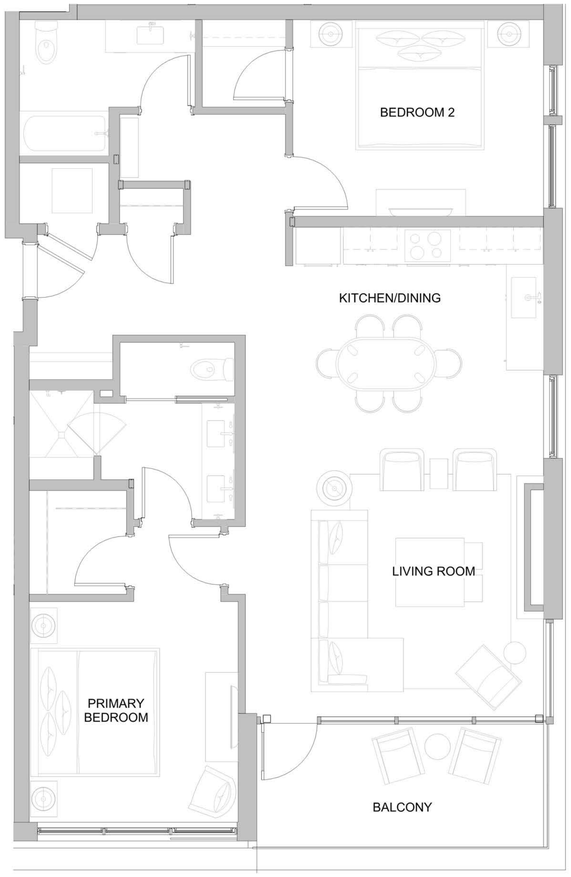
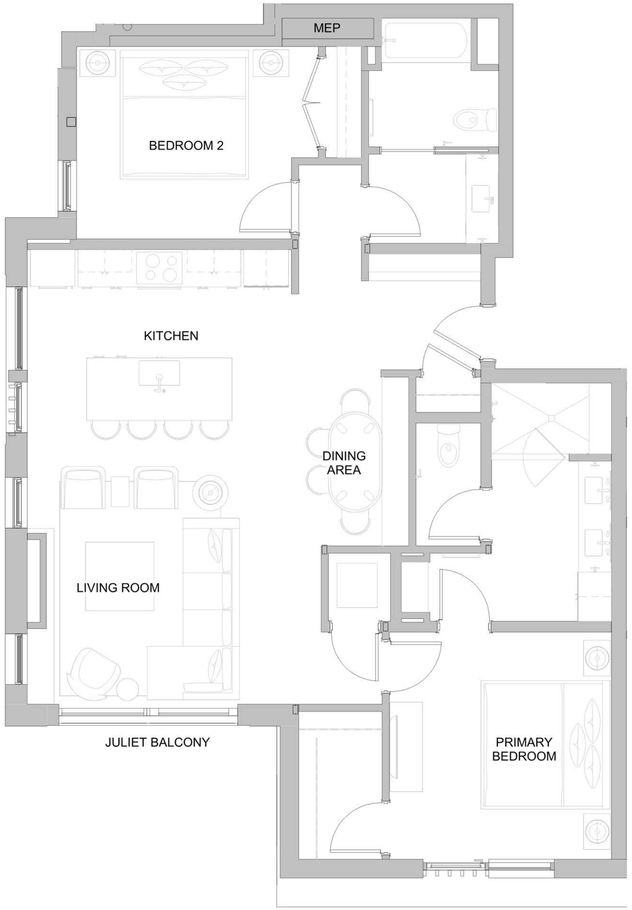


X07 - ENLARGED PLAN



X08 - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - X07 AND X08

SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
39

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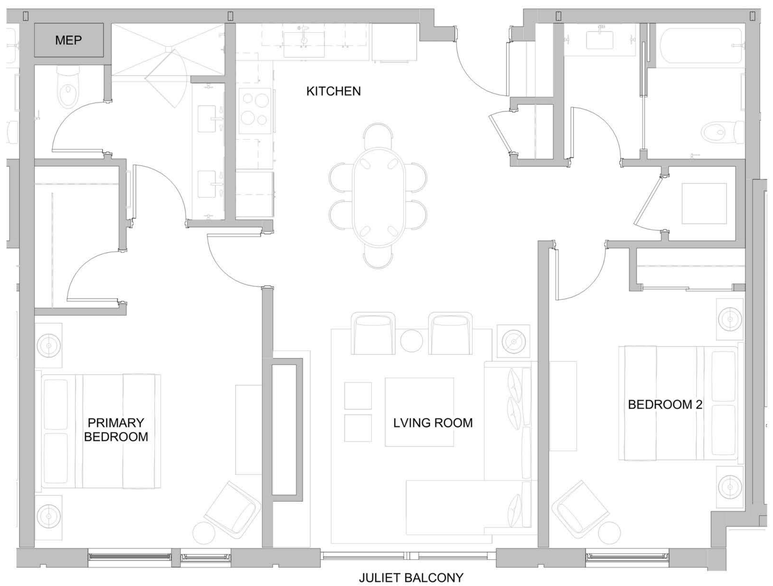
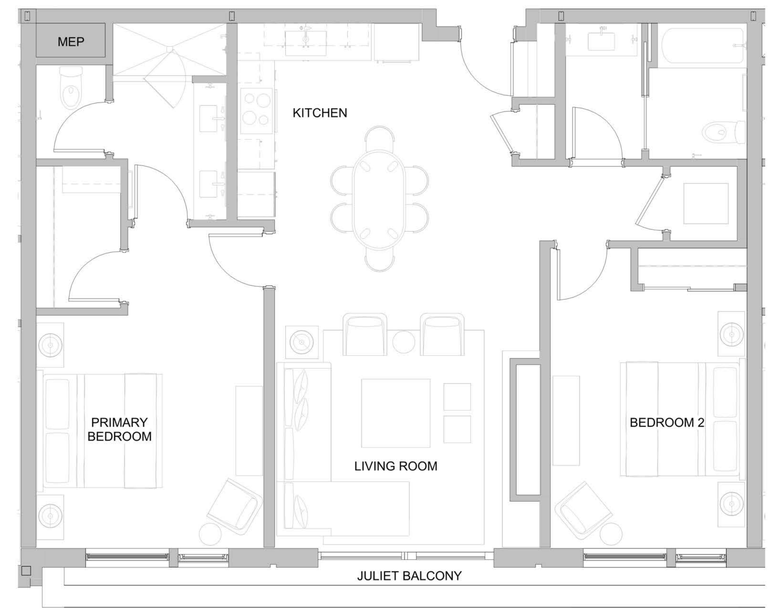


X09 - ENLARGED PLAN



X10 - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - X09 AND X10

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0"

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
40

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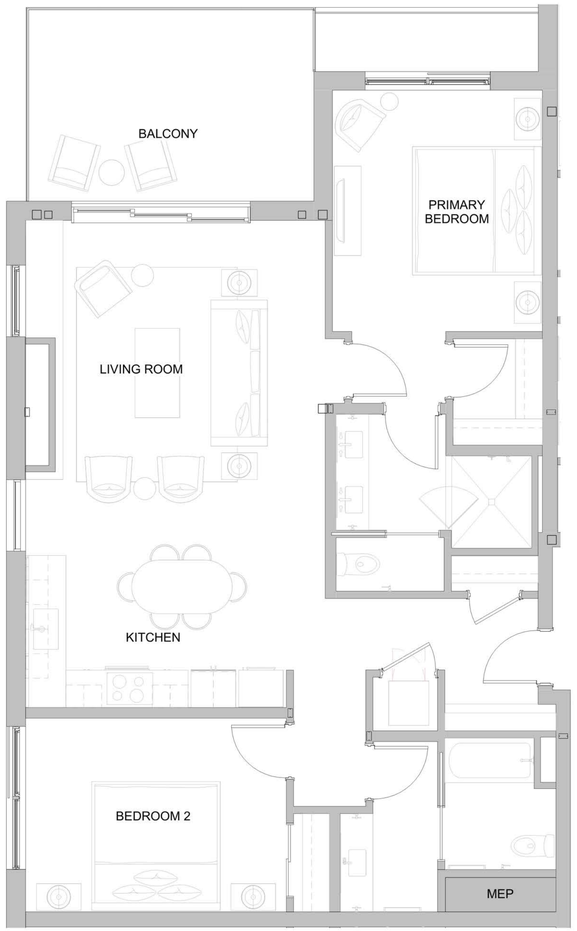
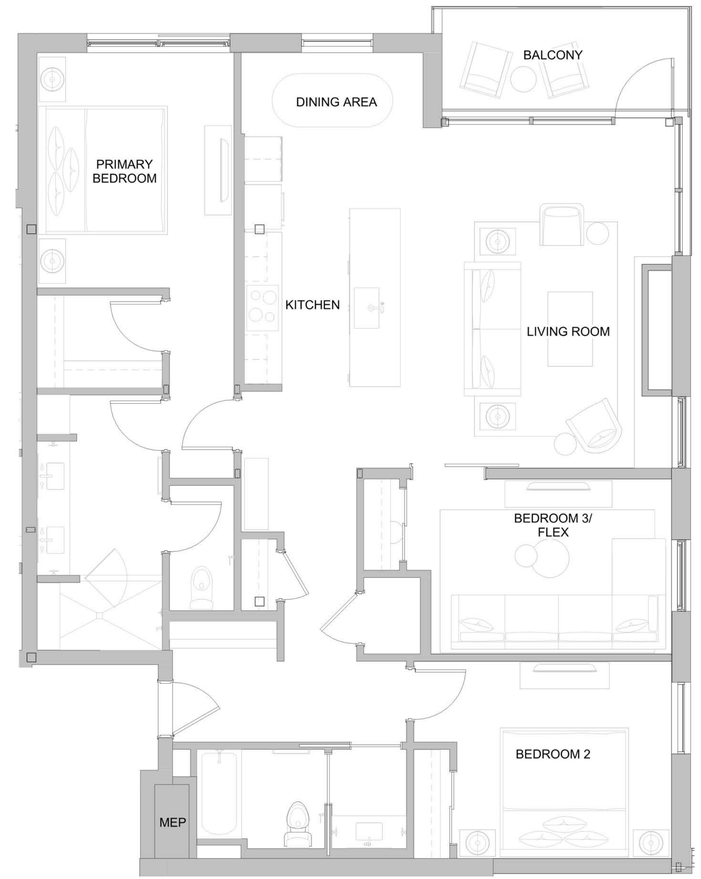


X11 - ENLARGED PLAN



X12 - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - X11 AND X12
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
41

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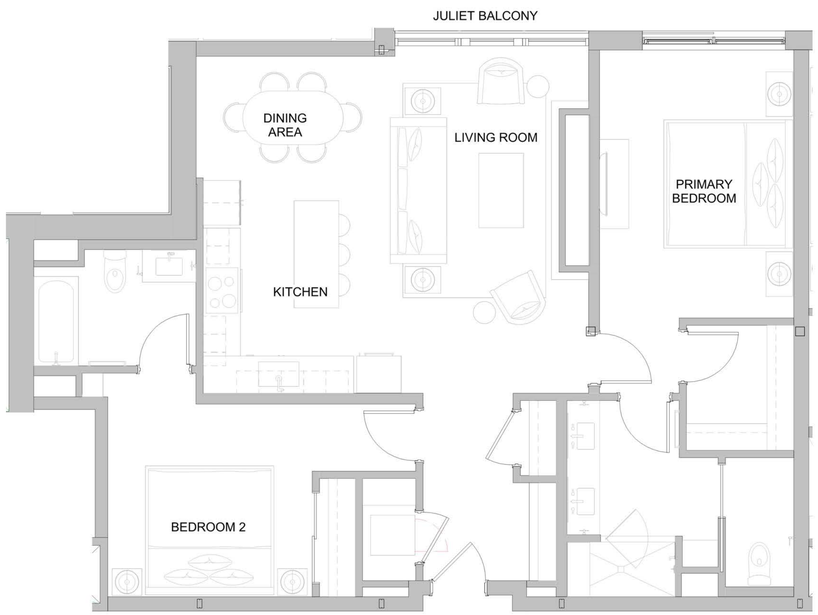
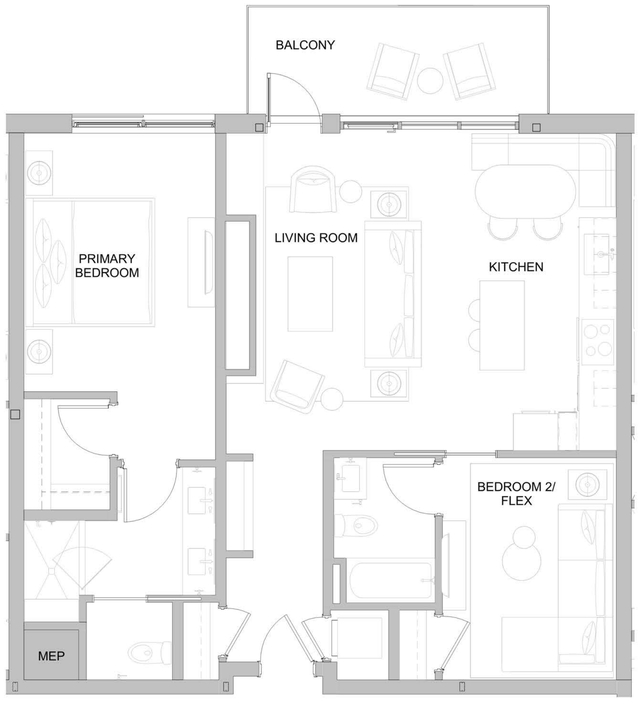


X13 - ENLARGED PLAN



X14 - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - X13 AND X14

SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
42

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X15 - ENLARGED PLAN

X16 - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - X15 AND X16

SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
43

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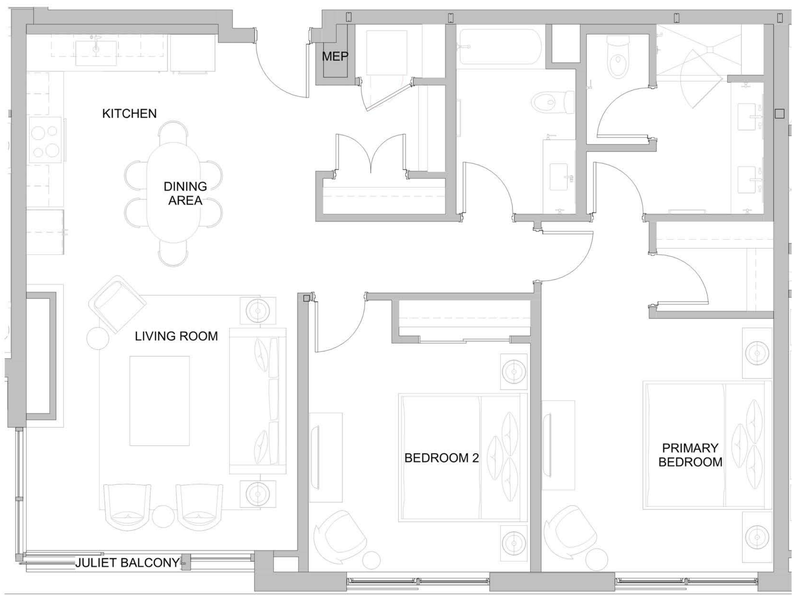
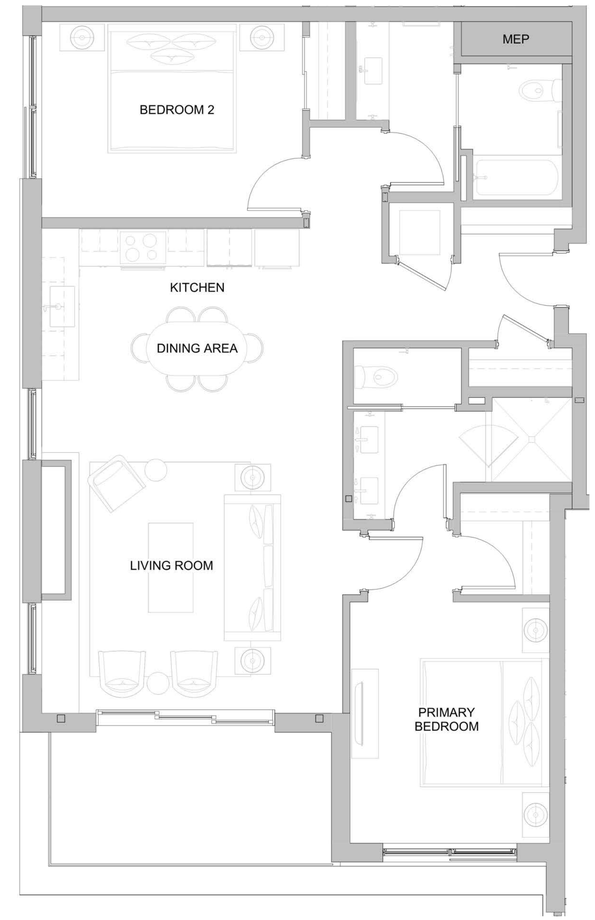


X17 - ENLARGED PLAN



X18 - ENLARGED PLAN

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
UNIT - X17 AND X18

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0"

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
44

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

UNIT - SC612

SCALE: 3/16" = 1'-0"

0' 2' 6' 12' 21'-4"

PROJECT NO: 21175.00

ISSUE DATE:

11/21/2022

SHEET

45

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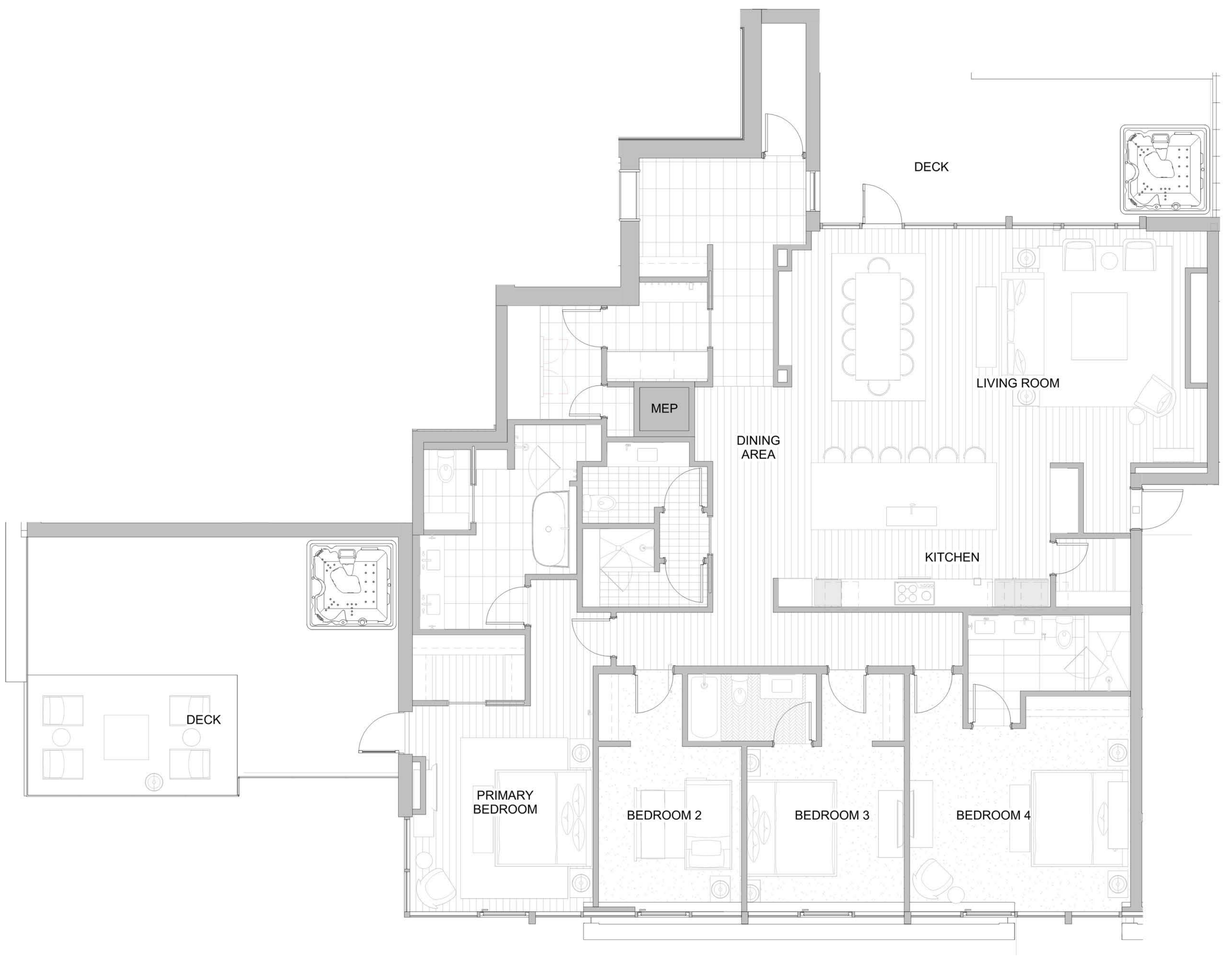

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

UNIT - SC618

SCALE: 3/16" = 1'-0"

0' 2' 6' 12' 21'-4"

PROJECT NO: 21175.00

ISSUE DATE:

11/21/2022

SHEET

46

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

UNIT - SC701

SCALE: 3/16" = 1'-0"

0' 2' 6' 12' 21'-4"

PROJECT NO: 21175.00

ISSUE DATE:

11/21/2022

SHEET

47

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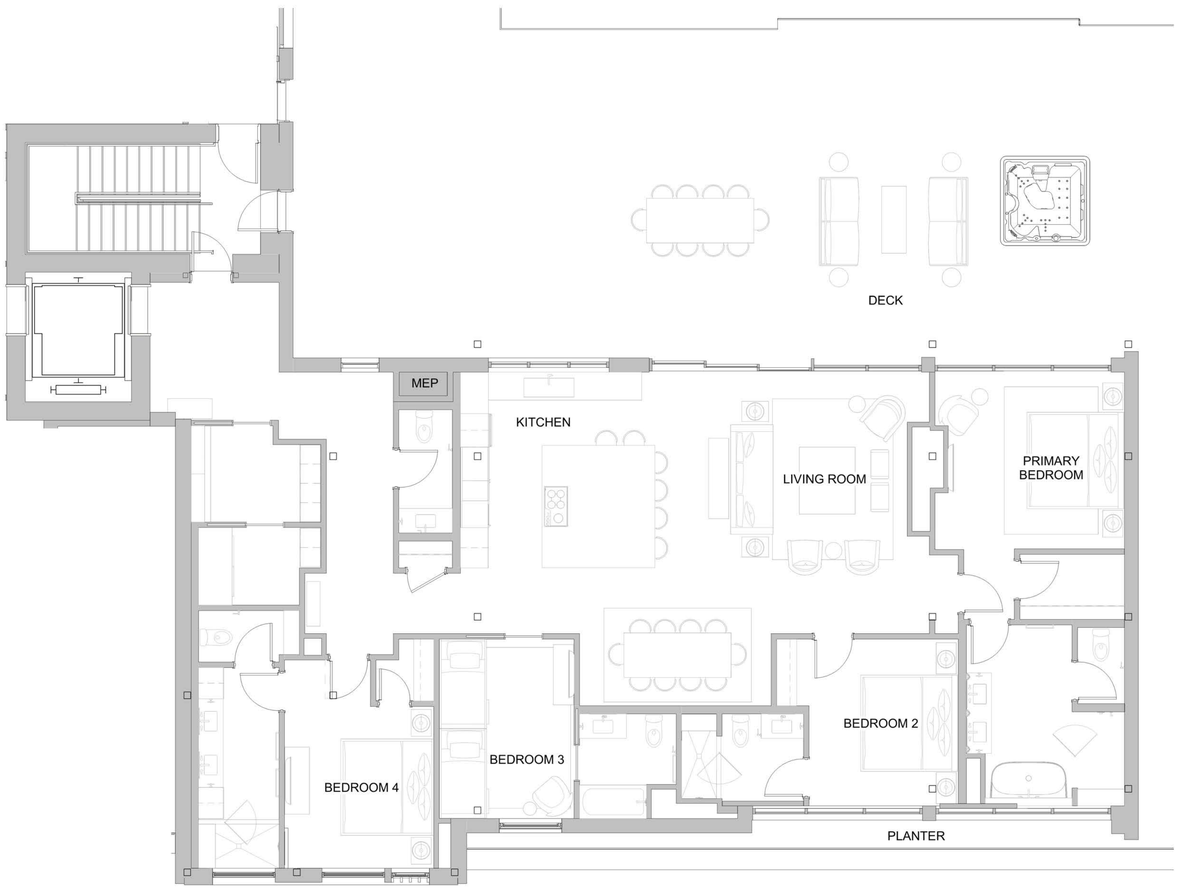

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

UNIT - SC703

SCALE: 3/16" = 1'-0"

0' 2' 6' 12' 21'-4"

PROJECT NO: 21175.00

ISSUE DATE:

11/21/2022

SHEET

48

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

UNIT - SC705

SCALE: 3/16" = 1'-0"

0' 2' 6' 12' 21'-4"

PROJECT NO: 21175.00

ISSUE DATE:

11/21/2022

SHEET

49

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DAVIS PARTNERSHIP ARCHITECTS

PROJECT:

SITE SPECIFIC DEVELOPMENT PLAN

BUILDINGS 10A & 10B (STRATOS)

SNOWMASS BASE VILLAGE

DRAWING:

UNIT - SC718

SCALE: 3/16" = 1'-0"

0' 2' 6' 12' 21'-4"

PROJECT NO: 21175.00

ISSUE DATE:

11/21/2022

SHEET

50

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LANDSCAPE AND CIVIL PLANS

DAVIS PARTNERSHIP ARCHITECTS

PROJECT:
SITE SPECIFIC DEVELOPMENT PLAN
BUILDINGS 10A & 10B (STRATOS)
SNOWMASS BASE VILLAGE

DRAWING:
SSDP COVER SHEET - LANDSCAPE AND CIVIL

PROJECT NO: 21175.00

ISSUE DATE:
11/21/2022

SHEET
51

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SITE PLAN

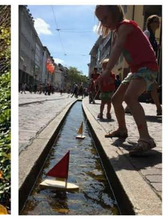
0 10 20 40

SNOWMASS BASE VILLAGE BUILDING 10AB

SNOWMASS VILLAGE, CO

east west partners | DESIGNWORKSHOP

SUMMARY OF ART + PLAY



SNOWMASS BASE VILLAGE BUILDING 10AB

SNOWMASS VILLAGE, CO

east west partners | DESIGNWORKSHOP

SUMMARY WINTER ACTIVITIES

SNOWMASS BASE VILLAGE BUILDING 10AB

SNOWMASS VILLAGE, CO

east west partners | DESIGNWORKSHOP

LANDSCAPE PLAN

LEGEND

- ASPEN TREE
- ORNAMENTAL PLANTING
- NATIVE REVEGETATION
- LAWN

PLANT LIST

BOTANICAL NAME	COMMON NAME
TREES	
populus tremuloides	quaking aspen
populus tremuloides	quaking aspen: multi-stem
picea pungens	colorado blue spruce
SHRUBS	
cornus sericea	red twig dogwood
symphoricarpos albus	white snowberry
physocarpus opulifolius	ginger wine ninebark
astilbe chinensis	white astilbe
spirea betulifolia	birchleaf spirea
GROUNDCOVERS & PERENNIALS	
rubus parviflorus	thimbleberry
athyrium filix-mas 'robusta'	robust male fern
glechoma hederacea	common white yarrow
achillea millefolium	moonshine yarrow
parthenocissus quinquefolia	virginia creeper
leucanthemum x superbum	becky shasta daisy
bouteloua gracilis	blonde ambition grass
NATIVE REVEGETATION	
pitkin county irrigated seed mix	

SNOWMASS BASE VILLAGE BUILDING 10AB

SNOWMASS VILLAGE, CO

east west partners | DESIGNWORKSHOP

OPEN SPACE PLAN

LEGEND

AMENITY & ACCESS: 0.790 AC

OPEN SPACE: 0.492 AC

LIMIT OF WORK AREA: 2.13 AC

TOTAL AMENITY/ OPEN SPACE: 1.282 AC (60.19%)

0 10 20 40

SNOWMASS BASE VILLAGE BUILDING 10AB

SNOWMASS VILLAGE, CO

east west partners | DESIGNWORKSHOP

SNOWMELT & SNOW STORAGE PLAN

LEGEND

SNOWMELT: APPROX. 23,209 SF

SNOW STORAGE: APPROX. 7,381 SF

NOTE: SNOWMELT ON ROOFTOP TERRACES IS NOT DEPICTED: APPROX. 12,365 SF

0 10 20 40

SNOWMASS BASE VILLAGE BUILDING 10AB

SNOWMASS VILLAGE, CO

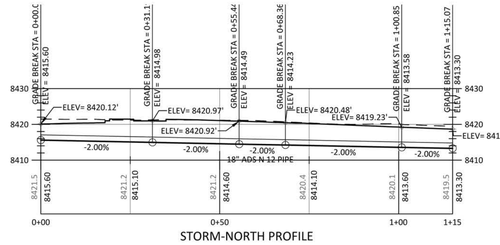
east west partners | DESIGNWORKSHOP

SITE TRIANGLE & TRASH/DELIVERY ACCESS

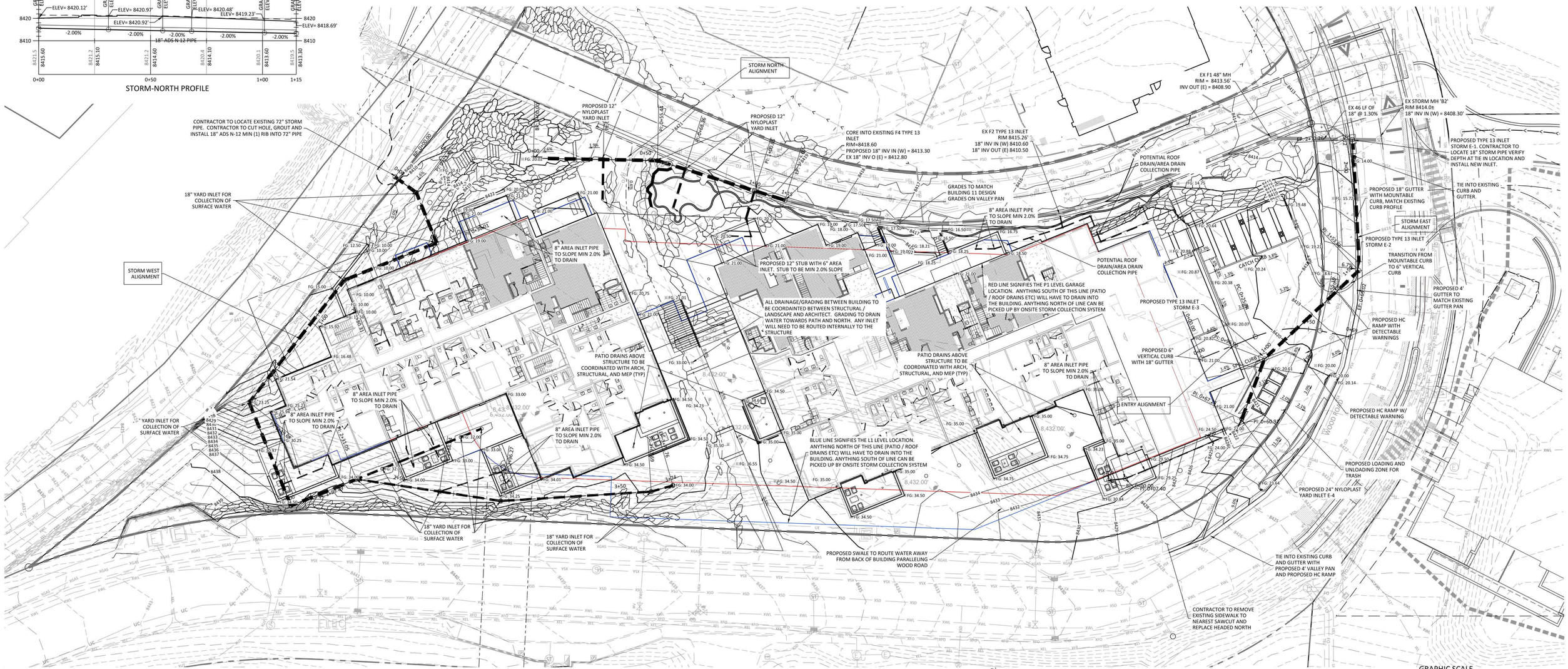
SNOWMASS BASE VILLAGE BUILDING 10AB

SNOWMASS VILLAGE, CO

east west partners | DESIGNWORKSHOP



STORM-NORTH PROFILE

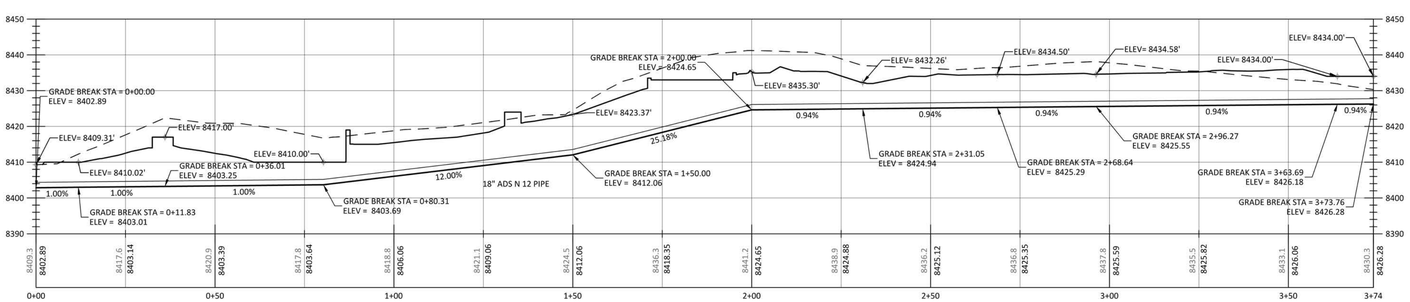


GRAPHIC SCALE

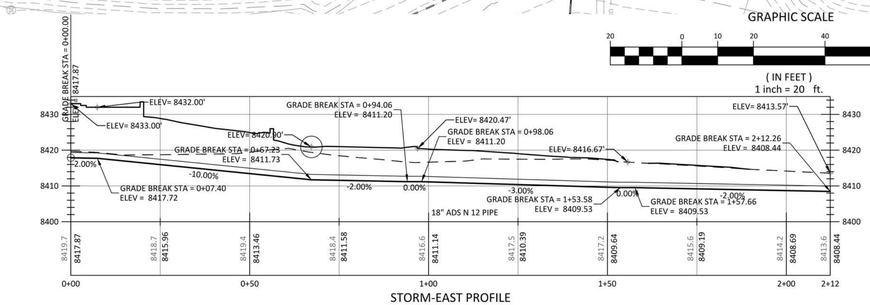
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH



STORM-WEST PROFILE



STORM-EAST PROFILE

SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) • 704 • 0311 • sopris engineering.com
CIVIL CONSULTANTS

PROJECT:

BUILDINGS 10A & 10B

SNOWMASS BASE VILLAGE
PITKIN COUNTY, COLORADO

DRAWING:

SSDP -
GRADING PLAN

ISSUE DATE:
09/28/22

SHEET
C102.0

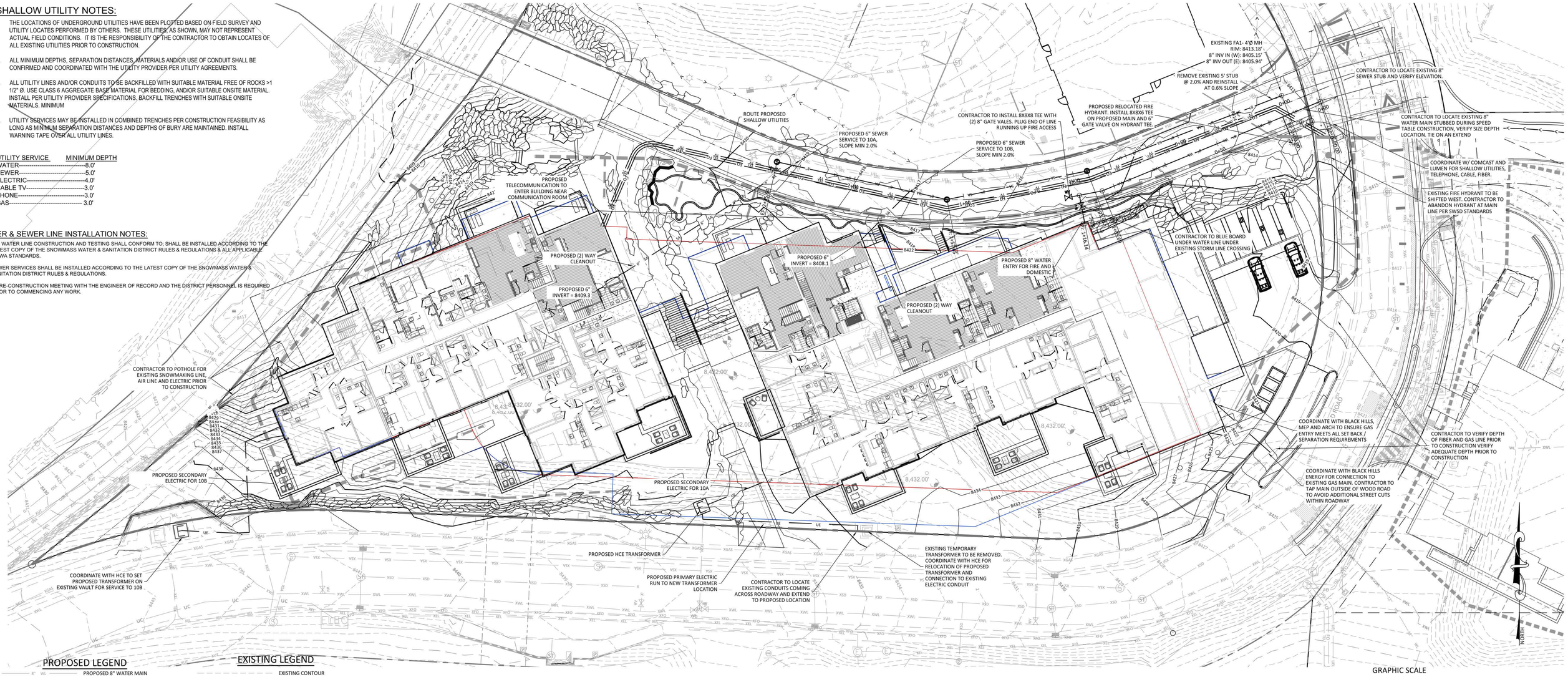
SHALLOW UTILITY NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON FIELD SURVEY AND UTILITY LOCATES PERFORMED BY OTHERS. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN LOCATES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL MINIMUM DEPTHS, SEPARATION DISTANCES, MATERIALS AND/OR USE OF CONDUIT SHALL BE CONFIRMED AND COORDINATED WITH THE UTILITY PROVIDER PER UTILITY AGREEMENTS.
3. ALL UTILITY LINES AND/OR CONDUITS TO BE BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCKS >1 1/2" Ø. USE CLASS 6 AGGREGATE BASE MATERIAL FOR BEDDING, AND/OR SUITABLE ONSITE MATERIAL. INSTALL PER UTILITY PROVIDER SPECIFICATIONS. BACKFILL TRENCHES WITH SUITABLE ONSITE MATERIALS. MINIMUM
4. UTILITY SERVICES MAY BE INSTALLED IN COMBINED TRENCHES PER CONSTRUCTION FEASIBILITY AS LONG AS MINIMUM SEPARATION DISTANCES AND DEPTHS OF BURY ARE MAINTAINED. INSTALL WARNING TAPE OVER ALL UTILITY LINES.

UTILITY SERVICE	MINIMUM DEPTH
WATER	8.0'
SEWER	5.0'
ELECTRIC	4.0'
CABLE TV	3.0'
PHONE	3.0'
GAS	3.0'

WATER & SEWER LINE INSTALLATION NOTES:

1. ALL WATER LINE CONSTRUCTION AND TESTING SHALL CONFORM TO; SHALL BE INSTALLED ACCORDING TO THE LATEST COPY OF THE SNOWMASS WATER & SANITATION DISTRICT RULES & REGULATIONS & ALL APPLICABLE AWWA STANDARDS.
2. SEWER SERVICES SHALL BE INSTALLED ACCORDING TO THE LATEST COPY OF THE SNOWMASS WATER & SANITATION DISTRICT RULES & REGULATIONS.
3. A PRE-CONSTRUCTION MEETING WITH THE ENGINEER OF RECORD AND THE DISTRICT PERSONNEL IS REQUIRED PRIOR TO COMMENCING ANY WORK.



PROPOSED LEGEND

- PROPOSED 8" WATER MAIN
- PROPOSED 6" SANITARY SEWER SERVICE
- PROPOSED ELEC, TELE, CABLE, GAS
- PROPOSED ELEC, TELE, CABLE
- PROPOSED GAS
- PROPOSED TELEPHONE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED CABLE
- PROPOSED FIBER OPTIC
- PROPOSED SWALE OR DITCH
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CURB STOP
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED TELEPHONE PEDESTAL
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

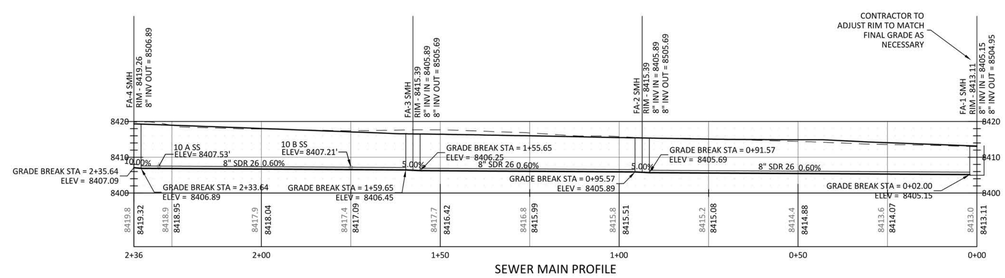
EXISTING LEGEND

- EXISTING CONTOUR
- EXISTING CONTOUR INTERVAL
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING FIBER OPTIC
- EXISTING SWALE OR DITCH
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

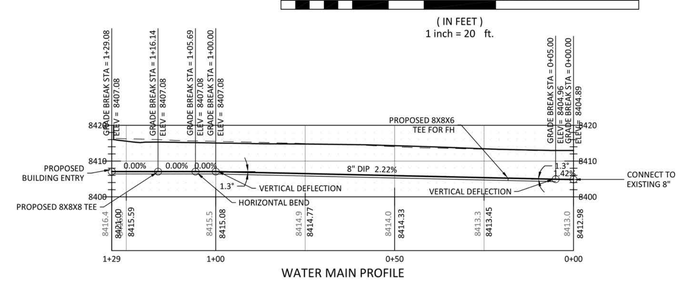
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SEWER MAIN PROFILE



WATER MAIN PROFILE

SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3•CARBONDALE CO 81623
(970)•704•0311• soprisengineering.com
CIVIL CONSULTANTS

PROJECT:

BUILDINGS 10A & 10B

SNOWMASS BASE VILLAGE
PITKIN COUNTY, COLORADO

DRAWING:
SSDP -
UTILITY PLAN

PROJECT NO: 32051

ISSUE DATE:
09/28/22

SCALE: 1" - 20'

SHEET
C103.0

COPYRIGHT © 2020 - DAVIS PARTNERSHIP, P.C.

APPENDICES A - L
(Part of Attachment 2, Exhibit 2)
BUILDINGS 10 AB, SSDP
PHASE 3, BASE VILLAGE

SV LAND HOLDINGS LLC
P.O. Box 5550
84 Carriage Way
Snowmass Village, CO 81615

November 16, 2022

Town of Snowmass Village
Planning Department
130 Kearns Road
Snowmass Village CO 81615
Attn: Mr. Dave Shinneman, Community Development Director

Dear Mr. Shinneman,

I am writing as President of SV LAND HOLDINGS LLC, a Colorado limited liability company ("SV") to authorize Snowmass Ventures, LLC ("Snowmass Ventures") to act as the agents for and representatives of SV in all matters related to and in connection with the Site-Specific Development Plan for Buildings 10A & 10B, to be located on Lot 6, Base Village PUD. The addresses and phone numbers of Snowmass Ventures' representatives are as follows:

Ellen McCready
Andy Gunion
Snowmass Ventures, LLC
P.O. Box 5550
84 Carriage Way
Snowmass Village, CO 81615
970-319-1978 (Ellen's cell)
emccready@ewpartners.com
agunion@ewpartners.com

Catherine A. Hance
Davis Graham & Stubbs LLP
1550 17th Street, Suite 500
Denver, CO 80202
(303) 892-7375
catherine.hance@dgslaw.com

Please contact me if you have any questions. Thank you.

SV LAND HOLDINGS LLC,
a Colorado limited liability company

By: _____
Andy Gunion,
President

Active/44000288.1

SNOWMASS VENTURES, LLC
P.O. Box 5550
84 Carriage Way
Snowmass Village, CO 81615

November 16, 2022

Town of Snowmass Village
Planning Department
130 Kearns Road
Snowmass Village CO 81615
Attn: Mr. Dave Shinneman, Community Development Director

Dear Mr. Shinneman,

I am writing as President of SNOWMASS VENTURES, LLC, a Delaware limited liability company ("SV") to authorize the persons and companies listed below to act as the agents for and representatives of SV in all matters related to and in connection with the Site-Specific Development Plan for Buildings 10A & 10B, to be located on Lot 6, Base Village PUD. The addresses and phone numbers of SV's representatives are as follows:

Ellen McCready
Andy Gunion
Snowmass Ventures, LLC
P.O. Box 5550
84 Carriage Way
Snowmass Village, CO 81615
970-319-1978 (Ellen's cell)
emccready@ewpartners.com
agunion@ewpartners.com

Catherine A. Hance
Davis Graham & Stubbs LLP
1550 17th Street, Suite 500
Denver, CO 80202
(303) 892-7375
catherine.hance@dgslaw.com

Please contact me if you have any questions. Thank you.

SNOWMASS VENTURES, LLC,
a Delaware limited liability company

By: _____
Andy Gunion,
President

Active/44000288.1

4255955.3

Land Title Guarantee Company
Customer Distribution

PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **QPR62014538** Date: **08/01/2022**

Property Address: **221 WOOD RD, SNOWMASS VILLAGE, CO 81615**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance
Roaring Fork Valley Title Team
533 E HOPKINS #102
ASPEN, CO 81611
(970) 927-0405 (Work)
(970) 925-0610 (Work Fax)
valleyresponse@ltgc.com

Buyer/Borrower
SV LAND HOLDINGS LLC
Delivered via: Electronic Mail

Lender - New Loan
EAST WEST PARTNERS
Attention: ELLEN MCCREADY
PO BOX 5550
SNOWMASS VILLAGE, CO 81615
0000000000 (Other)
emccready@ewpartners.com
Delivered via: Electronic Mail

Land Title Guarantee Company

Property Report

Order Number: QPR62014538

This Report is based on a limited search of the county real property records and provides the name(s) of the vested owner(s), the legal description, tax information (taken from information provided by the county treasurer on its website) and encumbrances, which, for the purposes of this report, means deed of trust and mortgages, and liens recorded against the property and the owner(s) in the records of the clerk and recorder for the county in which the subject is located. This Report does not constitute any form of warranty or guarantee of title or title insurance. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the Report, and no other person, and (2) the amount paid for the report..

Lender:

EAST WEST PARTNERS

Effective Date:

07/22/2022 at 5:00 P.M.

Vesting:

SV LAND HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

Property Address:

221 WOOD RD, SNOWMASS VILLAGE, CO 81615

Legal Description:

AMENDED LOT 6,
BASE VILLAGE PUD,
ACCORDING TO THE SUBDIVISION EXEMPTION PLAT FOR COMBINATION OF EXISTING LOTS 4 AND 6 INTO NEW LOT 6 BASE VILLAGE P.U.D. / FINAL PLAT RECORDED NOVEMBER 9, 2016 IN PLAT BOOK 116 AT PAGE 21 AND SUBDIVISION EXEMPTION PLAT FOR LOT LINE ADJUSTMENT OF EXISTING LOT 5 AND AMENDED LOT 6, BASE VILLAGE P.U.D. FINAL PLAT RECORDED JANUARY 5, 2021 IN PLAT BOOK 129 AT PAGE 51.

COUNTY OF PITKIN, STATE OF COLORADO.

We find the following documents of record affecting subject property:

1. SPECIAL WARRANTY DEED RECORDED DECEMBER 22, 2016 UNDER RECEPTION NO. 634860.
2. CORRECTION SPECIAL WARRANTY DEED RECORDED OCTOBER 19, 2017 UNDER RECEPTION NO. 642432.
3. DEED OF TRUST RECORDED DECEMBER 22, 2016 UNDER RECEPTION NO. 634863.
4. ASSIGNMENT OF RENTS RECORDED DECEMBER 22, 2016 UNDER RECEPTION NO. 634864.
5. AMENDMENT TO DEED OF TRUST RECORDED MAY 15, 2018 UNDER RECEPTION NO. 647370.

********** PROPERTY TAX INFORMATION **********

Parcel No.: 273301339265

2022 Land Assessed Value $9,661,500.00
2022 Improvements Assessed Value $0.00
2022 real property taxes PAID in the amount of $291,584.68.

Pitkin Maps & More

Base Village PUD, Lot 6

221 Wood Road

Map Created at http://www.pitkinmapsandmore.com

Legend

- State Highway
- Road Centerline 4K
  - Primary Road
  - Secondary Road
  - Service Road
- Address Number
- Parcel Boundary
- Condo
- Subdivision
- Rivers and Creeks
  - Continuous
  - Intermittent
- River, Lake or Pond
- Town Boundary
- Federal Land Boundary
  - BLM
  - State of Colorado
  - USFS

Notes

376.2 0 188.08 376.2 Feet

1: 2,257

WGS_1984_Web_Mercator_Auxiliary_Sphere

THIS MAP IS FOR INFORMATIONAL PURPOSES. Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

The Town of SNOWMASS Village
COMMUNITY DEVELOPMENT

Development Application Fee Agreement

(EFFECTIVE: May 1, 2018)

The Town of Snowmass Village has established a fee structure for the processing of land use applications, zoning plan reviews, subdivision plats, temporary use permits, appeals and registrations, sign permits and other planning review processes. A comprehensive list of reviews and their associated fees are described in the **Base Rate Fee Schedule** attached hereto. A Base Rate Fee is collected based on the type of application submitted. Referral fees for other Town departments, agencies and Town consultants reviewing the application will also be collected. **Applications will not be accepted for processing without the payment of the required Base Rate Fee.**

The fees vary depending upon the land use application type and the complexity of the case. The determination whether an application is major or minor for purposes of establishing the Base Rate Fee shall be at the sole discretion of the Planning Director based upon the estimated number of hours required to process the application. The Base Rate Fee for applications which fall into more than one category shall be cumulative unless found that it may be excessive in relation to the estimated number of hours required to process the consolidated application. The consolidated Base Rate Fee may then be adjusted at the sole discretion of the Planning Director.

The accrual of staff time commences at the time an application is submitted to the Department. **The Base Rate Fee is not refundable.** Actual staff and consultant review time spent on the application will be charged immediately for reviewing the application, assisting the applicant, and addressing public inquiries. When the hours exceed the Base Rate Fee amount, the applicant will be invoiced for additional hours spent on the case by the Planning Staff. A brief description of the charge and review time incurred will be provided on the monthly invoice. The applicant will be billed monthly in arrears for actual review time incurred. Current billings must be paid within 30 days or processing of the application may be suspended.

An applicant may accrue and be billed for additional administrative or review time following the final land use approval, including zoning plan compliance review, up to issuance of a Certificate of Completion or a Certificate of Occupancy or until the terms and conditions of the approval have been satisfied, whichever occurs later. If an applicant has previously failed to pay application fees as required, no new or additional applications will be accepted for processing until the outstanding fees are paid.

No new land use applications will be accepted, building permit(s) issued or documents recorded with the Pitkin County Clerk and Recorder until all costs associated with the processing of the land use application to date have been paid.

****

As the Applicant or Authorized Representative, I understand that I am responsible for paying all fees associated with this development review application and shall be the person designated to receive all billings under this Agreement.

READ, ACCEPTED AND AGREED TO:
Print Name: Ellen McCready

Signature of Applicant or Authorized Representative
Date: December 1, 2022
Applicant billing address: Snowmass Ventures
PO Drawer 2770, Avon, CO 81620
Phone: 970-319-1978
Email (required): emccready@ewpartners.com
Application(s): Snowmass Base Village
Bldg 10AB Site-Specific Development Plan

BASE RATE FEE: $1,500.00
RECEIPT NO. _____

The Applicant is responsible for notifying the Town Planning Department by U.S. Mail for any change in billing person or billing address:
Snowmass Village Planning Department
P.O. Box 5010, Snowmass Village, CO 81615

Development Application Fee Agreement Base Rate Fee Schedule

(EFFECTIVE: May 1, 2018)

TYPE OF REVIEW (check applicable box)	**BASE FEE (1) + hourly. rates as needed**
❑ AEU Registration – Initial	$ 300.00
❑ AEU Registration – Annual	$ 100.00
❑ ACU Registration – Initial	$ 200.00
❑ Administrative Modification (Minor, no public notice required)	$ 600.00
❑ Administrative Modification (Major, public notice required)	$ 1,000.00
❑ Annexations	$ 5,000.00
❑ Appeal of Decision	$ 1,000.00
❑ CSP Comprehensive Sign Plan and Amendments Thereto	$ 1,000.00
❑ Excise Tax Application--Improved	$ 500.00
--Unimproved (demo & new construction)	$ 1,000.00
❑ Rezoning	$ 3,000.00
❑ SPA or PUD Pre-Sketch Plan	$ 750.00
❑ SPA or PUD Sketch Plan	$ 3,500.00
❑ SPA or PUD Preliminary Plan (2) – Minor	$ 5,000.00
❑ SPA or PUD Preliminary Plan - Major	$ 6,500.00
❑ SPA or PUD Final Plan – Minor	$ 2,000.00
❑ SPA or PUD Final Plan – Major	$ 3,000.00
❑ SPA or PUD Minor (2) Amendment	$ 3,000.00
❑ SPA or PUD Major Amendment	$ 5,000.00
❑ Special Review - Administrative	$ 1,500.00
❑ Special Review – Referral to Planning Commission/Town Council	$ 2,000.00
❑ Subdivision Exemption or Condominium Map	$ 1,500.00
❑ Subdivision Plat	$ 2,000.00
❑ Subdivision Plat Amendment	$ 1,500.00
❑ Temporary Use Permit - Administrative	$ 500.00
❑ Temporary Use Permit - Annual	$ 1,000.00
❑ Temporary Use Permit - Annual Renewal	$ 300.00
❑ Sign Permit	$ 100.00
❑ Variance	$ 1,200.00
❑ Vacation of Recorded Plat	$ 1,000.00
❑ Zoning Plan Review – Minor	$ 700.00
■ Zoning Plan Review – Major	$ 1,500.00
❑ Miscellaneous Review, Including Vested Rights Extension	$ 750.00
❑ Building Permit Zoning Compliance Review	Hourly Rates per Below
❑ Development, design, or other review not covered above	Hourly Rates per Below

Hourly Rates When Review Costs Exceed Base Fee:

CDD Staff Hourly rates: Admin: $65; Planners and Director:	$ 200.00
Town Attorney	$ 275.00
Town Engineer	$ 185.00

Notes:

1. Base Rate Fees do not include recording costs, mailing, transportation for site visits, courier and copying expenses, or outside consultants and contract services. These costs will be billed to the applicant at Town cost.
2. The determination of major or minor status shall be at the discretion of the Community Development Director based on LUC thresholds and estimated number of hours to process.

FELSBURG HOLT & ULLEVIG
connecting & enhancing communities

MEMORANDUM

TO: Ellen McCready, East West Partners

FROM: Christopher J. Fasching, PE, PTOE

DATE: September 26th, 2022

SUBJECT: Snowmass Base Village Buildings 10A and 10B FHU Project Number 122307-01

This memorandum provides some basic traffic impact information associated with the proposed Snowmass Base Village Buildings 10A and 10B. The current plan entails the construction of 89 units within Building 10 A and 10 B. The master transportation study for all of Base Village, which was finalized in May 2015, incorporated a total of 108 units with respect to trip making. The current proposal reduces the total unit count by approximately 18 percent as compared to that used in the 2015 master study.

A comparison of the trip-making of 10A and 10B used in the 2015 study versus that proposed now is summarized as follows:

- 2015 Master BV Transportation Study incorporated a total of 108 units in 10A and 10 B which were estimated to collectively generate:
  - 310 trips per day
  - 27 trips per hour during the AM peak hour
  - 31 trips per hour during the PM peak hour
- The current Building 10A and 10B proposal includes 89 units which are estimated to collectively generate:
  - 267 trips per day
  - 23 trips during the AM peak hour
  - 26 trips during the PM peak hour

The above shows that the current proposal would generate 43 fewer trips per day. With respect to Building 10 A and 10B, these reductions are approximately 13 to 15 percent. Within the context of the entire Base Village development as analyzed in the May 2015 master report, this unit-count modification reflects an approximately 2 to 3 percent reduction in overall trip making. This is a positive difference, and the findings and recommendations of the May 2015 master transportation study remain valid within the context of buildings 10A and 10B.

If you have any questions, please call.

6400 S FIDDLERS GREEN CIRCLE, SUITE 1500 | GREENWOOD VILLAGE, CO 80111
303.721.1440 | WWW.FHUENG.COM

Memorandum

To: Ellen McCready
East West Partners
From: Colby Christoff, PE
Date: September 23, 2022
Re: Snowmass Base Village PUD (SMBV), Building 10AB: Water & Sewer EQR Estiamte
SE Job #32051

Sopris Engineering, LLC (SE) has prepared this drainage memo to estimate the Equivalent units EQRs for water and sewer service for Building 10AB, from the Snowmass Water and Sanitation District (SWSD). Currently we have estimated the units which makes up the bulk of the EQRs as well as a pool of 20,000 gallons and have added "office" as 0.5 EQR. The office is likely an over exaggeration but wanted to include to be conservative.

The EQR estimate has been calculated based on the EQR Schedule in Appendix A of the 2014 SWSD Rules and Regulations. Table 1 below itemizes each use onsite and calculates the EQRs from the building 10AB site.

Table 1:

Unit Type	Unit BD / BA	# Units	Base EQR	# Add BD	Add BD EQR	# Add BA	Add BA EQR	Total EQR
2 BD	2 BD 2 BA	50	0.8	0	0.2	0	0.2	40.0
3 BD	3 BD 2 BA	12	0.8	1	0.2	0	0.2	12.0
	3 BD 2.5 BA	0	0.8	1	0.2	1	0.2	0
	3 BD 3 BA	5	0.8	1	0.2	1	0.2	6.0
4 BD	4 BD 3 BA	10	0.8	2	0.2	1	0.2	14
	4 BD 3.5 BA	4	0.8	2	0.2	2	0.2	6.4
	4 BD 4.5 BA	4	0.8	2	0.2	3	0.2	7.2
	4 BD 5 BA	1	0.8	2	0.2	3	0.2	1.8
5 BD	5 BD 3.5 BA	1	0.8	3	0.2	2	0.2	1.8
	5 BD 4.5 BA	1	0.8	3	0.2	3	0.2	2
	5 BD 5 BA	0	0.8	3	0.2	3	0.2	0
6 BD	6 BD 5.5 BA	1	0.8	4	0.2	4	0.2	2.4
	Total Units	89					**SUB TOTAL EQR**	93.6
Pool	40000	20,000	1.05					0.53
Office								0.50
							SUB TOTAL EQR	1.03
							TOTAL EQR	**94.63**

Conclusions:

The total estimated EQRs is 94.63 which includes all proposed improvements onsite.

502 Main Street • Suite A3 • Carbondale, CO 81623 • (970) 704-0311 • Fax (970) 704-0313

SOPRIS ENGINEERING • LLC civil consultants

January 14, 2020

SNOWMASS
WATER & SANITATION
DISTRICT

Town of Snowmass Village
Attn: Jim Wahlstrom
Community Development Department
P.O. Box 5010
Snowmass Village, Colorado 81615

Re: Provision of Water and Sanitary Sewer Service - Snowmass Base Village PUD Amendment

Dear Jim:

This letter is to confirm that at the present time the Snowmass Water and Sanitation District ("SWSD") water and sewer systems have capacity to serve the Snowmass Base Village PUD, within the Town of Snowmass Village, Colorado. All the property contained within the submission is within SWSD's boundaries.

However, additional public improvements will be required prior to the commencement of service. In particular, East West Partners will be required to relocate water and sewer lines and install facilities prior to the provision of water and sanitary service as determined by SWSD.

The entire Snowmass Base Village Project was originally contemplated to include a maximum of 798.94 EQRs (equivalent residential units) at full build-out. The total number of EQRs that SWSD has approved and allotted for the remaining Base Village buildings, which include Buildings 10AB, 11, 12 and 13B, and their associated structures, pools and hot tubs, is 334.37 EQRs, not including the Fanny Hill Homes project.

The developer has paid system development fees for Building 13B which now has a building credit of 66.6 EQRs. This EQR credit and the associated system development fees are non-transferrable and non-refundable, and must remain with the 13B property. Should the developer request to construct a larger building, the District will need to approve any new plan that exceeds 66.6 EQRs. The EQRs for Building 13B would be reevaluated at that time. If the developer constructs a building smaller than 66.6 EQRs, the balance will remain as an EQR credit for the Building 13B property.

SWSD remains willing to provide water and sewer service to the currently proposed Snowmass Base Village PUD amendment at or below these projected service levels, according to SWSD's Rules and Regulations and the terms and conditions set forth below. Prior to connection to SWSD's water and sewer systems or the commencement of service to these buildings however, SWSD will require East West Developers to install water and sewer infrastructure and appurtenances in accordance with the SWSD's Rules and Regulations that will include:

1. Provision of a detailed Water and Sanitary Sewer Basis of Design Report for Buildings 10AB, 11, 12 and 13B, that includes average and peak water and wastewater flows and an estimate of total EQRs by building and broken down by individual living space and commercial classification;

2. Execution by the Developer of a line extension agreement (LEA) and provision to SWSD of security (irrevocable letter of credit) to guarantee and secure completion of the required public improvements, prior to commencement of any construction.

3. Installation of requisite infrastructure according to SWSD's rules and regulations;

4. Provision of as-built surveys and acceptance of public infrastructure by SWSD together with a two-year warranty covering all design and/or construction defects and security for the same (letter of credit in amount of 10% of cost of construction);

5. Dedication of permanent, non-exclusive public utility easements to SWSD for all public infrastructure to be owned by SWSD, in a form and with title assurances and warranties as required by SWSD, free and clear of any financial encumbrances (lender subordination if applicable);

6. Payment of water and sewer system development fees, as applicable, for each property/building for which service is sought, prior to commencement of construction;

7. Reimbursement of SWSD's costs and legal fees incurred in negotiation and administration of the LEA, including periodic replenishment of a $25,000 project fund in addition to required security (the project fund is to cover additional SWSD expenses for plan review, project administration, engineer inspections, etc.).

We look forward to working with the current Developer and the Town toward completion of this project. Please contact me with any questions.

SNOWMASS WATER & SANITATION DISTRICT
a Colorado Special District

Kit Hamby, District Manager

cc: Ellen McCready, East West Partners

Base Village Buildings 10A & 10B, Site-Specific Development Plan
Solid Waste Disposal Plan - Service Overview and Capacity Calculations

The design team has had correspondence with Town Staff and evaluated several options regarding the siting of solid waste disposal infrastructure. The proposed solution includes a detached trash enclosure adjacent to truck pull-off area, which is consistent with how trash is managed at most other multi-family complexes throughout the Town of Snowmass Village.

This solution satisfies the criteria outlined by Staff during coordination calls:

a) **service area that is minimally sloped,**
b) **10' maximum distance to move the dumpsters for pickup,**
c) **no backing up onto Wood Road,**
d) **no site walls outside the property line.**

The proposed design allows for the truck to pull directly to the dumpsters. Residents within the building can take trash directly to the freestanding enclosure. However, for convenience, they can take their waste and recycling to trash rooms within the garage and operations staff will transfer it to the enclosure. This transfer by the operations team is similar to how resident trash is currently handled at One Snowmass.

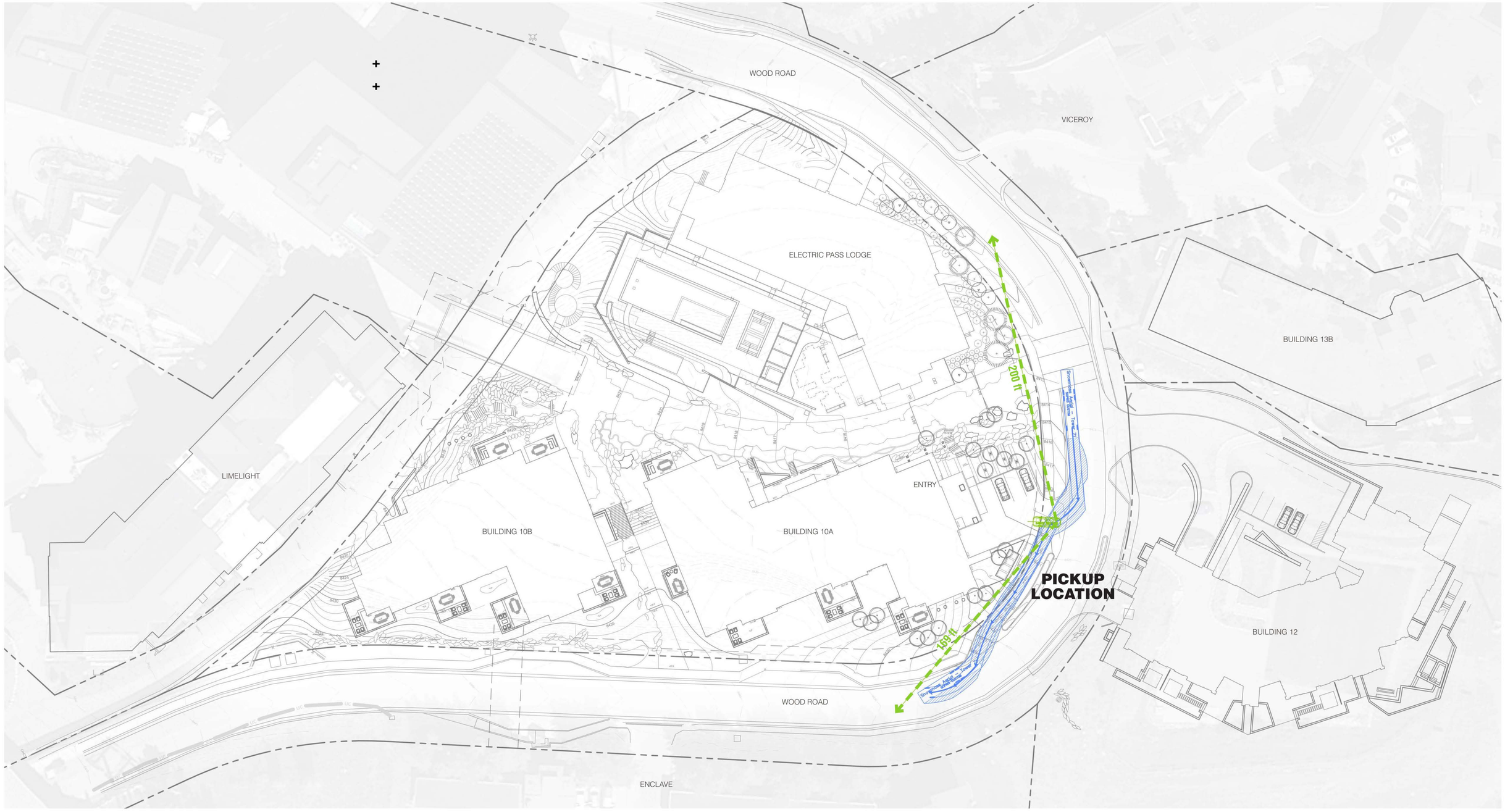
The attached site plan shows anticipated truck movement patterns, as well as projected site triangles. Also attached are three different service scenarios that the design team considered and reviewed with Staff. None of these scenarios provided ideal conditions for the solid waste service, which we believe the proposed solution offers.

The attached Solid Waste Disposal Memo includes waste calculations used to size the trash enclosure.

The Applicant plans to install a snowmelt system for the service pull-off area adjacent to Wood Road and for the driveway entrance within the Wood Road right-of way. The Applicant acknowledges that a right of way license agreement will be required with the Town's Public Works Department stating that the improvements installed within the ROW, including but not limited to the driveway, pull-off, snowmelt, landscaping, lighting and underground utilities will be installed at the Applicant's expense and maintained by the Applicant/Owner. The maintenance obligation will then be assigned the building's homeowners' association through the HOA Declaration.

PROPOSED TRASH AND SITE ACCESS

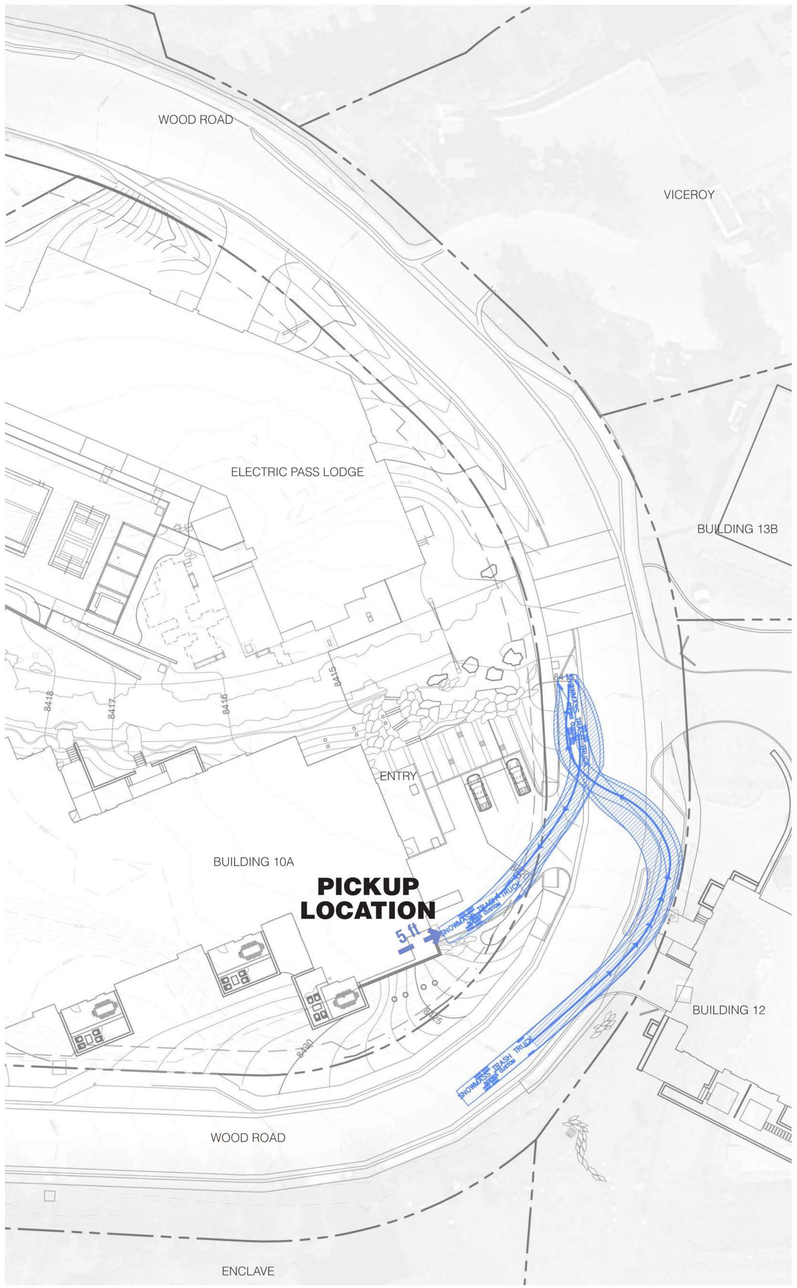
ANALYSIS OF PROPOSED ACCESS



+ SHORTEST DISTANCE TO TRASH TRUCK; FLAT TRASH SERVICE AREA OFF OF A SEPARATED SERVICE PULL-OFF; NO WALLS OR ENCLOSURES IN THE RIGHT-OF-WAY
+ DOES NOT INTERFERE WITH PEDESTRIAN EXPERIENCE OF VILLAGE LANE /LINEAR PARK; MINIMAL INTERFERENCE WITH PEDESTRIANS ON SIDEWALK
+ DOES NOT IMPEDE FLOW OF PEDESTRIANS AT THE CROSSWALK
+EASIEST TRUCK MOVEMENT; TRUCK DOES NOT HAVE TO TURN, REVERSE , OR CROSS WOOD ROAD; SIMILAR SERVICE STRATEGY TO OTHER NEIGHBORHOODS AND COMPLEXES IN THE VILLAGE
- DRIVEWAY ENTRANCE DOES NOT ALIGN WITH AURA DRIVEWAYS BUT SIGHT TRIANGLES AND VISIBILITY ARE GOOD

ANALYSIS OF TRASH AND SITE ACCESS ALTERNATIVES

ANALYSIS OF ALTERNATIVE A



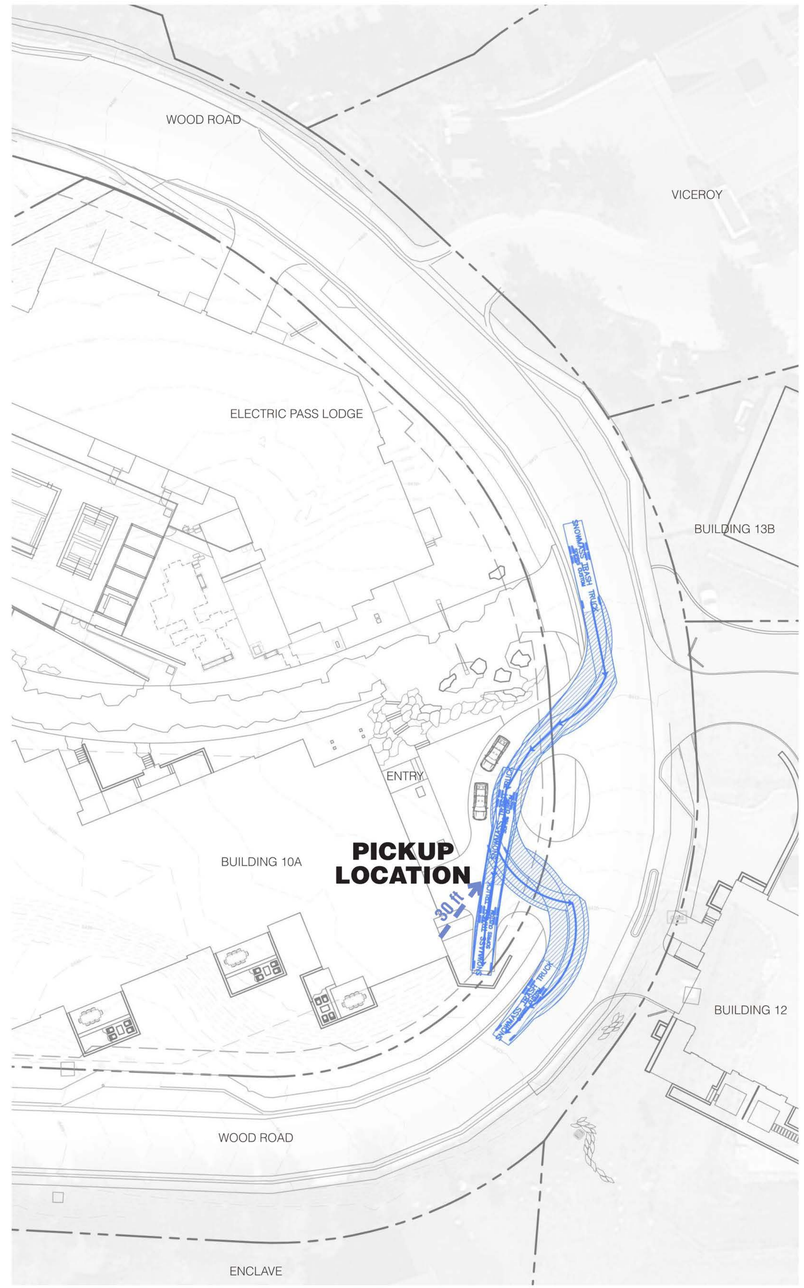
+ SHORT DISTANCE TO CARRY TRASH ON FLAT SERVICE AREA

- CREATES A CONFLICT WITH PROJECT ENTRANCE/EXIT DURING SERVICE

- REQUIRES TRUCK TO CROSS ROAD AND REVERSE INTO SERVICE AREA

- DRIVEWAY ENTRANCE DOES NOT ALIGN WITH AURA

ANALYSIS OF ALTERNATIVE B



- INEFFICIENT PROJECT ENTRANCE FOR VEHICLES

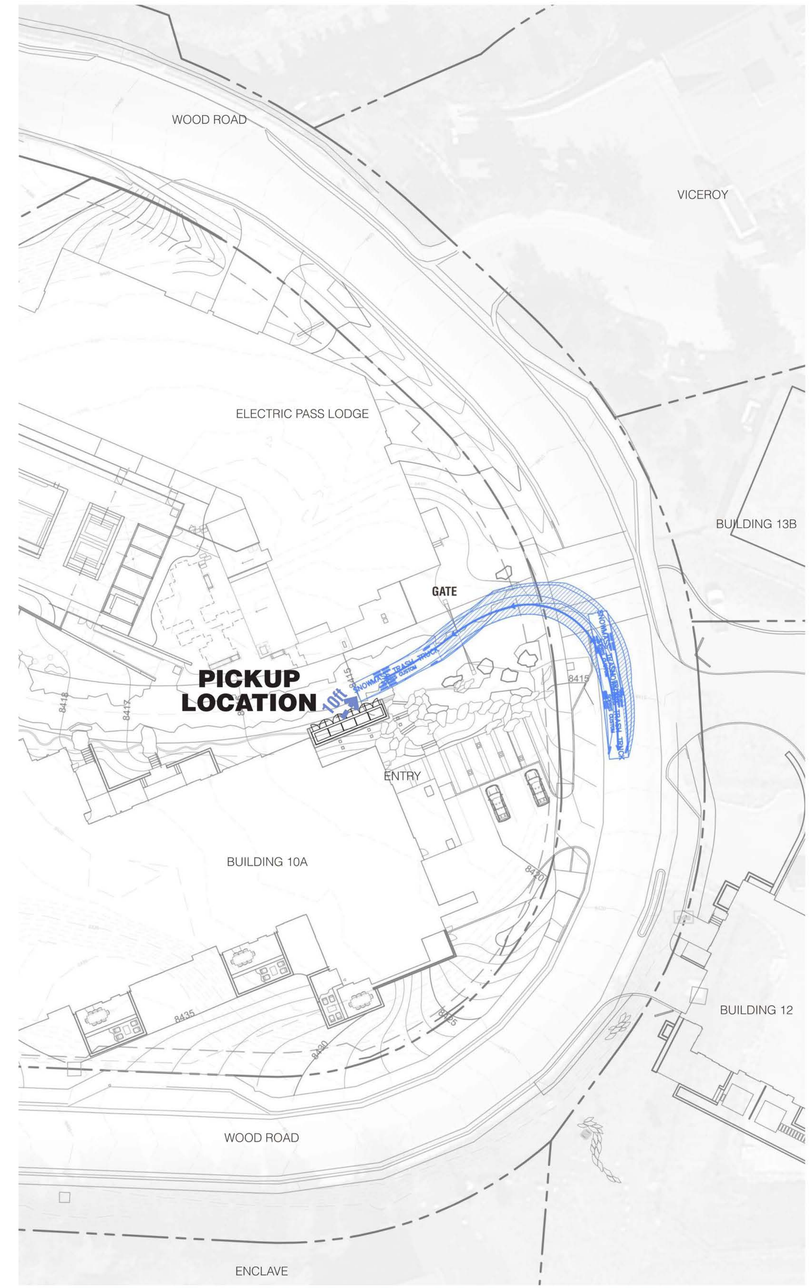
- EXTRA CURB CUT: LOWER ALIGNS WITH AURA DRIVEWAY

- CREATES AND EXTRA DRIVEWAY CROSSING FOR PEDESTRIANS

- DISTANCE TO MOVE TRASH IS BEYOND TOSV STANDARDS

- TRUCK CROSSES INTO DOWNHILL LANE WHEN EXITING

ANALYSIS OF ALTERNATIVE C



+ MEETS TOSV STANDARDS FOR DISTANCE TO MOVE DUMPSTERS

- IMPEDES PEDESTRIAN MOVEMENT INTO AND OUT OF BASE VILLAGE

- TRASH IS IN PEDESTRIAN PATHWAY; MAY BLOCK EMERGENCY ACCESS

- BASE VILLAGE LINEAR PARK IS COMPROMISED BY TRASH SERVICE

- CAN'T ACHIEVE A FLAT SERVICE AREA

- TRUCK NEEDS TO REVERSE ON WOOD ROAD TO ENTER VILLAGE LANE

SNOWMASS BASE VILLAGE BUILDING 10AB

SNOWMASS VILLAGE, CO

east west partners | DESIGNWORKSHOP

Memorandum

To: **Ellen McCready**
East West partners
From: **Colby Christoff, PE**
Date: **September 26, 2022**
Re: **Building 10AB Base Village: Solid Waste Disposal Memo**
SE Job # 32051

Sopris Engineering, LLC (SE) has prepared this memo to update the solid waste disposal plan for Building 10AB, for the Site-specific development plan application.

The solid waste estimate generated for Building 10AB is based on the Town of Snowmass Village (TOSV) solid waste generation guideline. A copy of the guideline is included here for reference. Through coordination with Dave Ogren of the TOSV solid waste we understand the table of waste generation includes both waste and recycling with recycling being approximately 30% of the overall number.

Our current plan for the trash collection is to have a pull off on Wood Road. A trash truck can pull into the pull off leaving the back of the truck adjacent to the trash enclosure which is directly adjacent to the trash room within Building 10AB. From there the dumpsters can be rolled out of the trash enclosure and to the back of the truck. By creating the pull out we are able to grade in a median which helps us create a flat area for the trash to roll out on allowing for a "flat" (2%) grade from the enclosure to the truck. We believe our current site plan will result in smooth and easy operation for TOSV solid waste.

Solid Waste Generation:

The total solid waste generated for Building 10AB is included in the tables below. We have accounted for the 89 proposed units.

Building 10AB Estimated Solid Waste Generation			
Building	**# of Units**	**Trash Generation / Unit / Month**	**Total**
Building 10A	52	1.5	78
Building 10B	37	1.5	55.5
Total # Units	89	**Total CY per Month**	133.5
		Total CY Per Week	33.375

	Times Per week	**Weekly CY**	**CY per pickup**	**Req # of 3 YD Dumpsters**
Collection Options	1	33.375	33.4	11
	2	33.375	16.7	6
	3	33.375	11.1	4

Onsite Collection:

Since the desired collection will be for 3x per week we have conservatively shown each unit generating the full 1.5 CY of trash per month. We anticipate approximately 34 CY of trash per week which would result in approx 12 CY per pick up at 3 pickups per week. This would require us to provide (4) 3 YD dumpsters.

Conclusions:

Based upon past experience and through coordination with the TOSV solid waste department, we believe that Building 10AB complies with standards and operation procedures.

502 Main Street • Suite A3 • Carbondale, CO 81623 • (970) 704-0311 • Fax (970) 704-0313

SOPRIS ENGINEERING • LLC

civil consultants

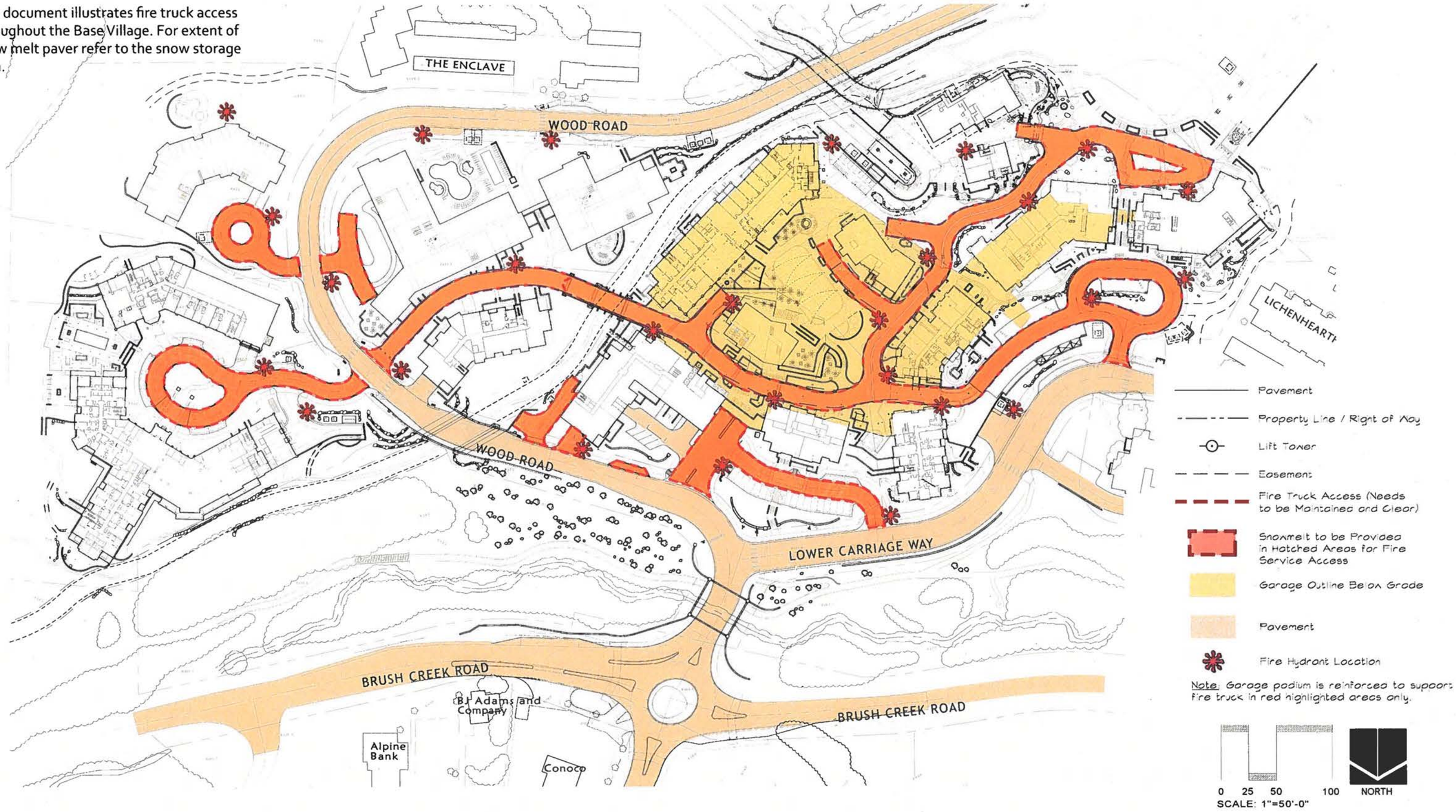
PROJECT:
SNOWMASS BASE VILLAGE

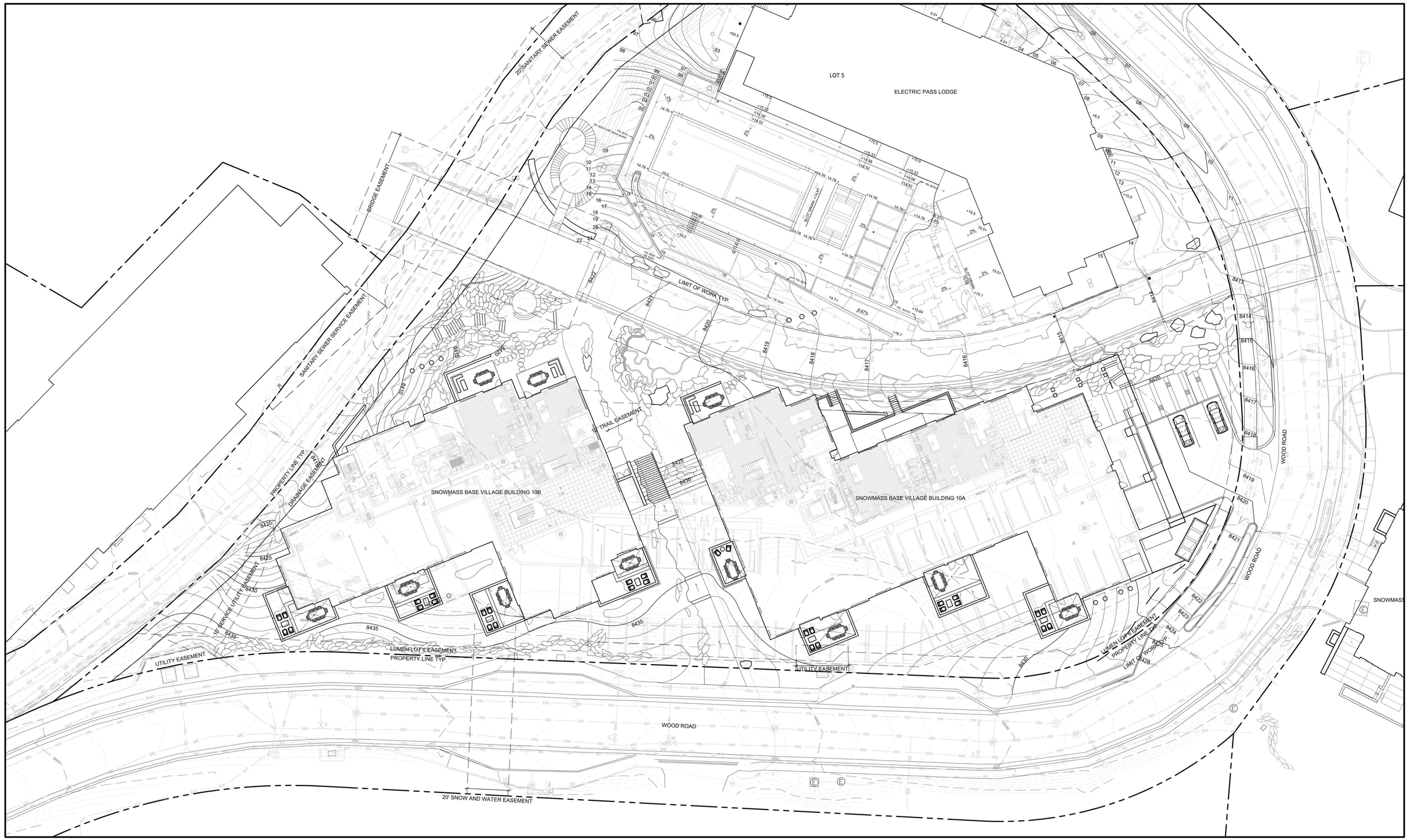
DRAWING:
FIRE ACCESS DIAGRAM - LOTS 5 - 7

DATE:
11/22/2022

FIRE ACCESS DIAGRAM

This document illustrates fire truck access throughout the Base Village. For extent of snow melt paver refer to the snow storage plan.





BUILIDNG 10AB SNOWMASS BASE VILLAGE, COLORADO

LEVEL 1

EAST WEST PARTNERS

NORTH

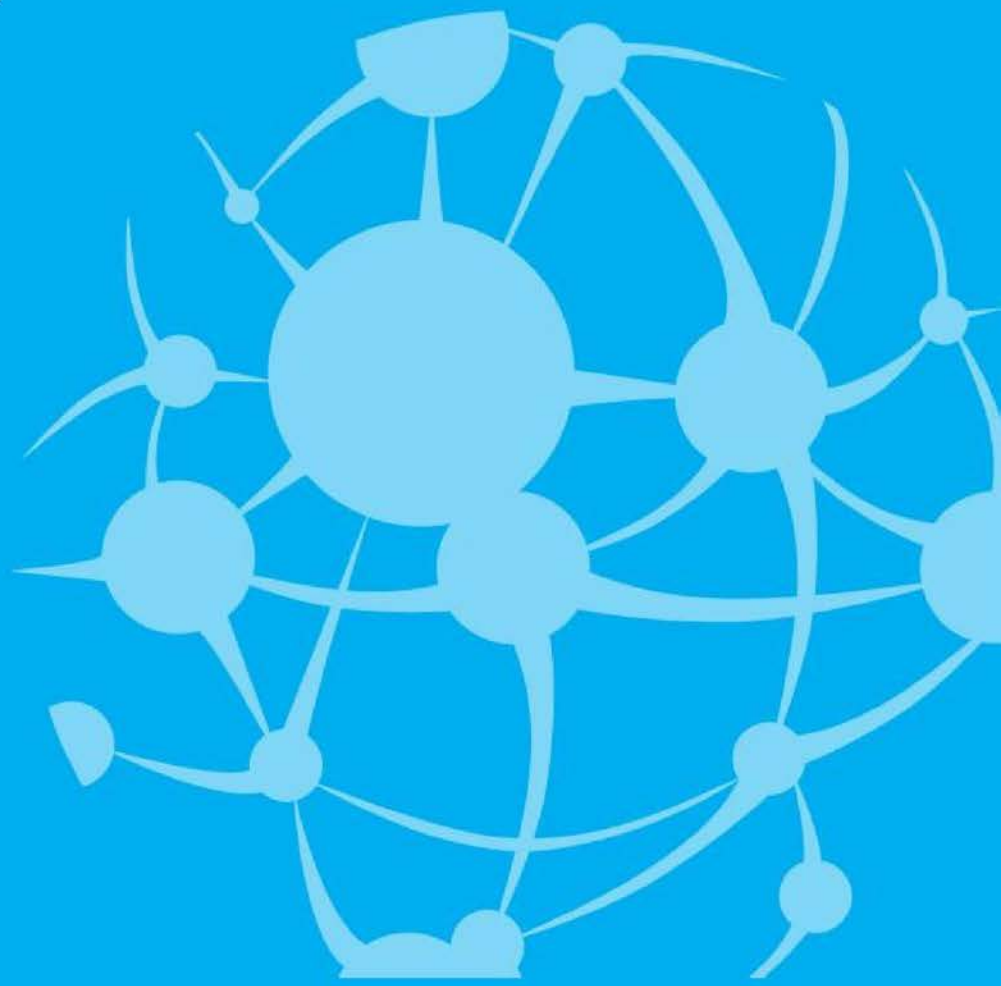
0 10 20 40
ORIGINAL SCALE: 1"=20'

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
120 East Main Street • Aspen, Colorado 81611 • 970-925-8354 Facsimile 970-920-1387

STRATOS

SNOWMASS BASE VILLAGE BUILDINGS 10A & 10B

ENERGY CONSERVATION PLAN

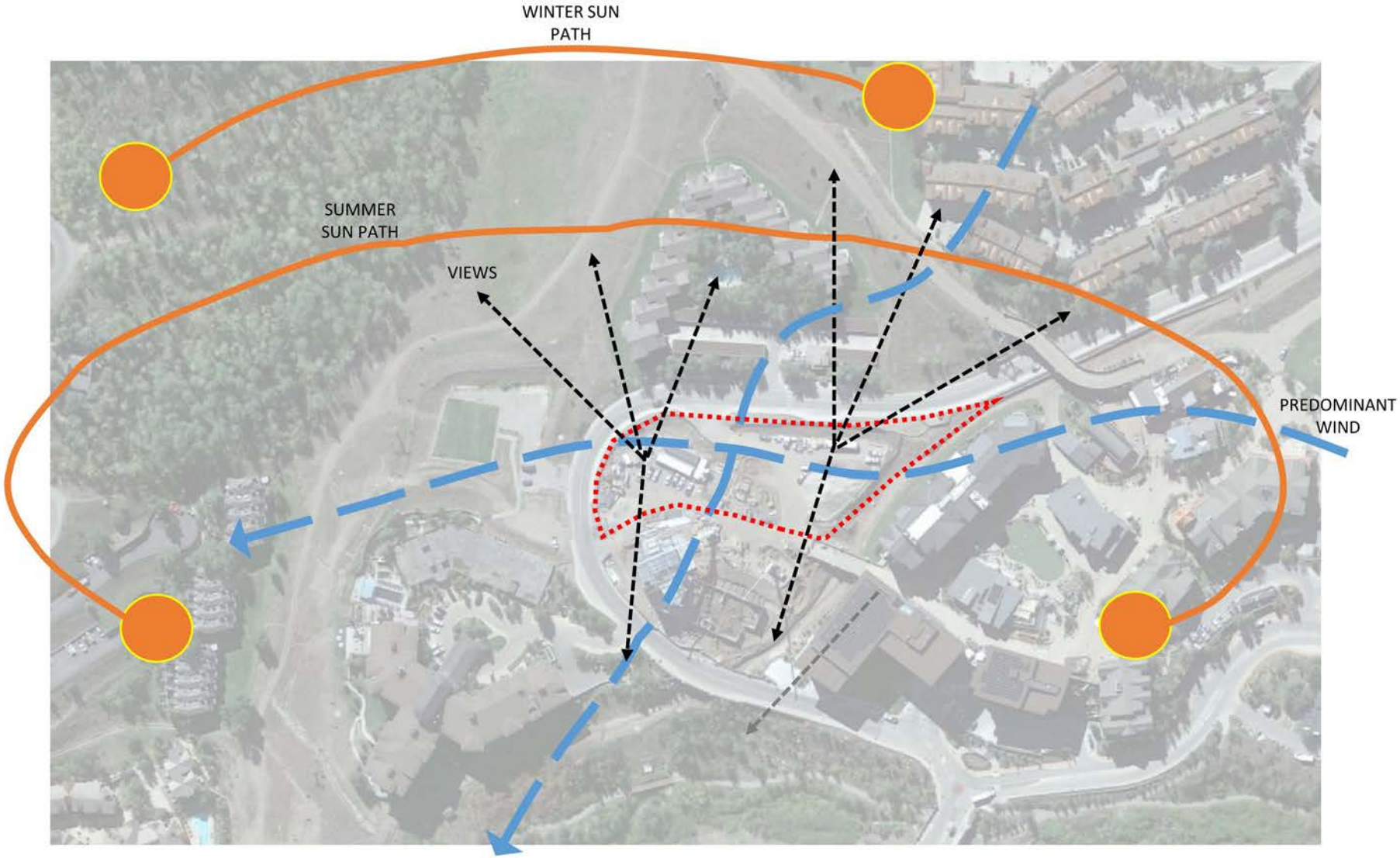


MEP ENGINEER & LEED CONSULTANT: INTEGRAL GROUP

ARCHITECT: DAVIS PARTNERSHIP

SNOWMASS BASE VILLAGE, LOT 6

Orientation



Stratos has been sited and designed to embody and showcase sustainable values. Forward-thinking design and technology results in a high performing and healthy building.

Guided by the vision of the ownership team and in collaboration with the design team, this project has committed to serving as a significant, marketable example of comprehensive environmental stewardship. A stewardship which derives innovation and inspiration from site characteristics and becomes an enduring model that ultimately shifts behaviors and future expectations.

CARBON + SNOW

SNOW = LIFESTYLE + ECONOMY **FOR MOUNTAIN COMMUNITIES**

CLIMATE CHANGE NEGATIVELY IMPACTS

SNOWFALL + SKI CONDITIONS + TOURSIM

SPECIFICALLY

Based on a report in the journal, Geophysical Research Letters, December 2018

SNOWFALL **40%** REDUCTION On average from 1982 to 2016 for Western US

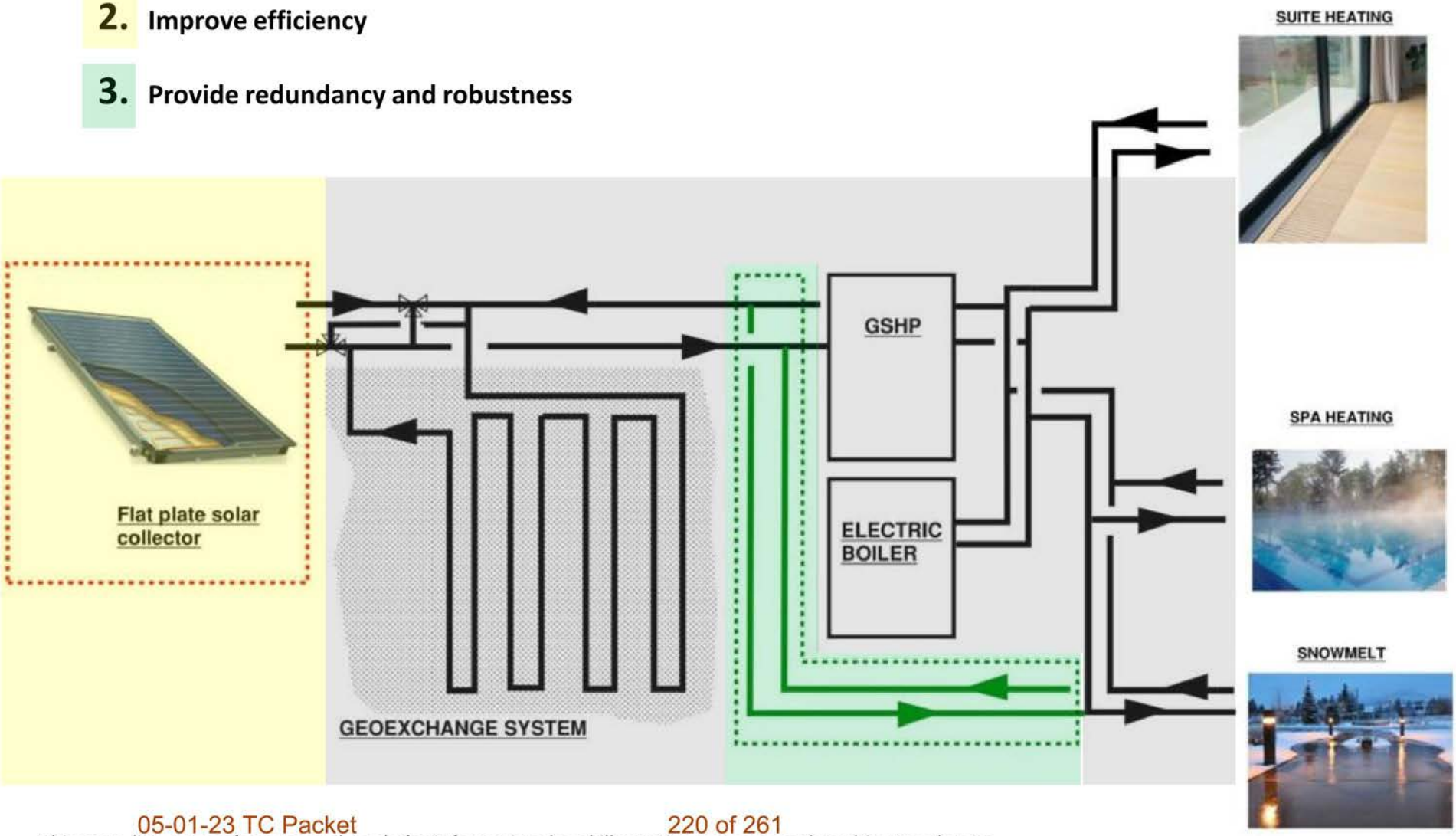
SNOW DAYS **34 DAYS** SHORTER On average from 1982 to 2016 for Western US

ACTION

MOUNTAIN COMMUNITIES NEED TO BE LEADERS IN DECARBONIZING OUR BUILDINGS

Design Goals

1. Satisfy peak heating and cooling loads
2. Improve efficiency
3. Provide redundancy and robustness



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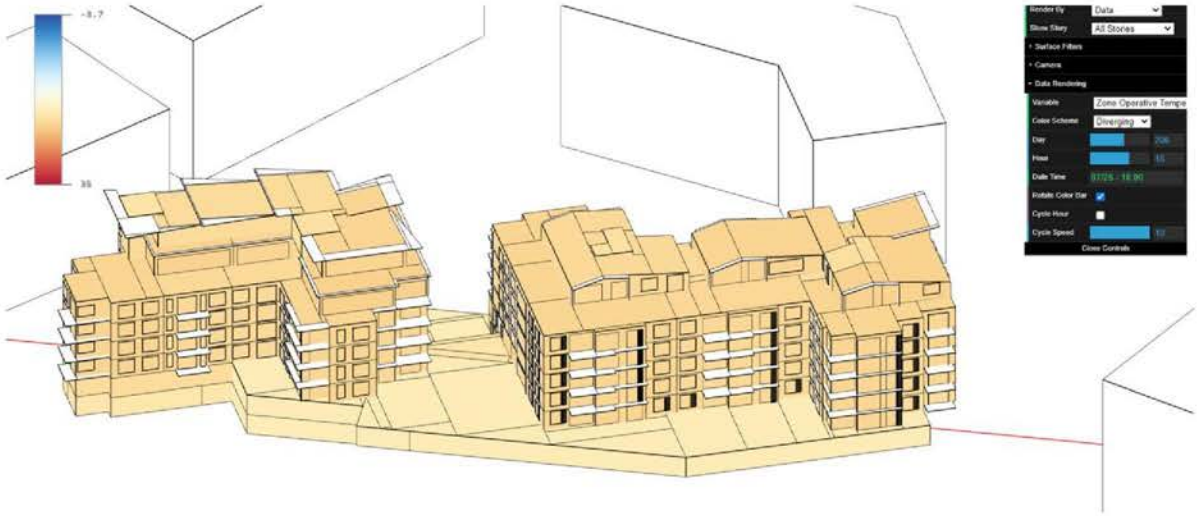
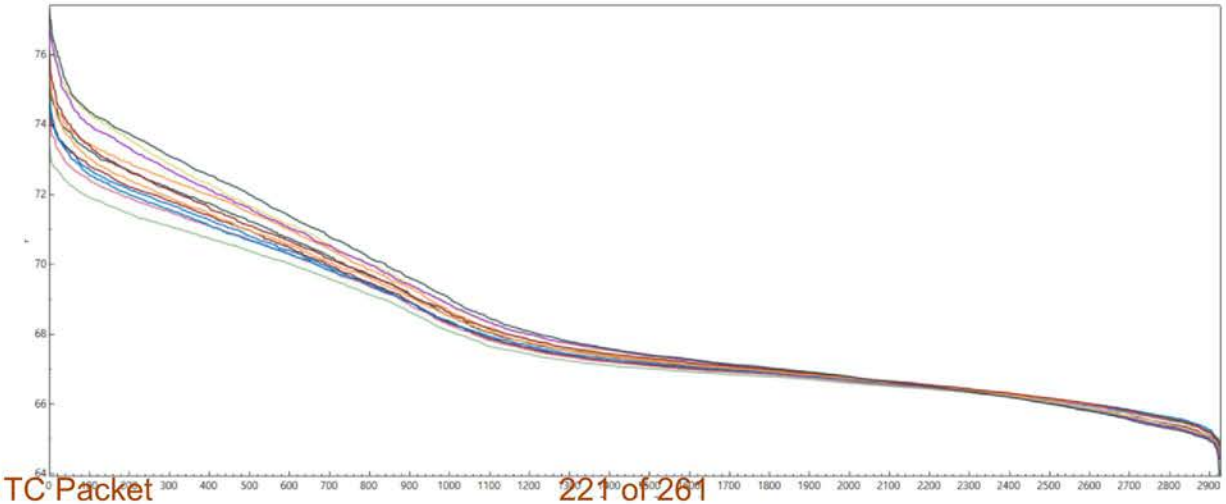
Envelope Optimization

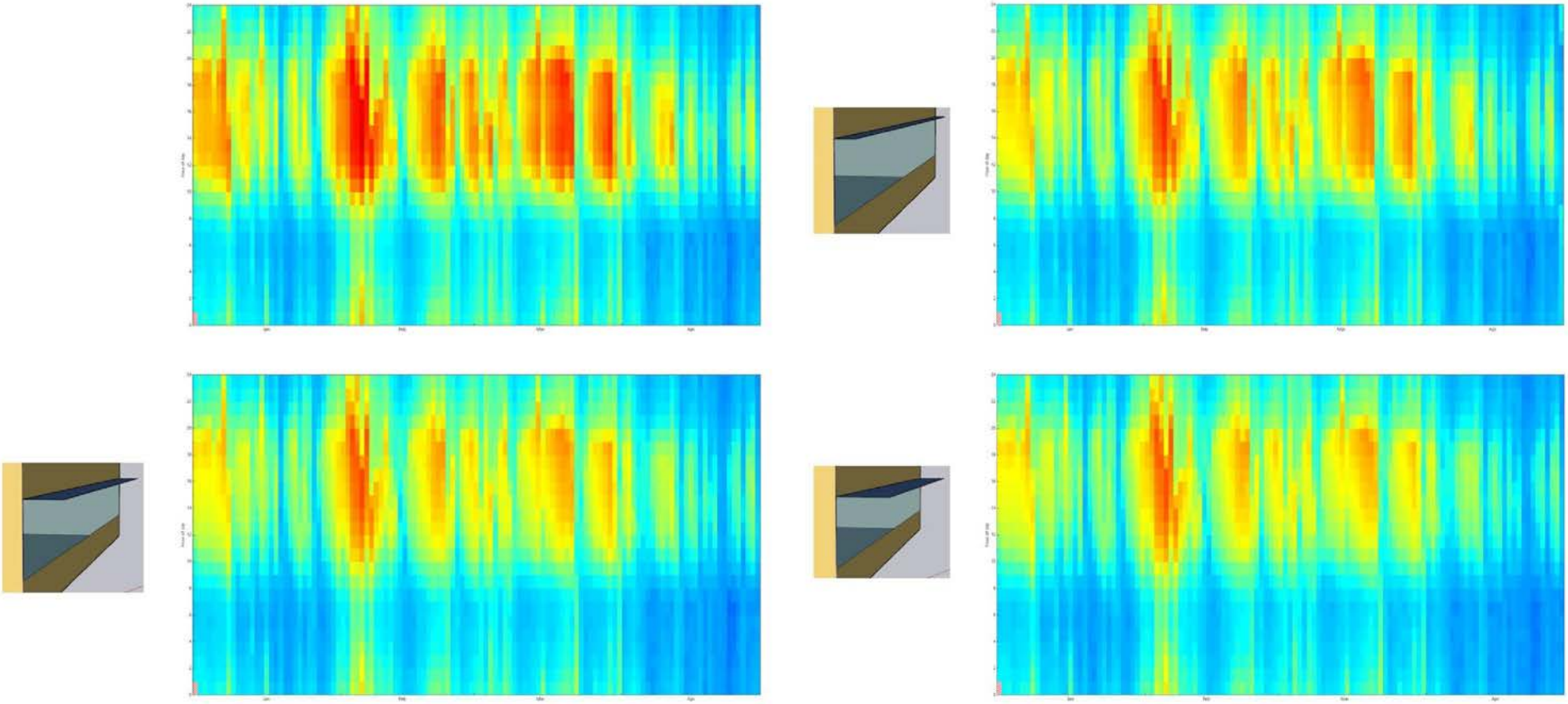
Conducted multiple analyses to optimize the building envelope and right-size mechanical systems.



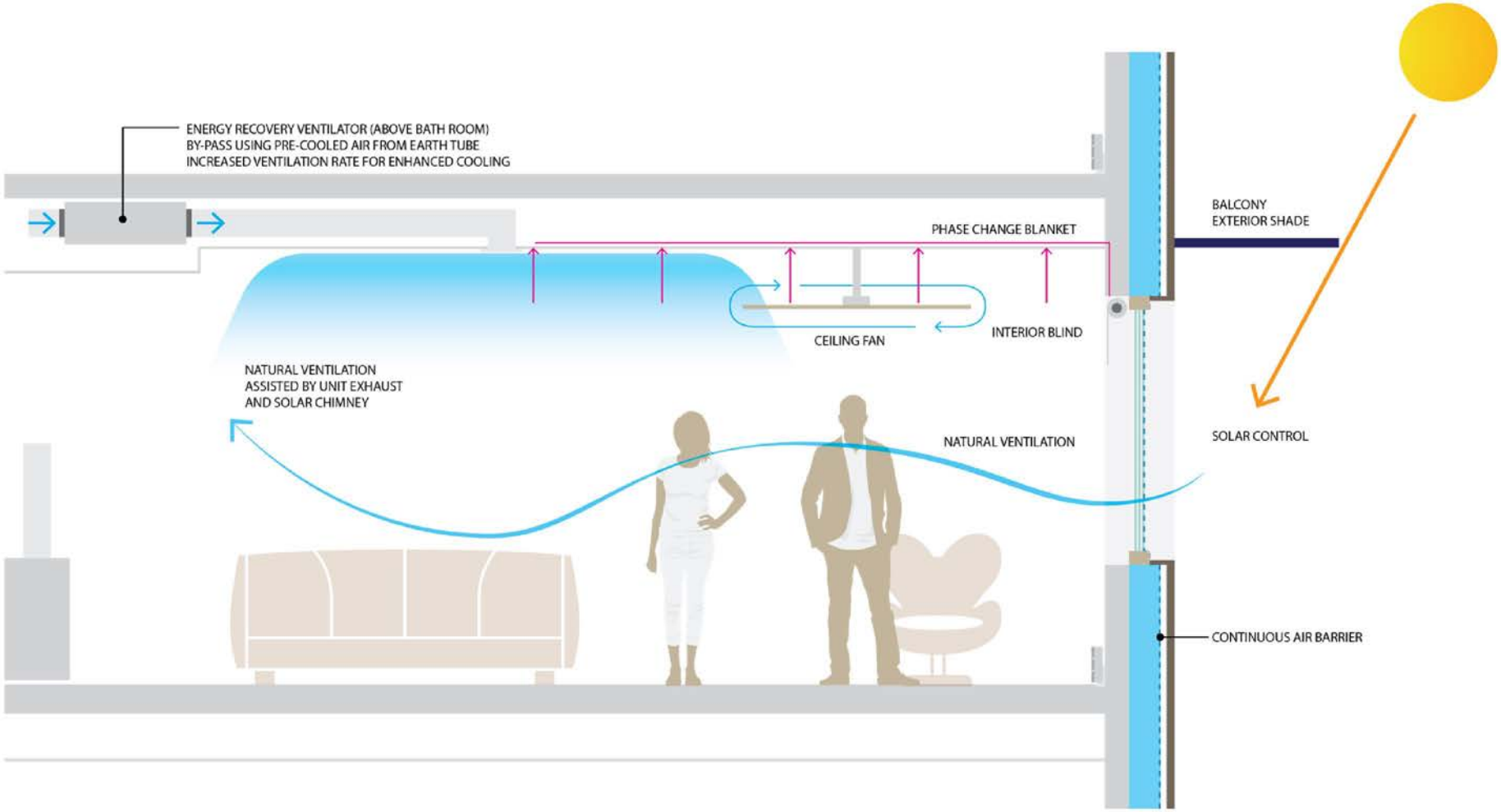


Envelope Optimization

Conducted sensitivity tests on different parameters that affect system performance.



Architectural Integration – Passive Cooling



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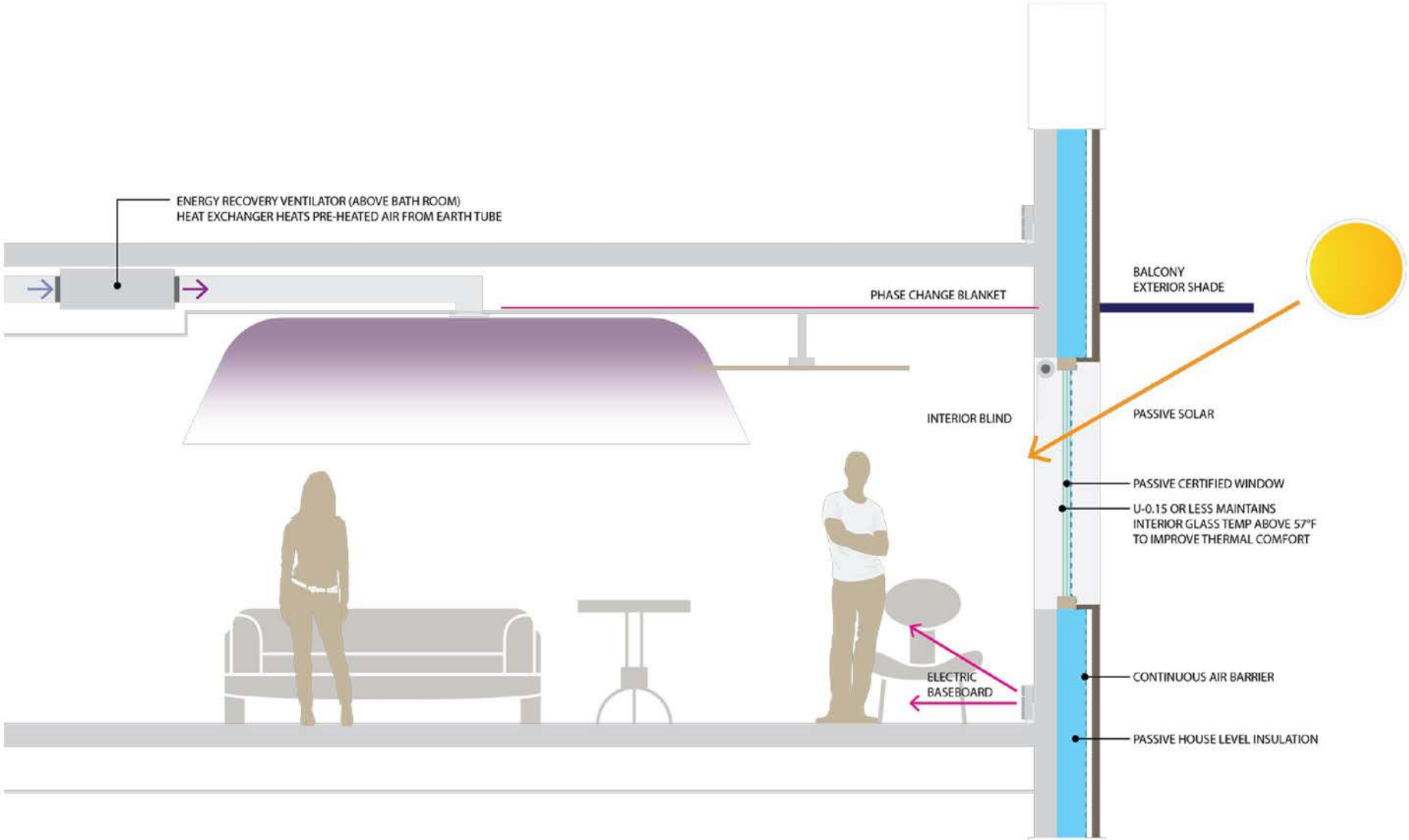
Architectural Integration – Heating



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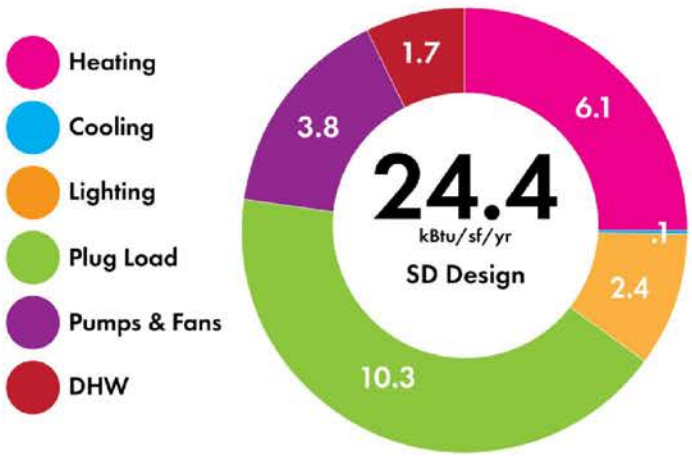
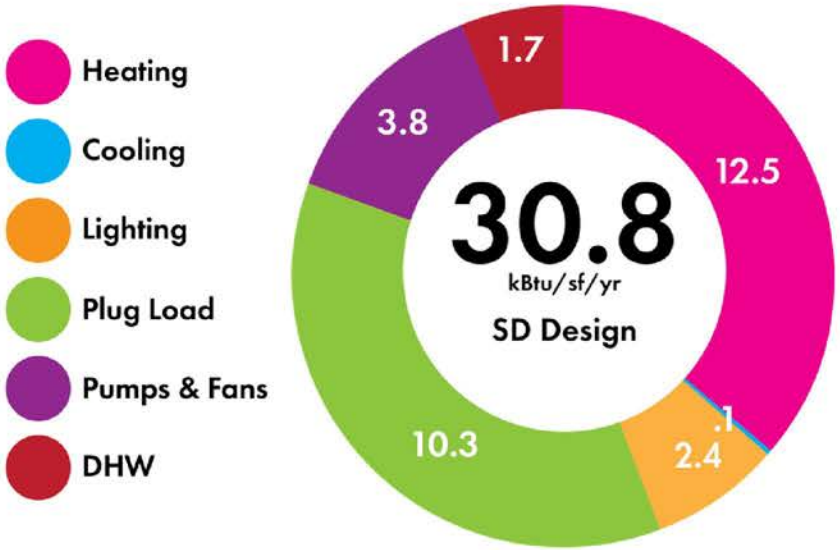
Energy Performance

Passive Strategies → Load Control → System Efficiency → Renewable Energy = **Reduced Energy Targets**



Building Only



Building + Spa & Snowmelt

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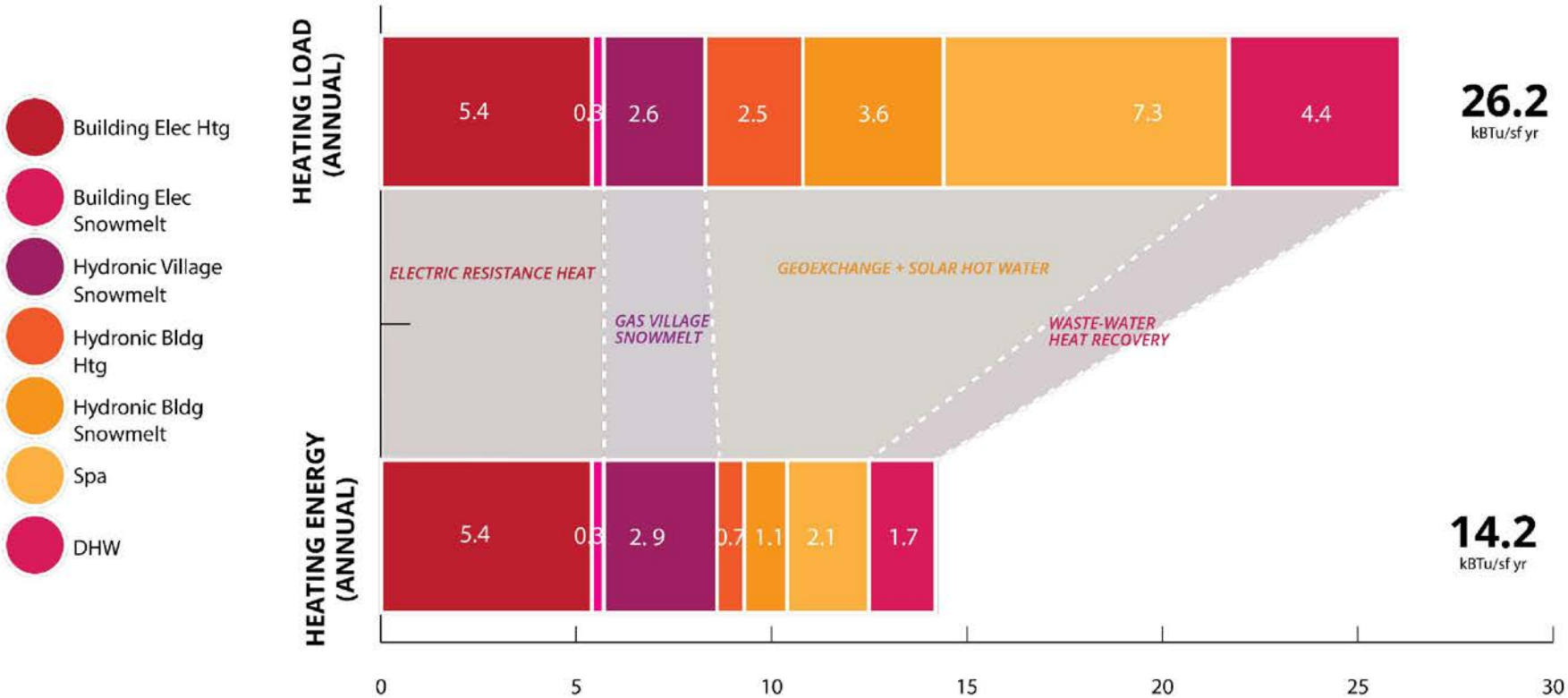
Energy Performance

Reduced heating energy required to meet heating load indicates efficient system design



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Sustainable + Healthy

:: **Optimized energy performance** through geoexchange, heat recovery technology, passive cooling and heating strategies, and efficient HVAC and lighting systems

:: Window to wall ratios and enhanced glazing specifications that **balance energy conservation and daylighting**

:: Pursuit of **LEED certification**

:: **On-Site renewable energy**

:: **Goal to obtain a 100% renewable power source through off-site clean energy**

Sustainable + Healthy

All Electric Residences

PuRE

Powered by 100% Renewable Energy

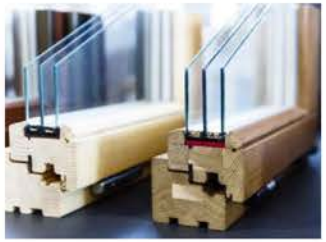
Pursuit of LEED Certification

U.S. Green Building Council LEED USGBC

Large Operable Openings for Daylighting & Fresh Air

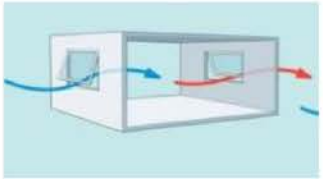
Enhanced insulation

High Efficiency Glazing



Earth Tubes for Pre-Conditioned Fresh Air and Passive Cooling

Cross Ventilation at Upper Levels

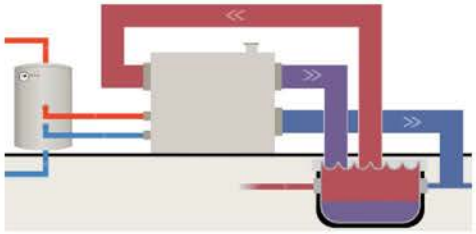


Rooftop Solar Thermal

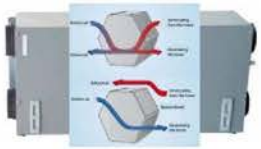
Geothermal

Efficient HVAC

Heat Recovery Systems



Constant Natural Ventilation



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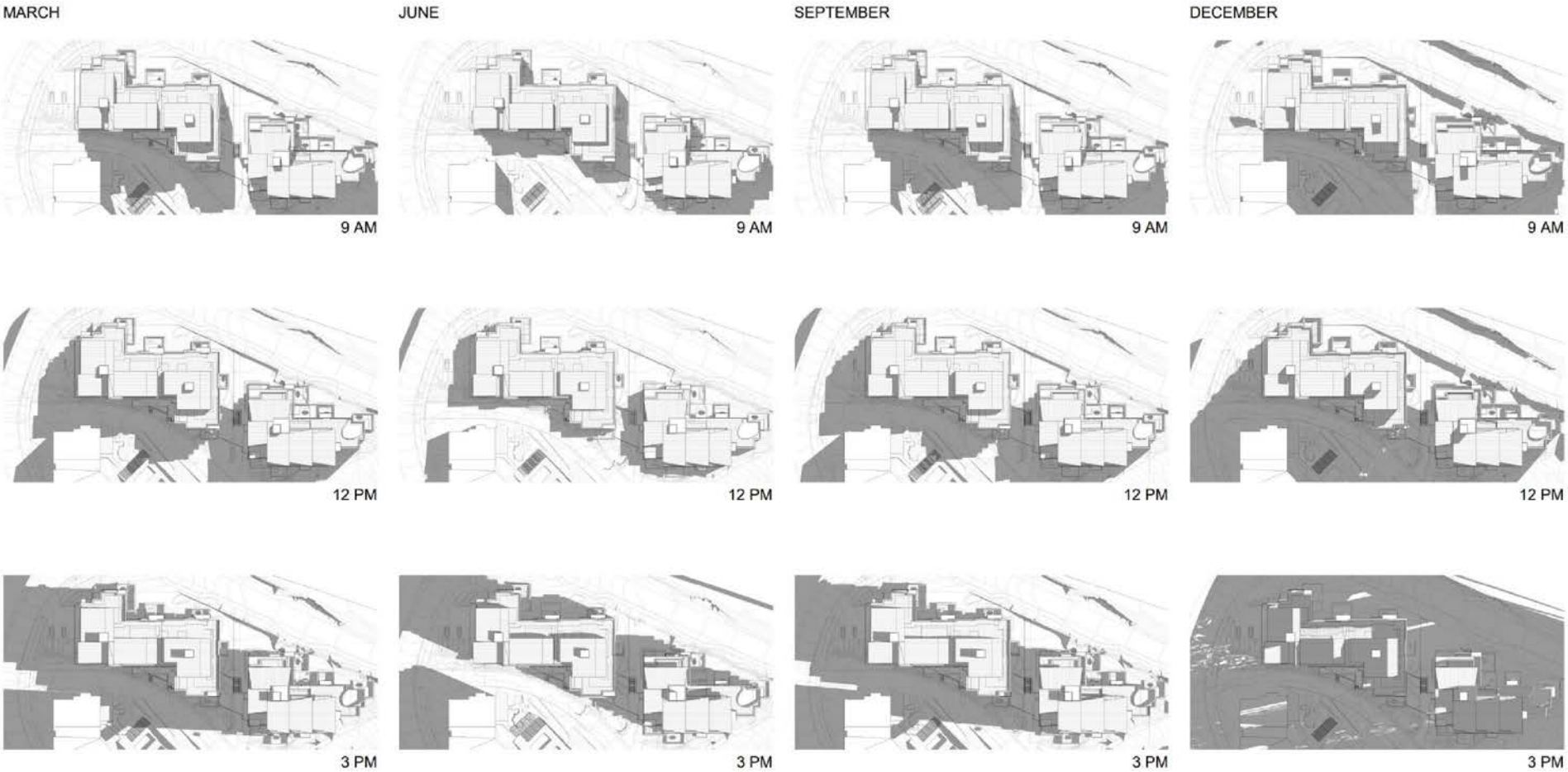
Shadow Studies



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SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED BUILDING 10A AND 10B
LOT 6, BASE VILLAGE
WOOD ROAD
SNOWMASS VILLAGE, COLORADO

PROJECT NO. 22-7-416

AUGUST 18, 2022

PREPARED FOR:

SV BUILDING 10A DEVELOPMENT, LLC
ATTN: ELLEN McCREADY
P.O. BOX 5550
SNOWMASS VILLAGE, COLORADO 81615
emccready@ewpartners.com

TABLE OF CONTENTS

PURPOSE AND SCOPE OF STUDY ..... - 1 -

PROPOSED CONSTRUCTION ..... - 1 -

SITE CONDITIONS ..... - 1 -

FIELD EXPLORATION ..... - 2 -

SUBSURFACE CONDITIONS ..... - 2 -

FOUNDATION BEARING CONDITIONS ..... - 3 -

DESIGN RECOMMENDATIONS ..... - 3 -
- FOUNDATIONS ..... - 3 -
- FOUNDATION AND RETAINING WALLS ..... - 4 -
- FLOOR SLABS ..... - 5 -
- UNDERDRAIN SYSTEM ..... - 6 -
- SITE GRADING ..... - 6 -
- SURFACE DRAINAGE ..... - 7 -

LIMITATIONS ..... - 7 -

FIGURE 1 - LOCATION OF EXPLORATORY BORINGS

FIGURE 2 - LOGS OF EXPLORATORY BORINGS

FIGURE 3 - LEGEND AND NOTES

FIGURE 4 – SWELL CONSOLIDATION TEST RESULTS

FIGURES 5 AND 6 - GRADATION TEST RESULTS

TABLE 1- SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for proposed Building 10A and 10B to be located on Lot 6, Base Village, Wood Road, Snowmass Village, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop recommendations for the foundation design. The study was conducted in accordance with our proposal for geotechnical engineering services to SV Building 10A Development, LLC dated June 6, 2022.

A field exploration program consisting of exploratory borings was conducted to obtain information on the subsurface conditions. Samples of the subsoils and bedrock obtained during the field exploration were tested in the laboratory to determine their classification and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths and allowable pressures for the proposed building foundation. This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsurface conditions encountered.

PROPOSED CONSTRUCTION

Development plans for the lot were in progress at the time of our study. In general, the proposed development will consist of a multi-level, mixed-use residential structure above underground parking and located as shown on Figure 1. Ground floors could be structural over crawlspace or slab-on-grade. Grading for the structure will be relatively extensive with assumed cut depths up to around 20 feet along the uphill, south side and around 5 to 10 feet on the downhill, north side. We assume moderate to relatively heavy foundation loadings for the proposed type of construction.

If building loadings, location or grading plans change significantly from those described above, we should be notified to re-evaluate the recommendations contained in this report.

SITE CONDITIONS

The project site was being utilized for construction staging and material storage at the time of our field exploration. The ground surface slope is somewhat irregular and generally down to the north and west at around 2 to 5% in the proposed building area then moderate down along the uphill, south side below Wood Road. The ground surface appears to have had cut and fill grading to create the relatively level central part of the lot. Vegetation along the perimeter of the lot generally consists of grass and weeds.

FIELD EXPLORATION

The field exploration for the project was conducted on July 11, 12 and 13, 2022. Eight exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4-inch diameter continuous flight augers powered by a truck-mounted CME-45B drill rig. The borings were logged by a representative of Kumar & Associates.

Samples of the subsoils were taken with 1⅜ inch and 2-inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils and hardness of the bedrock. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. The subsoils encountered, below about 1 to 13 feet of various type fill soils, typically consist of very stiff, sandy clay with gravel or dense, silty clayey sandy gravel and cobbles with boulders. Claystone bedrock was encountered at depths between about 1½ and 18½ feet in the borings. Occasional very clayey layers were encountered in the gravel and cobble soils. The fill soils varied in type and density and contained some organics and debris. Drilling in the coarse granular soils with auger equipment was difficult due to the cobbles and boulders and drilling refusal was encountered in the deposit at Boring 8. All the other borings were terminated in claystone bedrock.

Laboratory testing performed on samples obtained from the borings included natural moisture content and density, gradation analyses and plasticity index. Results of swell-consolidation testing performed on the clay soil and weathered claystone, presented on Figure 4, indicate relatively low compressibility and minor expansion potential when wetted under light load. Results of gradation analyses performed on small diameter drive samples (minus 1½-inch fraction) of the fill and natural coarse granular soils are shown on Figures 5 and 6. The laboratory test results are summarized in Table 1.

Free water was encountered in Borings 6 and 7 at the time of drilling at about 12½ and 10 feet below existing ground surface. The subsoils were generally moist and the bedrock was slightly moist.

FOUNDATION BEARING CONDITIONS

The dense, natural granular soils and bedrock encountered at the site are adequate for support of moderately loaded spread footings with low settlement potential. The existing fill soil types, depths and compaction are undocumented and based on our findings are unsuitable for building support due to high risk of excessive building movements. It appears most of the existing fill that is free of organics, debris and oversize rock can be processed and used as structural fill but should be further evaluated at the time of construction.

Relatively extensive excavations are assumed for below grade areas of the buildings. Groundwater was encountered in apparent deeper bedrock areas of Building 10A, Borings 6 and 7. Excavations in shallower cut areas and, possibly, Building 10A with shallow bedrock may be dry. Additional excavation depth could be needed to remove the existing fill or clay soils in the shallower cut, north part of the site. Replacement of the sub-excavated materials with compacted structural fill up to a maximum depth of about 5 feet below foundation bearing level can be used for building support. An IBC seismic Site Class C can be used in the building design for the dense soil and firm bedrock conditions encountered at the site.

DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsurface conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend the building be founded with spread footings bearing on the dense, natural granular soils, claystone bedrock or up to 5 feet of compacted structural fill.

The design and construction criteria presented below should be observed for a spread footing foundation system.

1) Footings placed on the undisturbed natural granular soils, bedrock or compacted structural fill should be designed for an allowable bearing pressure of 4,000 psf. A one-third increase in the allowable soil bearing pressure can be taken for eccentrically loaded footings with the resultant force in the middle third of the footing section. Mat/structural slab foundations proposed below stair towers can be designed for a subgrade modulus of 150 tsf. Based on experience, we expect settlement of footings and mat/slab designed and constructed as discussed in this section will be around ½ to 1½ inches.
2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.

3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 42 inches below exterior grade is typically used in this area.
4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 12 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.
5) Existing fill, topsoil, clay soil layers and loose disturbed soils should be removed and the footing bearing level extended down to the relatively dense natural granular soils or bedrock. The exposed soils in footing areas should then be moisture adjusted to near optimum and compacted. Water seepage should be collected from outside of footing areas and pumped as needed to keep bearing soils dry before concrete placement. Structural fill should consist of granular soils compacted to at least 100% of standard Proctor density at near optimum moisture content and extend beyond the footing edges a distance at least equal to one-half the depth of fill below the footing. The depth of structural fill below footings should not exceed about 5 feet.
6) A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures up to about 15 feet which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 50 pcf for backfill consisting of the on-site predominantly granular soils. Walls that are taller than 15 feet should be designed for a lateral earth pressure of 25H in psf where H is the retained wall height in feet. Cantilevered retaining structures which are separate from the structures and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 40 pcf for backfill consisting of the on-site predominantly granular soils. Backfill should not contain organics, debris or rock larger than about 6 inches.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The

pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at a moisture content near optimum. Backfill placed in pavement and walkway areas should be compacted to at least 95% of the maximum standard Proctor density. Care should be taken not to overcompact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill. Backfilling walls with an imported, relatively well graded granular soil such as road base and compaction to at least 98% of standard Proctor density can be used to reduce the settlement risk.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.45. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 400 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a granular material compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

FLOOR SLABS

The natural on-site granular soils, exclusive of topsoil or bedrock, are suitable to support lightly loaded slab-on-grade construction. Existing fill and clayey soils could possess variable settlement/heave potential and should be further evaluated as slab support at the time of construction. To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4-inch layer of free-draining gravel should be placed beneath basement level slabs to facilitate drainage and should be connected to the perimeter foundation drain such as with interior subdrains. This material

should consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

All fill materials for support of floor slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the on-site granular soils devoid of vegetation, topsoil and oversized rock.

We recommend vapor retarders conform to at least the minimum requirements of ASTM E1745 Class C material. Certain floor types are more sensitive to water vapor transmission than others. For floor slabs bearing on angular gravel or where flooring system sensitive to water vapor transmission are utilized, we recommend a vapor barrier be utilized conforming to the minimum requirements of ASTM E1745 Class A material. The vapor retarder should be installed in accordance with the manufacturers' recommendations and ASTM E1643.

UNDERDRAIN SYSTEM

Groundwater was encountered during our exploration and it has been our experience in the Snowmass Base Village area that the water level can rise and local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can create a perched condition. We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system.

The drains should consist of rigid PVC slotted drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. Wall drainage mat and interior subdrains should also be provided to collect and dispose of the groundwater seepage. The drain lines should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum ½% to a suitable gravity outlet. Free-draining granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep and extend up to at least the line of seepage in the cut face.

SITE GRADING

There is a risk of construction-induced slope instability at the site due to the relatively extensive proposed excavation depths and potential for shallow groundwater. Construction-induced slope instability in shallow cut areas appears low provided cut and fill depths are limited and the cut slopes are laid back to a stable grade. We assume shallow cut and fill depths will not exceed

about 8 to 12 feet. Embankment fills should be compacted to at least 95% of the maximum standard Proctor density near optimum moisture content. Prior to fill placement, the subgrade should be carefully prepared by removing existing fill, vegetation and topsoil and compacting to at least 95% of the maximum standard Proctor density.

Permanent unretained cut and fill slopes should be graded at 2½ horizontal to 1 vertical or flatter and protected against erosion by revegetation or other means. The risk of slope instability will be increased if seepage is encountered in cuts and flatter slopes may be necessary. If seepage is encountered in permanent cuts, an investigation should be conducted to determine if the seepage will adversely affect the cut stability. This office should review site grading plans for the project prior to construction.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the construction has been completed:

1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas and a minimum slope of 2½ inches in the first 10 feet in paved areas. Free-draining wall backfill should be covered with filter fabric and capped with at least 2 feet of the on-site finer graded soils to reduce surface water infiltration.
4) Roof downspouts and drains should discharge well beyond the limits of all backfill.
5) Landscaping which requires regular heavy irrigation should be located at least 5 feet from foundation walls.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled at the locations indicated on Figure 1, the proposed type of

construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,

Kumar & Associates, Inc.

COLORADO REGISTERED
STEVEN L. PAWLAK
15222
8/23/22
PROFESSIONAL ENGINEER

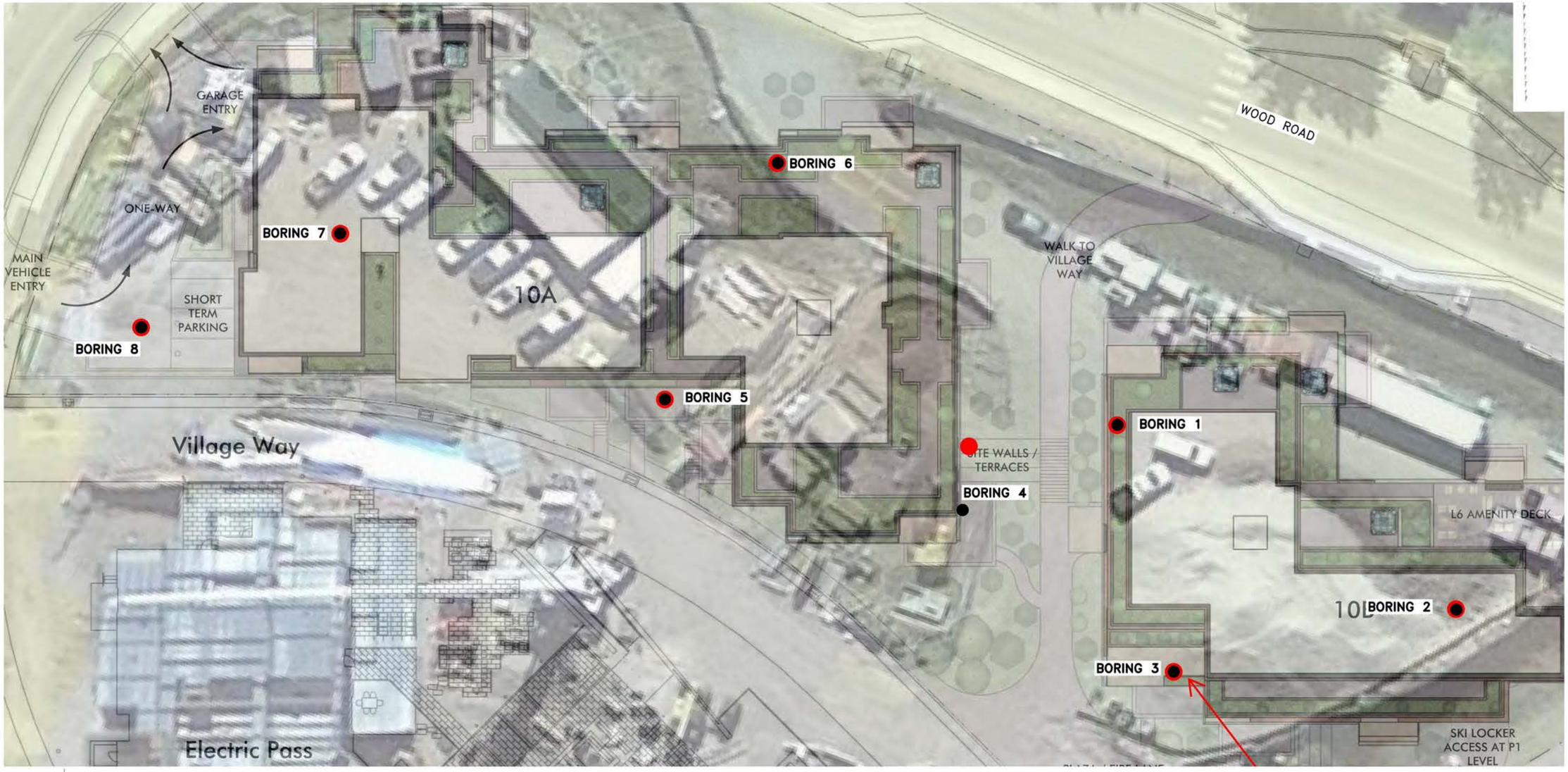
Steven L. Pawlak, P.E.

Reviewed by:

Daniel E. Hardin, P.E.

SLP/kac

Cc: East-West Partners – Travis Lindahl (tlindahl@ewpartners.com)



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APPROXIMATE SCALE–FEET

22–7–416	Kumar & Associates	BUILDING 10A AND 10B	LOCATION OF EXPLORATORY BORINGS	Fig. 1

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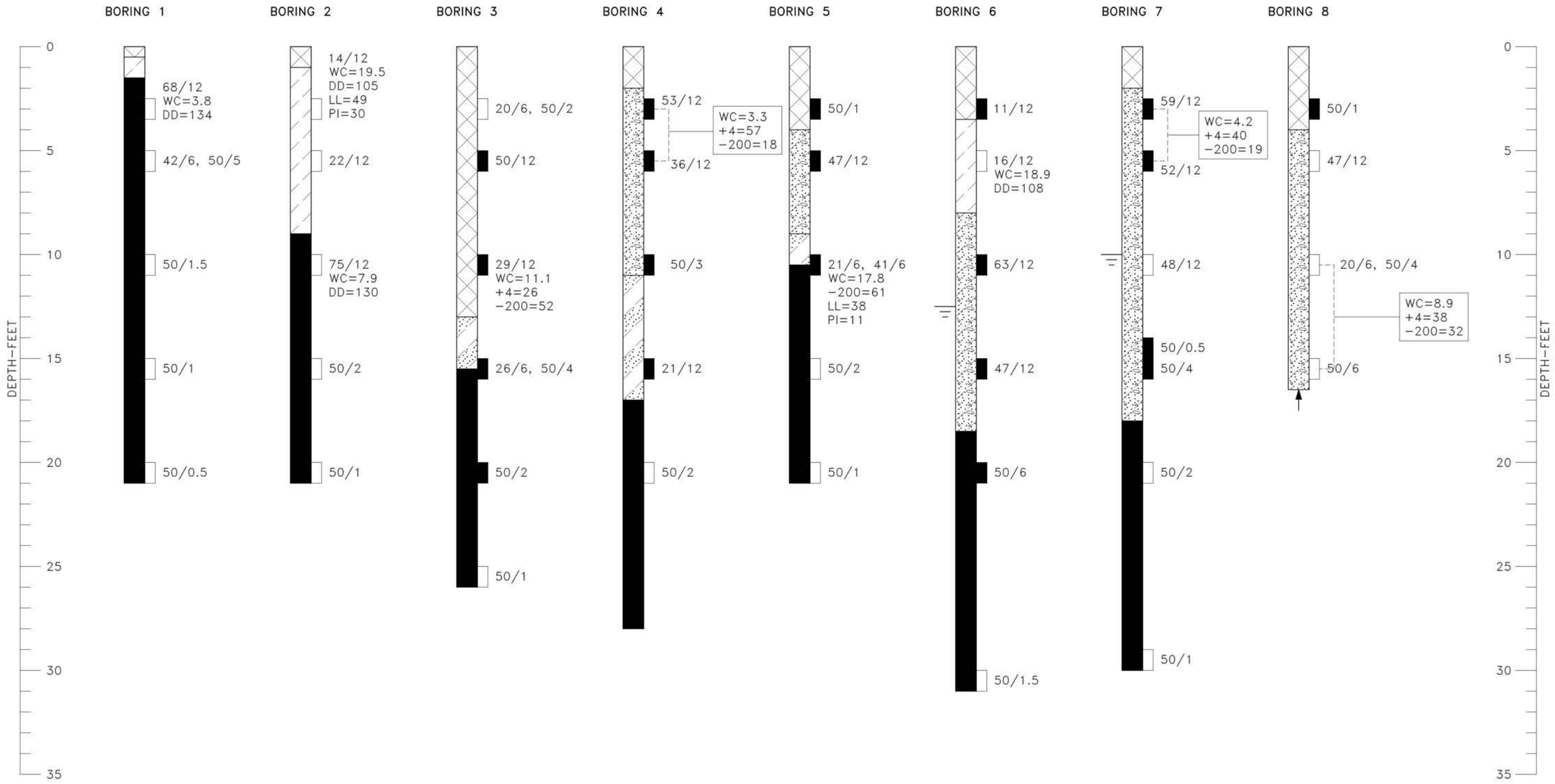

22-7-416	Kumar & Associates	BUILDING 10A AND 10B	LOGS OF EXPLORATORY BORINGS	Fig. 2

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LEGEND

FILL: MIXED SILTY, CLAYEY SAND AND GRAVEL WITH COBBLES, SOME ORGANICS AND DEBRIS, LOOSE TO MEDIUM DENSE, MOIST, MIXED GRAY.

CLAY (CL); SANDY, SCATTERED GRAVEL, VERY STIFF, MOIST, BROWN, MEDIUM PLASTICITY.

CLAY AND SHALE FRAGMENTS (CL-SC); SILTY, VERY STIFF/MEDIUM DENSE, MOIST, DARK GRAY.

GRAVEL AND COBBLES (GC); CLAYEY, SANDY, PROBABLE BOULDERS, DENSE, MOIST, DARK GRAY.

CLAYSTONE BEDROCK; VERY HARD, SLIGHTLY MOIST, DARK GRAY, MANCOS SHALE.

DRIVE SAMPLE, 2-INCH I.D. CALIFORNIA LINER SAMPLE.

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68/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 68 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

DEPTH TO WATER LEVEL ENCOUNTERED AT THE TIME OF DRILLING.

PRACTICAL AUGER REFUSAL

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON JULY 11, 12 AND 13, 2022 WITH A 4-INCH-DIAMETER CONTINUOUS-FLIGHT POWER AUGER.
2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE NOT MEASURED AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED TO DEPTH.
4. THE EXPLORATORY BORING LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER LEVELS SHOWN ON THE LOGS WERE MEASURED AT THE TIME AND UNDER CONDITIONS INDICATED. FLUCTUATIONS IN THE WATER LEVEL MAY OCCUR WITH TIME.
7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216);
   +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D6913);
   -200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D1140);
   LL = LIQUID LIMIT (ASTM D4318);
   PI = PLASTICITY INDEX (ASTM D4318).

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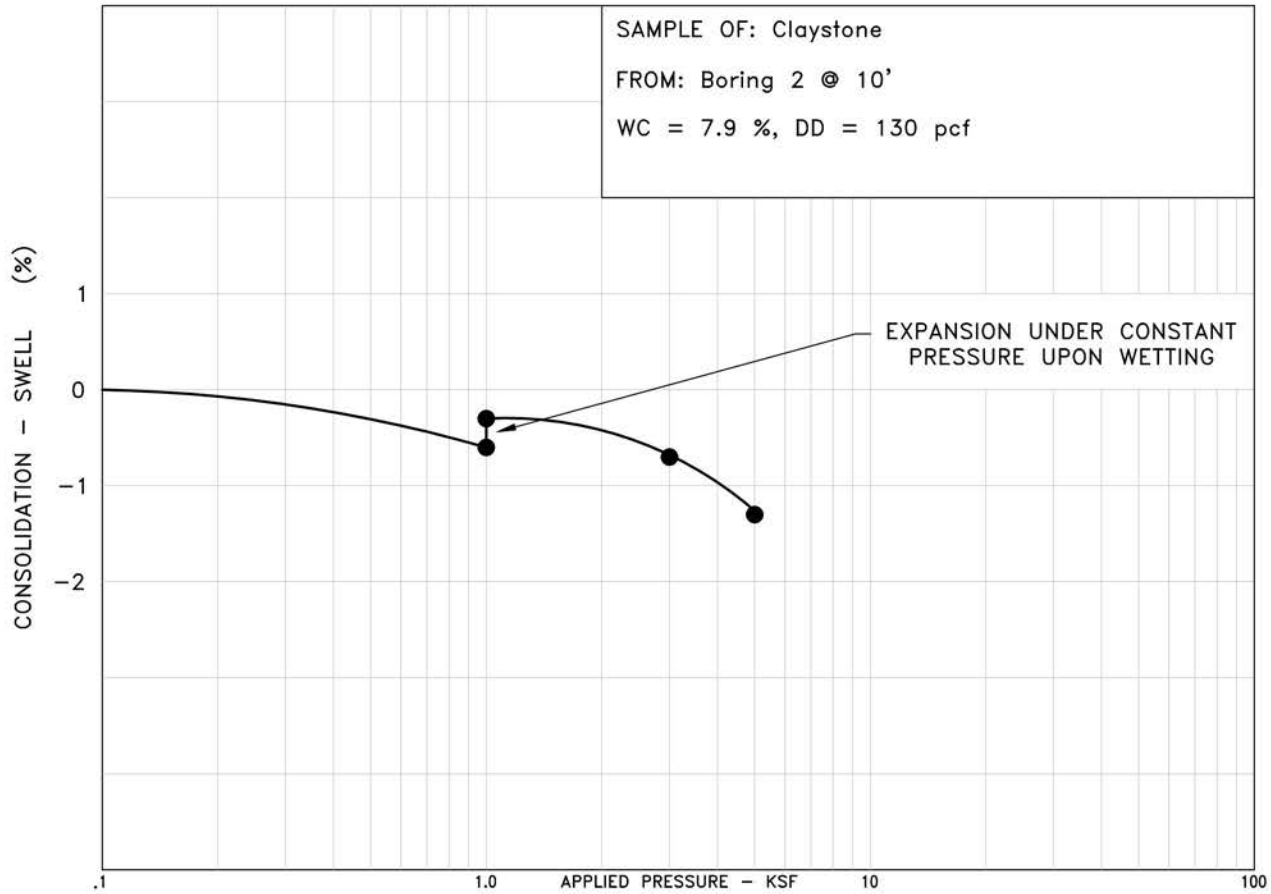

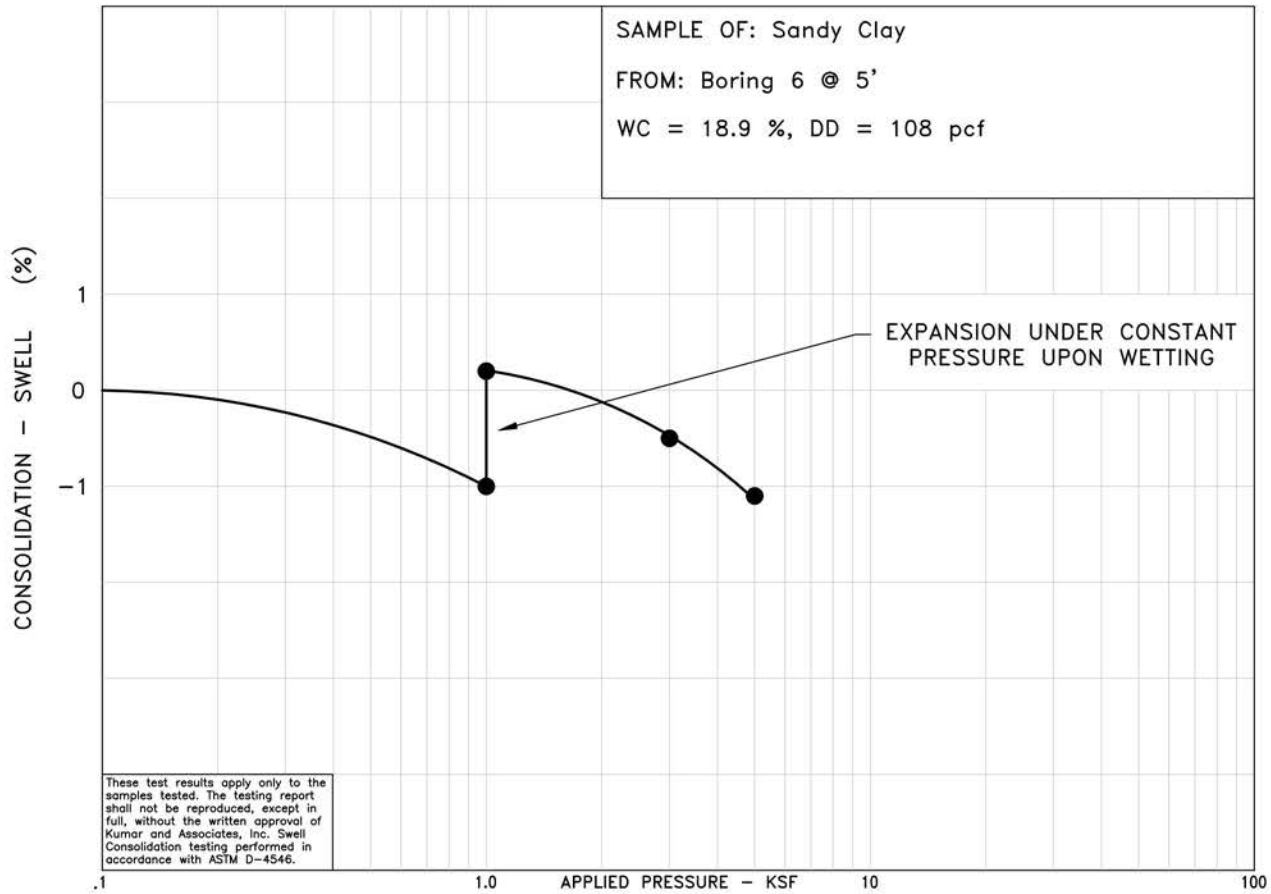

These test results apply only to the samples tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar and Associates, Inc. Swell Consolidation testing performed in accordance with ASTM D-4546.

22-7-416	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 4

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GRAVEL 26 % SAND 22 % SILT AND CLAY 52 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Sandy Clay with Shale Gravel (Fill) FROM: Boring 3 @ 10'

GRAVEL 57 % SAND 25 % SILT AND CLAY 18 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Clayey Sandy Gravel FROM: Boring 4 @ 2.5' and 5' Combined

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

22-7-416	Kumar & Associates	GRADATION TEST RESULTS	Fig. 5

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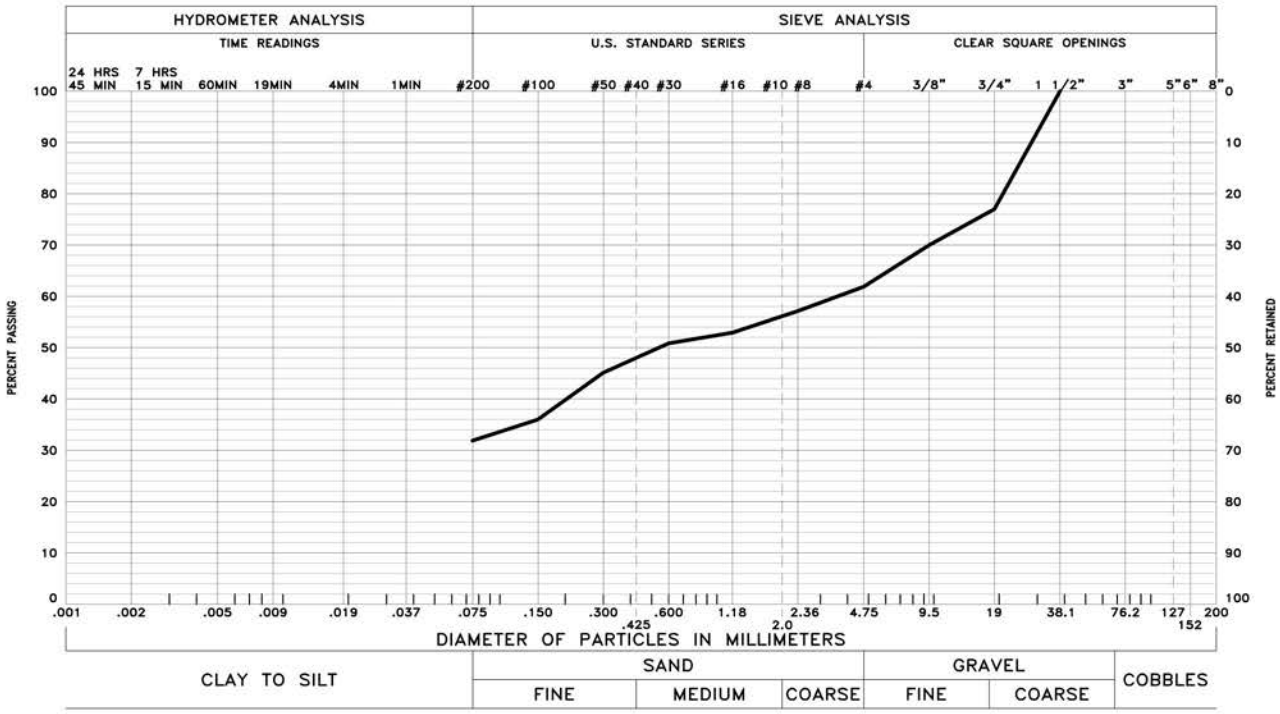
GRAVEL 40 % SAND 41 % SILT AND CLAY 19 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Clayey Sand and Gravel FROM: Boring 7 @ 2.5' and 5' Combined



GRAVEL 38 % SAND 30 % SILT AND CLAY 32 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Clayey Sandy Gravel FROM: Boring 8 @ 10' and 15' Combined

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

22-7-416	Kumar & Associates	GRADATION TEST RESULTS	Fig. 6

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Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Project No. 22-7-416

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
1	2½	3.8	134								Claystone
2	2½	19.5	105				49	30			Sandy Clay
	10	7.9	130								Claystone
3	10	11.1		26	22	52					Sandy Clay with Gravel (Fill)
4	2½ & 5 combined	3.3		57	25	18					Clayey Sandy Gravel
5	10	17.8				61	38	11			Sandy Clay with Shale Fragments
6	5	18.9	108								Sandy Clay
7	2½ & 5 combined	4.2		40	41	19					Clayey Sand and Gravel
8	10 & 15 combined	8.9		38	30	32					Clayey Sandy Gravel

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

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email: kaglenwood@kumarusa.com
www.kumarusa.com

An Employee Owned Company

Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, and Summit County, Colorado

September 9, 2022

SV Building 10A Development, LLC
Attn: Ellen McCready
P.O. Box 5550
Snowmass Village, Colorado 81615
emccready@ewpartners.com

Project No. 22-7-416

Subject: Boring Elevation Addendum, Proposed Building 10A and 10B, Lot 6, Base Village, Wood Road, Snowmass Village, Colorado

Dear Ms. McCready:

As requested, we have provided boring log surface elevations based on the contour plan provided by Sopris Engineering. We previously conducted a subsoil study for design of foundations at the site and presented our findings in a report dated August 18, 2022, Project No. 22-7-416.

The exploratory boring location, logs and other information are presented in the attached Figures 1, 2 and 3. Note that the fill at Boring 3 may have been an over estimated depth and an exploratory pit to evaluate the depth to natural soils may be useful to better delineate impacts on proposed improvements design and construction.

If you have any questions or need further assistance, please call our office.

Sincerely,

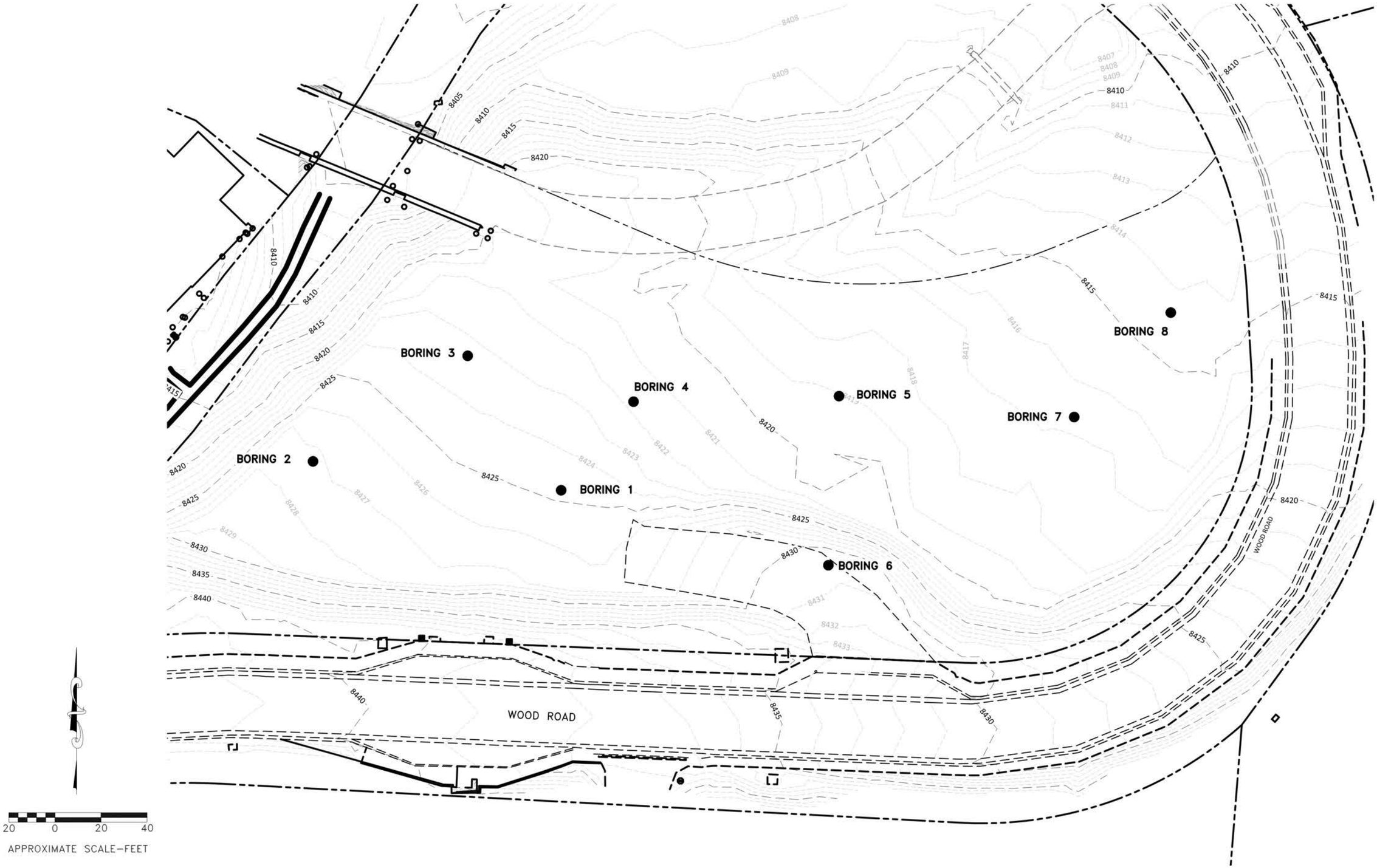
Kumar & Associates, Inc.

COLORADO REGISTERED PROFESSIONAL ENGINEER
STEVEN L. PAWLAK
15222
9/16/22

Steven L. Pawlak, P.E.
SLP/kac

Attachments: Figure 1 – Location of Exploratory Borings
Figure 2 – Logs of Exploratory Borings
Figure 3 – Legend and Notes

cc: East-West Partners – Travis Lindahl (tlindahl@ewpartners.com)



22–7–416A	Kumar & Associates	BUILDING 10A AND 10B	LOCATION OF EXPLORATORY BORINGS	Fig. 1

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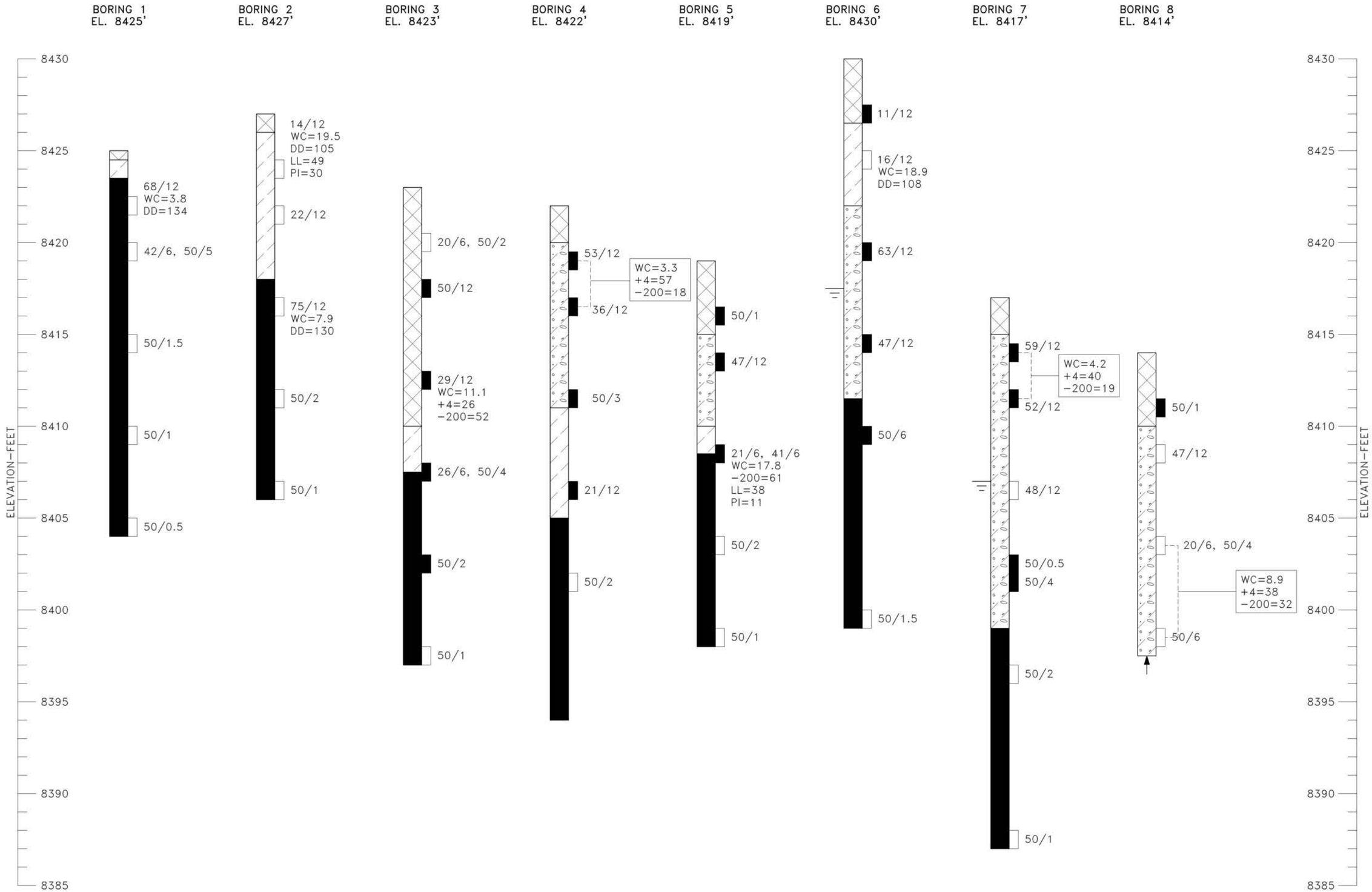

22-7-416A	Kumar & Associates	BUILDING 10A AND 10B	LOGS OF EXPLORATORY BORINGS	Fig. 2

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LEGEND

FILL: MIXED SILTY, CLAYEY SAND AND GRAVEL WITH COBBLES, SOME ORGANICS AND DEBRIS, LOOSE TO MEDIUM DENSE, MOIST, MIXED GRAY.

CLAY (CL); SANDY, SCATTERED GRAVEL, VERY STIFF, MOIST, BROWN, MEDIUM PLASTICITY.

CLAY AND SHALE FRAGMENTS (CL-SC); SILTY, VERY STIFF/MEDIUM DENSE, MOIST, DARK GRAY.

GRAVEL AND COBBLES (GC); CLAYEY, SANDY, PROBABLE BOULDERS, DENSE, MOIST, DARK GRAY.

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3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE OBTAINED BY INTERPOLATION BETWEEN CONTOURS ON THE SITE PLAN PROVIDED.
4. THE EXPLORATORY BORING LOCATIONS AND ELEVATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
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Base Village Buildings 10A & 10B, Site-Specific Development Plan
Summary of SIA Requirements

Per the Amendment to Subdivision Improvements Agreement for the Base Village Planned Unit Development (Rec No. 672239), obligations regarding snowmelt, trails and landscape improvements for each future Base Village lot are to be described within the Site-Specific Development Plan. The following improvements are applicable to Lot 6:

a. **Landscaping Improvements as generally depicted in the SSDP Landscape Plan. Landscaping within the right-of-way is anticipated to contain irrigation. Per the Base Village SIA, the development entity will provide a performance bond to the Town for 100% of the landscape improvements.**

b. **Pedestrian Access improvements as generally depicted the SSDP Landscape and Site Plans package and described within the SSDP application, including**

- **(i) an extension of the sidewalk to be located within the ROW and to connect from the existing end point on the southern side of Lot 7 to the Village Walk. Consistent with the existing sidewalk that borders the site and continues around Lot 5, maintenance of this final section of sidewalk will become the obligation of the Town upon Certificate of Occupancy of the project.**
- **(ii) a new surface connection between 10A and 10B that will be a minimum of 8' wide, snowmelted, lighted and publicly accessible.**

c. **Snowmelt. The Applicant plans to install a snowmelt system to serve the project's pull-off area adjacent to Wood Road and driveway entrance within the Wood Road right-of way, as generally depicted in the SSDP Landscape and Site Plans. The Applicant acknowledges that a right of way license agreement will be required with the Town's Public Works Department stating that the improvements installed within the ROW, including but not limited to the driveway, pull-off, snowmelt, landscaping, lighting, and underground utilities will be installed at the Applicant's expense and maintained by the Applicant/Owner. The maintenance obligation will then be assigned the building's homeowners' association through the HOA Declaration.**

d. **Fire Gear Cache Funds. Building 10A will contain a fire control room. The fire control room and fire alarm panel will be installed by the Applicant and maintained by the Owner, with such maintenance obligation assigned to the building's homeowners' association through the HOA declaration. The Applicant will also provide Roaring Fork Fire Rescue (RFFR) with $10,000 per building in funding to purchase firefighting equipment that will be installed and stored within the fire control center. The Applicant's obligation regarding this equipment is**

limited to the initial funding; any equipment will be provided, maintained, and replaced by RFFR.

e. **Shoring. Shoring soil nails and tie backs will extend beyond the property line along the southern boundary with the Wood Road ROW. Shoring design will be completed prior to building permit by the contracted shoring subcontractor and plans will be submitted to show the spacing and depth of the soil nails. The applicant acknowledges that there are utilities within Wood Road, with which this shoring system will not conflict. Nor will it impact the structural integrity of the existing roadway or sidewalk. The shoring will be temporary in nature, meaning it is only required to remain in place during construction of the lower levels of the buildings. However, it is typical that the soil nails remain in place permanently, or until such time that deep excavation beneath the existing ROW utilities would be required. This type of shoring that extends into the ROW has not yet been done within Base Village, but is common practice in the area, particularly within the City of Aspen. The Applicant acknowledges that a right of way license agreement will likely be required with the Town's Public Works Department for the shoring system.**

Town of Snowmass Village
Agenda Item Summary

DATE OF MEETING:

May 1, 2023

AGENDA ITEM:

Town Park Owner's Update

PRESENTED BY:

Andy Worline *Parks, Recreation & Trails Director*
Riley Bonilla *Assistant Parks, Recreation & Trails Director*

BACKGROUND:

The Town Park project has been "in process" for almost 20 years after the first master plan for the area was completed in 2003. Since that time, several design plans have been developed for the park, and many recreation and park amenities have been constructed on the site. Despite these significant improvements, Town Park has not been fully completed.

Completion of the Town Park project is a long-standing goal for the community. Once complete it will have a significant positive impact on the quality of life for our residents by providing numerous opportunities for citizens to enjoy the great outdoors.

Staff is committed to making this project a reality; however, increases in construction, labor, and material costs, and delays in timing, have impacted this project budget. Although final pricing is not complete, it appears the total appropriation for the project is approximately $1 million short of the projected costs or, said differently, the project is approximately $1 million over budget. The total expected cost for the Town Park construction project is currently $6,252,603.00. This includes the land improvements and the maintenance facility. At the start of 2023, $5,373,202.66 was available to spend. While significant, Staff is confident the funds are available to still move the project forward. Staff suggests using the funds from the Holy Cross Energy (HCE) Community Enhancement Fund and the RETT Fund to close the gap in cost. In addition to adding these revenue sources, Staff will continue to work with the contractors to narrow down the costs. Assuming the Council agrees with his approach, Staff will present a formal budget ordinance asking for this additional appropriation.

Construction for the project is planned to begin after the final Snowmass Western Heritage Association's (SWHA) rodeo in 2023 and conclude in the Spring of 2024 before the next rodeo season. Utilizing the amended budget of approximately $6.3 million for 2023, this project will complete the development of the multi-purpose activity fields north of the rodeo arena, the parking lot to the south of the rodeo arena, a

filtration pond to protect the water quality, the reorientation of the rodeo grounds, the installation of a bleacher structure, and lastly, the construction of the Parks & Trails maintenance facility.

The planned maintenance facility has always been considered to fit under, and incorporate into, the new bleacher structure. This maintenance facility will be a central hub for our Parks & Trails Maintenance team and their equipment. The planned facility will have garage bays for equipment and maintenance, office space, a restroom, a workshop, and storage for all equipment and supplies (currently stored around Town and outside). Investigations into building requirements and its required fire suppression were significant factors that led the design team to delay the construction start date from the Fall of 2022 to the Fall of 2023. Through the 2023 budget process, the Town Council agreed to add the maintenace facility to the project and approved an additional $1 million to complete the building The much-needed space and maintenance facility will contribute to the Department's continued success now and into the future while utilizing the limited space at Town Park in the most efficient way possible.

Acknowledged in the POSTR Plan in 2016, the Town's Comprehensive Plans, and Council Goals, the completion of the Town Park was identified as a priority for the community and received the direction to develop a Town Park Master Plan.

Town Council approved the Town Park Master Plan in March of 2021 through Resolution No. 8. It provided staff, by the adoption of policy objectives and community goals, the direction to proceed in making improvements at the entryway of Snowmass Village.

The POSTR Advisory Board and the Town conducted numerous meetings with community groups, stakeholders, and Town Council to review the design to create the best option possible for all areas of Phase One. After a consensus was met, the Town took the project to the Planning Commission for review.

The Planning Commission reviewed the Special Review Application and conducted a site visit. On July 13, 2022, the Commission unanimously approved Resolution No. 3 Series of 2022 and suggested items to amend the project, ultimately recommending the Town Council approve the plan.

The Town Council unanimously approved the Town Park Special Review Application, Ordinance No. 5 Series of 2022, on August 1, 2022, granting permission for staff to pursue the construction of the proposed Town Park plan.

As a reminder of previous reviews, the arena lighting and cellular plan, parking lot surface, and parks maintenance facility under the bleachers were reviewed by the Council for direction to move forward. The current lighting configuration will consist of four, 40 ft tall light poles. The new parking lot will be built with a permeable, recycled asphalt surface in front of the arena and adjacent to Brush Creek Road. The maintenance facility will only incorporate a staff restroom, not a public restroom.

FINANCIAL IMPACT:

The total projected cost of this project is currently $6.3 million. This includes the Parking Lot, Rodeo update, flex fields, and Parks & Trails maintenance facility.

The HCE Community Enhancement Fund is created by a annual contribution from Holy Cross Energy to the Town each year. The contribution is called for in the Franchise Agreement with Holy Cross. The fund is designed to make a difference in people's lives and the communities in which they reside. The Council keeps these revenues set aside and attempts to utilize the funds for capital projects. The most recent use of the funds was for Town solar project installation.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

The Town Council will:

1) Adopt a Master Plan for Town Park that will guide future physical improvements and will actively implement the creation of the community-oriented space

COUNCIL OPTIONS:

The fundamental question before the Council is whether or not to move the project forward and designed. Assuming the support for the project remains strong, then Council will need to take recommended actions below.

STAFF RECOMMENDATION:

It is the recommendation of Town Staff that:
The Council:

1) Approve design for Enclosed Maintenance Facility Structure
2) Recommend Administrative approval of the land use for the Maintenance Facility.
3) Direct staff to prepare an ordinance appropriating the necessary additional funds.

ATTACHMENTS:

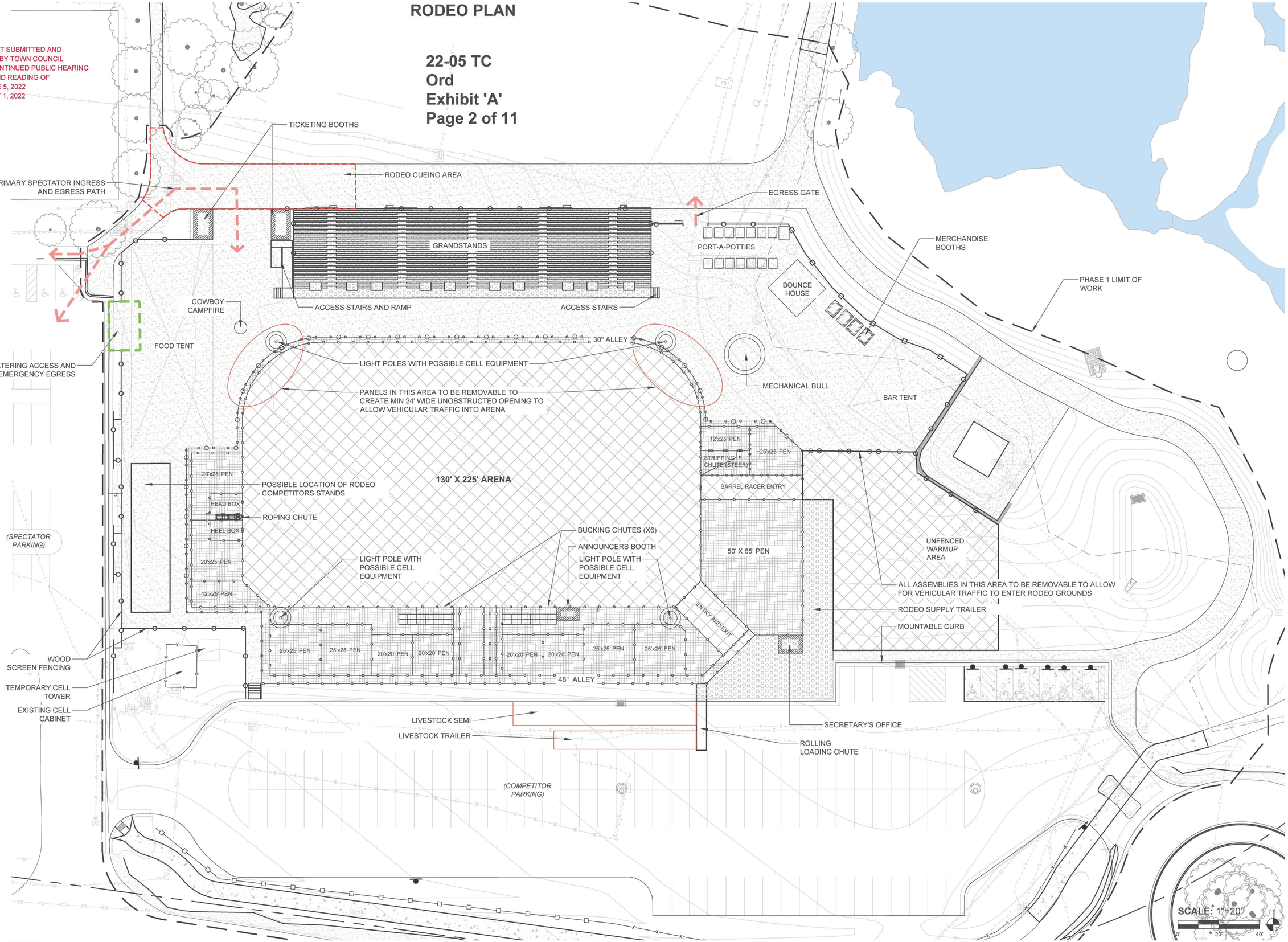
1 Town Park Master Plan
2 Overall phase 1 site plan
3 Maintenance Facility

FINAL MASTER PLAN

RODEO PLAN

AMENDMENT SUBMITTED AND ACCEPTED BY TOWN COUNCIL DURING CONTINUED PUBLIC HEARING AND SECOND READING OF ORDINANCE 5, 2022 ON AUGUST 1, 2022

22-05 TC
Ord
Exhibit 'A'
Page 2 of 11



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330 MARKET STREET | SUITE 301 | BASALT | CO | 81621
WWW.CONNECTONEDESIGN.COM | 970.927.4157

SNOWMASS TOWN PARK
2835 BRUSH CREEK ROAD
SNOWMASS VILLAGE, CO 81615

Drawn By: EW/CS Checked By: ST

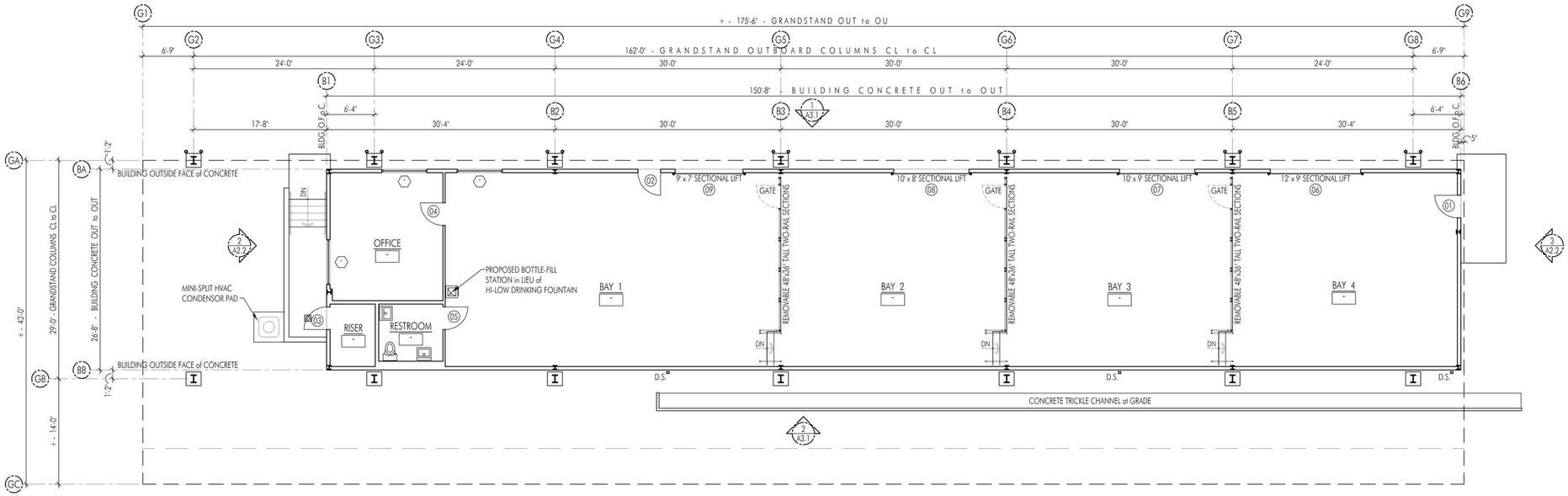
ISSUE & REVISION DATES	
30% DD	07/30/2021
30% DD revised	09/16/2021
30% DD Scope-Defined	02/09/2022
60% Design Set	06/08/2022
Building Permit Set	06/28/2022

Plot Date: 08/04/22 Project #: 355.2

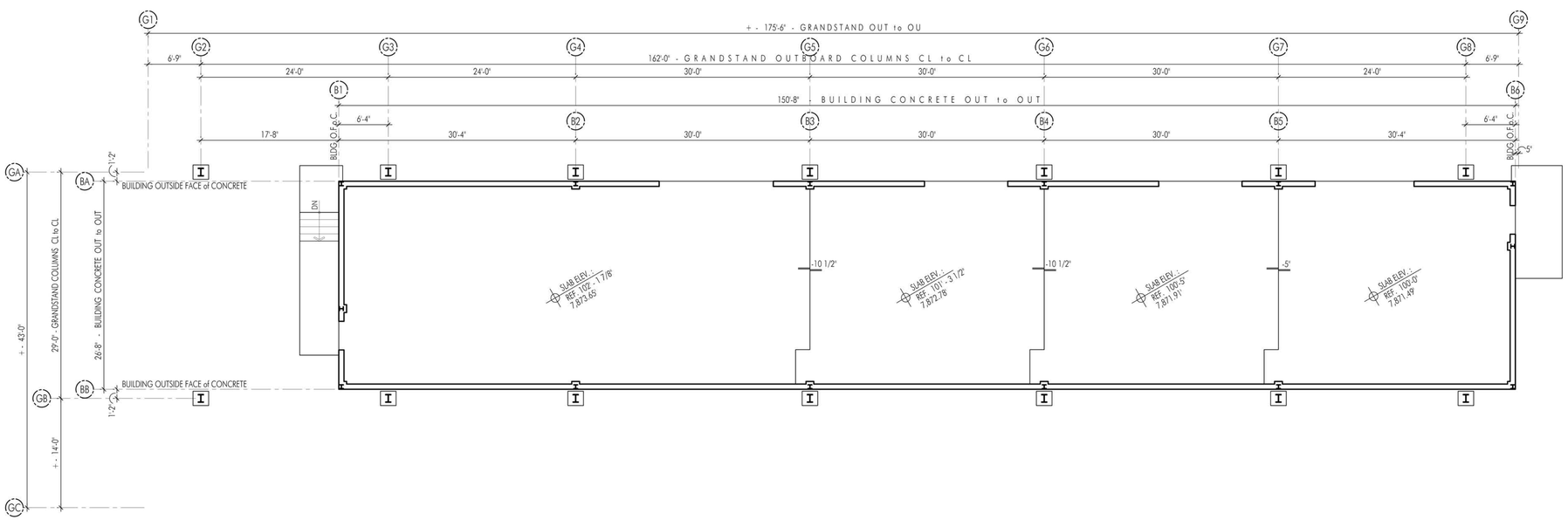
22-05 TC
Ord
Exhibit 'A'
Page 2 of 11

RODEO PLAN

L.1.03



2 A2.1 BUILDING PLAN
SCALE : 1/8" = 1'-0"



1 A2.1 SLAB PLAN
SCALE : 1/8" = 1'-0"

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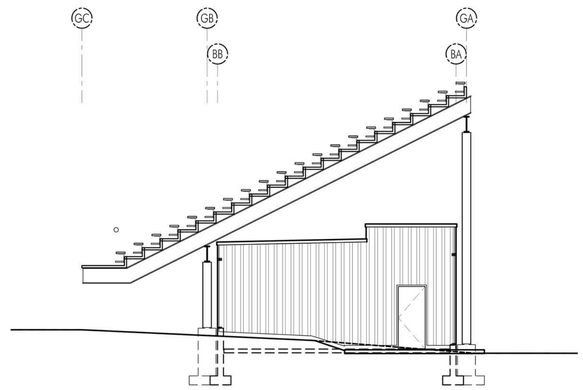
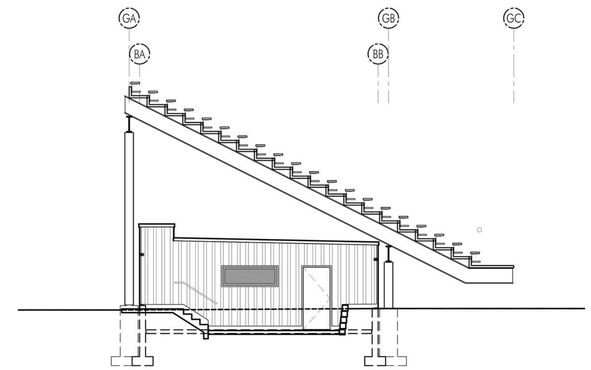
PLAN DRAWINGS

SHEET NO.
A2.1



2 A2.2 EAST ELEVATION
SCALE : 1/8" = 1'-0"

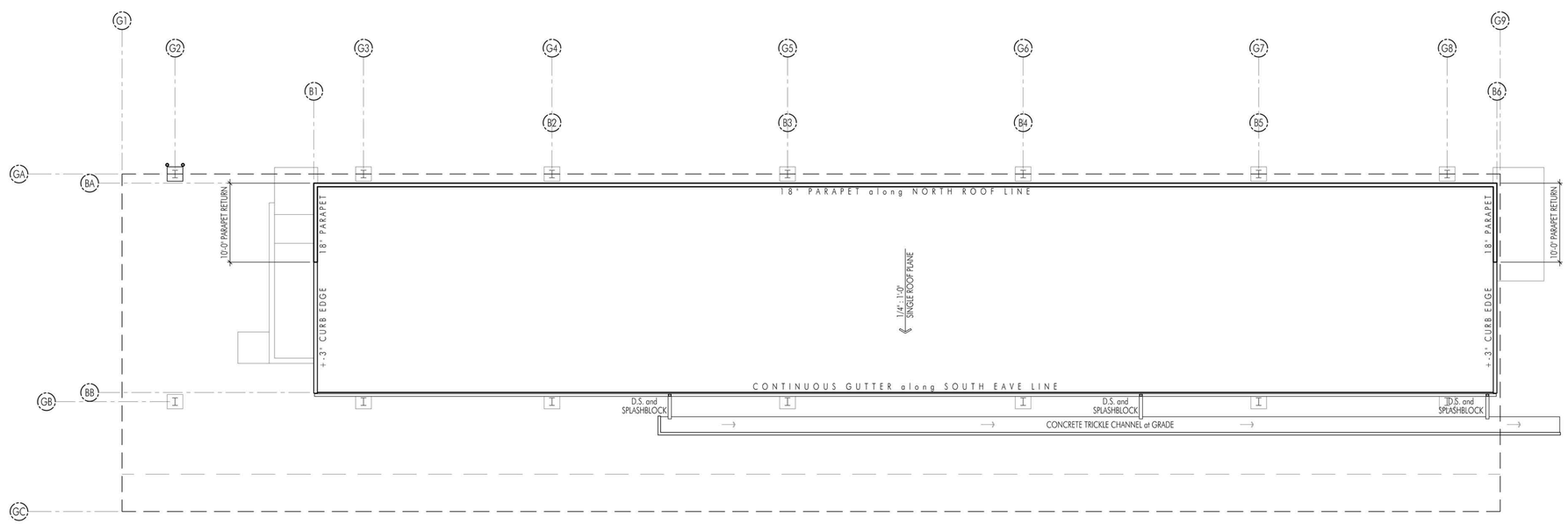


3 A2.2 WEST ELEVATION
SCALE : 1/8" = 1'-0"

EXTERIOR MATERIALS PALETTE :

RIBBED / CORRUGATED METAL SIDING with MURIATIC ACID BATH or SIMILAR to PRODUCE RUST EFFECT MATCHING THAT on VILLAGE EVENTS CENTER.
NOTE : IECC TABLE C402.1.3 REQUIRES EXTERIOR WALLS to INCLUDE MINIMUM R-7.5 CONTINUOUS INSULATION in the WALL ASSEMBLY.
AT the CONTRACTOR'S OPTION, the FINAL EXTERIOR SIDING can UTILIZE INSULATING METAL PANEL SYSTEM or INCLUDE the REQUIRED CONTINUOUS INSULATION behind FINISH VENEER.

NOTES :
1. MATERIALS SHOWN in ELEVATION shall RETURN on SIDE WALLS to STOP at NEXT PLANE BACK to behind VIEW PLANE.
2. PRIOR to PLACING ANY MATERIAL ORDERS, PROVIDE SAMPLES for REVIEW and APPROVAL of MATERIALS, COLORS, etc.



1 A2.2 ROOF PLAN
SCALE : 1/8" = 1'-0"

ROOFING NOTES:

R1. NEW ROOFING at ADDITION shall be 80-mil T.P.O. MEMBRANE ROOFING with 30-YEAR WARRANTY. T.P.O. ROOFING shall be TAN / BEIGE COLOR. PROVIDE SAMPLES for APPROVAL PRIOR to PLACING ANY ORDER. INSTALL ALL ROOFING and UNDERLAYMENT in STRICT ACCORDANCE with the MANUFACTURER'S WRITTEN SPECIFICATIONS and INSTRUCTION in ORDER to FULFILL ALL REQUIREMENTS of WARRANTY.

R2. PROVIDE CONTINUOUS MINIMUM R-35 RIGID INSULATION above ROOF DECK per IECC TABLE C402.1.3. THE RIGID INSULATION shall FUNCTION as an AIR-IMPERMEABLE LAYER. SEAL ALL PERIMETER EDGES of EACH INDIVIDUAL SHEET INTERIOR SURFACE to FORM a CONTINUOUS LAYER. PROVIDE MINIMUM 1/2" PROTECTION BOARD above INSULATION. INSULATION THICKNESS DETERMINED per the REQUIRED MINIMUM R-VALUE.

R3. PROVIDE FULL METAL FLASHING at ALL ROOF SLOPE CHANGES, ROOF/WALL INTERSECTIONS and ROOF PENETRATIONS. PENETRATIONS of VENTS or SIMILAR ITEMS shall be PROVIDED with a PURPOSE-MADE FLASHING BOOT SET in a FULL MASTIC BED.

R4. GUTTER and DOWNSPOUT LOCATIONS as PORTRAYED in the DRAWINGS. ALL DOWN-SPOUTS shall be PRE-FORMED, PRE-FINISHED +-5" SQUARE FROST-FREE TYPE.

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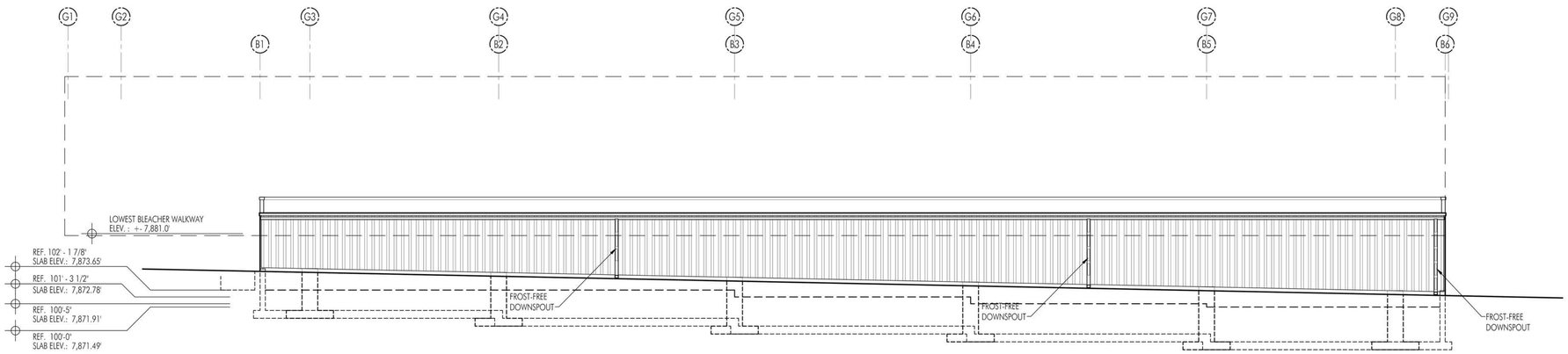
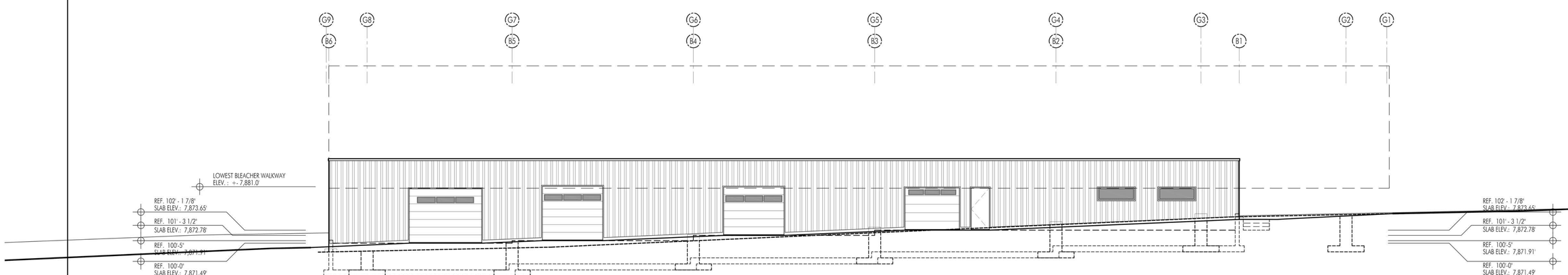
ROOF PLAN

SHEET NO.
A2.2



2 A3.1 SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



1 A3.1 NORTH ELEVATION
SCALE : 1/8" = 1'-0"

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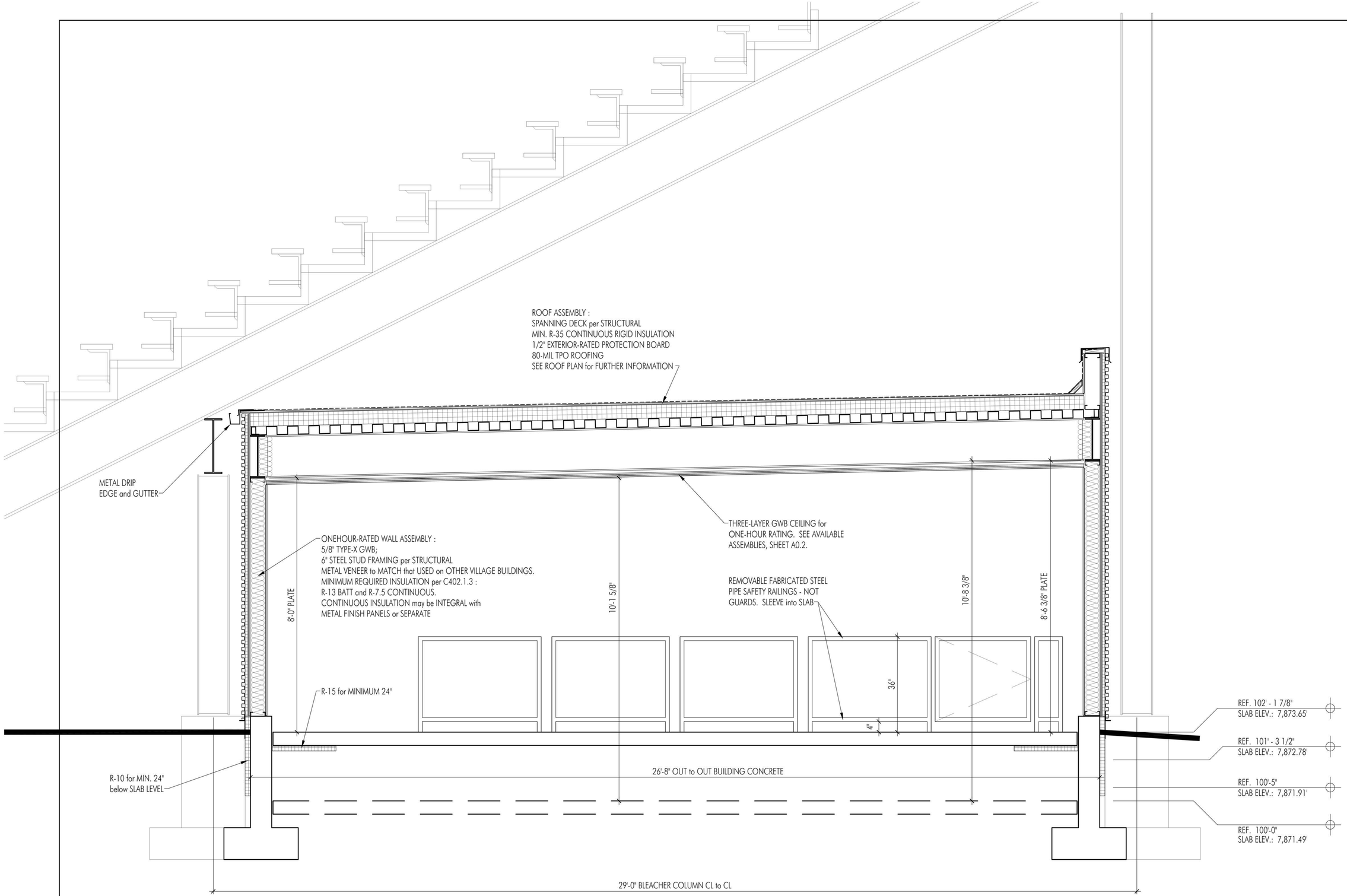
ELEVATIONS

SHEET NO.
A3.1



1 A4.1 TYPICAL BUILDING SECTION
SCALE : 3/4" = 1'-0"

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TYPICAL SECTION

SHEET NO.
A4.1