



Planning Commission
Wednesday, January 17, 2024
4:00 PM
130 Kearns Road
Council Chambers
Agenda

- 1. ROLL CALL**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.a. APPROVAL OF 1.3.2024 MEETING MINUTES**
[1.3.2024 Meeting Minutes.doc](#)
- 3. ITEMS FOR DISCUSSION**
 - 3.a. DRAW SITE WORKFORCE HOUSING - SKETCH PLAN APPLICATION**
[AGENDA SUMMARY PC Mtg - Draw Site PUD 01172024 final.pdf](#)
[PC draft Reso 1 Draw Site Workforce Housing.pdf](#)
[Attachment B - SMC Road Design & Profiles_Civil Set.pdf](#)
[Attachment C - Draw Site PC Meeting Presentation 20-DEC-23.pdf](#)
[Attachment D - Draw Site Referral Comments.pdf](#)
[Attachment E - Community Development Director Email.pdf](#)
[Attachment F - Housing Dept. follow up memo 12.22.2023.pdf](#)
[Attachment G - Res No. 34 of 1988.pdf](#)
- 4. COMMUNITY DEVELOPMENT DIRECTOR UPDATES**
- 5. ADJOURNMENT**

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION
MEETING MINUTES

January 1, 2024

Members Present:

Brian Marshack, Chair
Matthew Dube, Vice Chairman
Jim Gustafson
Stan Clauson
David Seglin
Doug Faurer
Elese Denis

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Betsy Crum
Clint Kinney

Members Absent:

Others Present:

Patrick Rawley
Erica Goldon
Molly Somes
Janet Iverson
Raul M. Morales
Sara Duffin

Call to order: The meeting was called to order at 4:02 p.m. by Brian Marshack, Chair.

Item 1: Approval of December 20, 2023, Meeting Minutes:

The Minutes from the 12/20/2023 meeting were brought up for approval. Chair Marshack made a motion to approve, seconded by Commissioner Gustafson and approved unanimously.

Item 2: Draw Site PUD Application:

Brian McNellis, Senior Planner, opened the meeting by highlighting the extensive review and background of the application. Dave Shinneman, Community Development Director, shared that the staff has prepared a response to prior feedback on each of the standards which was included in the meeting packet.

Betsy Crum, Housing Director, gave an overview of the demand and unit mix stating that it mirrors the current waiting list. Ms. Crum clarified the square

footage estimates given for the proposed Draw Site are comparable to the Town's existing unit portfolio.

Patrick Raleigh from Raleigh Design Planning clarified some points related to the maximum height and parking requirements.

The Planning Commission Members agreed to go through the eight Sketch Plan Review Standards one by one.

The Planning Commission discussed the first standard, "use" and unanimously agreed that the proposed use for the site was appropriate.

Commissioners discussed the second standard, "comprehensive plan" and generally agreed that the project was consistent with the comprehensive plan.

Commissioners moved to a discussion of the third standard, "architecture and landscaping" focusing on mass, scale, density, appropriateness of location, and open space.

Commissioner Gustafson expressed concerns about the mass, scale, and density of the buildings, especially regarding their compatibility with the surrounding community. The commissioners expressed a desire to see more articulation in the elevations and explore alternative approaches. Commissioners discussed the height of the buildings, traffic concerns, and the need for creative solutions to fit the mountain town context. There was a discussion about the measurement of height and the visual perception of the facade.

Clint Kinney, Town Manager, emphasizes the limitations at the sketch plan stage and the difficulty in providing detailed architecture.

Comparison was made with Base Village; the discussion highlighted the need to consider the visual impact of buildings across the slope and the context of the site. Commissioners emphasized the topography surrounding the buildings and the impact on the perception of mass. The commission discussed the exploration of different roof lines to potentially alleviate mass and scale concerns.

The discussion moved on to the next steps, including providing recommendations to the design team and possibly adjusting the height and articulation of buildings. The Commissioners agreed on the importance of creative solutions to address concerns while maintaining the density needed by the project. The Commissioners requested staff prepare a affirmative response on the mass and scale with conditions for increased articulation and vertical elements. It was generally agreed that more detailed architectural elements would be reviewed with the Preliminary Plan.

92
93 There was a discussion on the preservation of open space and steep slopes as
94 much as possible. Commissioner Dennis emphasized the necessity of trade-
95 offs. Commissioners continued the discussion and discussed architectural
96 options on the site while maintaining the agreed-upon 80 units. Concerns were
97 raised about infrastructure needs, including retaining walls and drainage
98 areas. Discussion continued to explore ways to reduce the overall impact on
99 the site.

100
101 Ms. Crum emphasized the importance of livability, highlighting the need for
102 adequate space in units. The discussion acknowledged the challenge of
103 balancing the ambitious housing program with site constraints.

104
105 The Planning Commission moved the discussion to "Natural Resources and
106 Hazard areas". During the discussion concerns were raised about the proposed
107 detention pond on the draw side, particularly its feasibility on the sloping site.
108 Raul Morales with JVA entered the discussion about the retaining pond and
109 stated he is not entirely sure how the site currently functions, but they
110 included the existing survey. The Commissioners agreed further examination
111 was required to ensure the feasibility of the detention pond.

112
113 The discussion further moved to the road profile, with concerns about steep
114 slopes, sharp curves, and potential shadow casting by buildings.
115 Recommendations were made to consider mitigating measures, such as snow
116 melting or other design adjustments to address the road's steepness and
117 shadows.

118
119 The meeting concluded with a request for staff to prepare a draft resolution,
120 incorporating discussions on various topics discussed. The remaining topics,
121 including parking, timetable, and community welfare, were deferred to the next
122 meeting.

123
124 The staff was tasked with preparing a draft resolution reflecting the progress
125 and discussions during the meeting.

126
127 Item 3: Community Development Director Updates:

- 128 - Draw Site Sketch Plan meeting was continued to January 17, 2024.
129 - The November 6, 2024, meeting has a conflict with room availability- and
130 will be moved to November 13, 2024.
131 - AEU discussion and Snowmass Mountain PUD will be deferred to later
132 meetings.

133
134 Motion to adjourn by Chair Marshack and seconded by Commissioner Denis.

135
136 The meeting was adjourned at 5:59 P.M.

Town of Snowmass Village

Planning Commission

Meeting

Date: January 03, 2024

Agenda Item: Draw Site Workforce Housing – Sketch Plan PUD

Presented By: Brian McNellis, Senior Planner AICP/MLA
Dave Shinneman, Community Development Director

Applicant Team:

- Applicant: The Town of Snowmass Village
- Project Coordination: Betsy Crum – Housing Director
- Representative: Patrick Rawley - Rawley Design Planning LLC
- Architect: Erica Stahl - 2757 Design

Legal Description:

Parcels C and D - Faraway Ranch North Subdivision (vicinity map below)



I. Background:

The proposed Draw Site Workforce Housing application was submitted for Sketch Plan review on September 18, 2023. Prior to the submittal of a Sketch Plan, the Town Council held several work sessions and tested many design options. After these work sessions the Town held an Open House on May 31, 2023, to allow for a presentation and informal discussion of plans for the Draw site Workforce Housing Project. Information was provided at the meeting and on the Town's website. This information was used by the Town prior to a request for a Pre- Sketch Plan Joint Council and Planning Commission meeting. This meeting was held in July to allow for an informal discussion with the applicant, public officials (Planning Commission and the Town Council), and the public. After these meetings this application was received for a PUD - Sketch Plan Joint Meeting with the Planning Commission and the Town Council, and this meeting was held on November 20th, 2023. After these meetings the Planning Commission held its own review of the application on December 20th, 2023 and January 3rd, 2024. The Planning Commission has now continued their review of the application until January 17th, 2024.

On a Town owned property located directly northwest of Town Hall, the applicant wishes to develop 80 multi-family, restricted, workforce housing units in two buildings - 67,000 square feet each (40 units in each building consisting of **48** one-bedroom units, **24** two-bedroom units, and **8** three-bedroom units). The buildings will comprise 4 stories of above-grade residential development on top of parking and storage areas (5 stories total as seen from the downhill side). The two-building option was chosen by the applicant after receiving comments through the work sessions, Open House, and Joint meetings with the Planning Commission. The project proposal also includes a lower two-story centralized parking structure that includes a roof-top common area. Going to the two-building option with the lower 2-story parking garage increased the light between the buildings and reduced the mass of 3 buildings on the site.

The property is currently zoned SPA-1. The Town is proposing the property be rezoned to Multi Family (MF) and use the planned unit development (PUD) process to review and permit variations from the strict application of the MF standards. The Land Use Code states the following intent as it pertains to the SPA-1 zone:

There are areas within the Town where development existed prior to incorporation of the Town and the establishment of municipal zoning. It is the purpose of the Specially Planned Area (SPA-1 and SPA-2) zone districts to establish standards that are applicable to existing development within said areas. Governmental Specially Planned Areas were established for the Fire Department and the Water and Sanitation District. Except as may be permitted pursuant to Section 16A-5-250(a)(10), Interim SPA (SPA-1 and SPA-2) Authorization, this is done by requiring the approval of a plan that establishes approved densities, uses, required parking and other development limitations for all or any portion of a property so designated. This plan shall be submitted and reviewed pursuant to the procedures and standards

of Article V, Division 3, Planned Unit Development, and shall constitute the zoning and development regulations for said area or building.

The Sketch Plan application may be accessed on the Town's web page:

<https://docs.tosv.com/WebLink/DocView.aspx?id=176822&dbid=0&repo=TOSV>

See Attachment D for the review comments received from internal departments and consulting referral agencies.

II. History:

Parcels C and D of the Faraway Ranch SPA (PUD) was previously dedicated to the Town of Snowmass Village in 1988 by warranty deed and was accepted via Resolution No. 34, Series of 1988, in exchange for credit for a portion of the required employee housing in the Faraway Ranch SPA (PUD) per Ordinance No. 22, Series of 1984, and the subdivision plat for Town Hall revealed there was/is remaining space for the potential access to and for the development of future workforce housing within the property .

The Draw Site is identified as an appropriate area for higher density residential development in the 2018 Comprehensive Plan (Plan). Regarding the Faraway Ranch North subdivision, the Plan specifically states, *"Higher density residential development could be accommodated on publicly owned parcels west of Town Hall and northeast of the existing Snowmass Center, providing needed housing for local employee and elderly populations. Housing should maintain a balance of free market and "restricted" employee units with a variety of housing types and sizes."*

The Comprehensive Plan goes on to identify Employee Housing as an overarching goal, stating, *"The Town should continue to provide and ensure that others also build many different types, sizes, and price points of housing intermingled in close proximity, with a range of living experiences from rural (where feasible) to more dense, so that there is something for everyone. The variety of dwelling types should include different sizes of detached single family houses, townhouses, and multifamily condo buildings. Residential units should be available for lease and for ownership. This allows young and old, singles and families having a range of income levels to find a home that suits their preferences and lifestyles. An additional benefit of this mix of housing types is that workers can live within walking distance of their jobs, rather than requiring that they commute to work, worsening traffic on local roads. Workforce housing should be in balance with the character and resources of the Town. As its primary housing goal, provide housing for 70 percent of full-time, year-round employees (60 percent of total employees).*

The Workforce Housing Master Plan adopted by the Town Council in 2021 identified the Draw Site as having significant potential for multifamily development as it is well-located and has long been identified for future housing development. The Plan describes the property as offering, *"the potential to develop as many as ninety (90) one, two, and three-bedroom units around a winding, switched-back drive. By utilizing some spaces under walkways, the site could potentially support 120 parking*

spaces (less than required by zoning but well over a ratio of 1 space per unit). This site could be developed in phases (the inner buildings or the outer buildings first) and lends itself to a combination of rental and ownership units. The consultants were able to provide density within the current steep topography and include water and debris retention areas onsite.”

III. Planned Unit Development (PUD) Process Provisions:

The Land Use and Development Code (Code) provides the process for the Staff, Planning Commission, and the Town Council to review the application for a Sketch Plan. Below Staff has provided the purpose and the intent provisions of the Code as they relate to the Sketch Plan. Further, this section provides eight (8) review standards to be used by the Planning Commission and the town Council to use in providing directions to the applicant on the Sketch Plan. This direction is to be provided in a Resolution and shall be forwarded to the town Council. After each review standard, Staff has provided information and a recommendation the Planning Commission may use or modify in a Resolution.

(a) **Purpose.** *The sketch plan review is an opportunity for the Town and the applicant to engage in an exploratory discussion of a development proposal, to raise issues and concerns and to examine alternative approaches to development of the property. The applicant is encouraged to provide a written or graphic description of any alternative ideas that were considered as the sketch plan was being prepared. It should be expected that the development proposal may evolve during the course of sketch plan review.*

(b) **Sketch Plan Review Intent and Issues.** *To encourage the consideration of alternatives and to allow the sketch plan to evolve, overly detailed preliminary plan level sketch plans will not be considered. The questions the Planning Commission and Town Council should consider in a conceptual manner during review of the sketch plan (depending upon the size and complexity of the proposal) include the following:*

(1) **Use.** *Is the use proposed for the property generally appropriate in this location? Is it consistent with the intent of the underlying zone district and the character of surrounding uses?*

Staff response: The proposed site is specifically identified in two significant Town adopted documents endorsed by the Planning Commission and Adopted by the Town Council including the 2018 Comprehensive Land Use Plan and the 2021 Workforce Housing Master Plan. Both documents identify the site for higher density employee housing.

The Workforce Housing Master Plan identified the site for up to 90 units as described in the History section of the document. The 2018 Comprehensive Plan also includes the following statements:

1. Most directly applicable is an excerpt on page 21 in the Faraway Ranch North/ Snowmass Center CPA which states, *“Higher Density residential development could be accommodated on publicly owned parcels west of Town Hall...”*.
2. Again on page 21 of the plan, it states, *“Promote residential development within walking/ biking distance to the Snowmass Center that will generate a steady flow of activity and commerce”*.
3. On page 41, under policy E.2 Provide More Employee Housing, a next step was to, *“Review and update the Employee Housing Program and to Commission a professional study to inform housing policy”*. In 2020-2021 the Town prepared a Workforce Housing Master Plan and ranked the Draw Site consistently high in the suitability assessment. The Housing Master Plan was reviewed and endorsed unanimously by the Planning Commission.
4. In Appendix A.2 on pages 104-105 the Plan provides principles of good planning and design that should be embraced by Snowmass Village. Under the discussion of Scale, the Plan describes the Village as, *“...rural on the entrances on Brush Creek and Owl Creek then transitioning to medium density...before arriving to the higher density Village Core at the Wood Bridge.”* Under Intensity, the plan states, *“Development intensity is an integral component of environmental stewardship and sustainability”*. Furthermore on page 110 under the section How tall is too Tall?, the Plan states, *“It is important to remember that for new development or redevelopment projects to occur a certain density and height of buildings may be necessary to make the projects financially viable.”* Each of these statements would be consistent with the currently proposed employee housing project on the Town Hall Draw site.

The site is within proximity to local services, commerce, recreation, and transportation. Based upon these plans and policies, Staff recommends the Planning Commission find the Use generally appropriate in this location and consistent the character of surrounding uses. Due to the existing SPA-1 zoning, the property would require a rezoning to Multi Family -MF).

- (2) **Comprehensive Plan.** *Is the proposed development generally consistent with the Town's Comprehensive Plan? Is the proposed buildout within the range anticipated for the property? If the applicant proposes a buildout in excess of sixty-five percent (65%) of that identified in the Comprehensive Plan, then are the community purposes the applicant proposes to achieve the appropriate ones for this development to accomplish?*

Staff response: The specific references to the Comprehensive Plan and to the Workforce Housing Master Plan above provide many areas where the development of this property, per the application, is consistent with the Comprehensive Plan. Staff recommends the Planning Commission find the

proposed use generally consistent with the Comprehensive Plan. However, the property is not identified in the Buildout-Chart adopted as an appendix of the 2018 Comprehensive Plan. Albeit a likely oversight, an Amendment of the Comprehensive Plan will be required to specify a unit count for the parcel in the chart - officially recognizing the Draw Site and its development buildout potential.

- (3) ***Architecture and Landscaping.*** *Are the buildings proposed to be developed in appropriate locations? Is the mass, scale, and density of the buildings generally compatible with the character of the community and that of surrounding buildings? How much of the site is proposed to be common or dedicated open space? Is this an adequate amount of open space and does it appear to be in the appropriate locations?*

Staff response: The Draw Site has specifically been identified as an area appropriate for higher density residential development in the Comprehensive Plan and the Workforce Housing Master Plan. In addition, the site is located within close proximity to local services, amenities, transit, open space, and recreation. The mass and scale of existing and approved development in the surrounding area (i.e. Base Village, Town Hall, and Snowmass Center 2020 approval) is compatible with the development proposed in the Sketch Plan application. The proposal also exceeds the requirement for open space in the 'MF' zone and the proposed development stays away from the steepest slopes on the site. As stated earlier in the comments under the Use, the Comprehensive Plan and the Workforce Housing Master Plan both describe the site as appropriate for higher residential density development. Staff recommends based on the statements in both documents and the Sketch Plan proposal that additional studies be provided with the Preliminary Plan to demonstrate how impacts of the site development, buildings and access roads can be minimized and justification for the height variance provided. Shading studies and a determination made as to the need (or not) for a snow melted access road should be done and provided with the Preliminary Plan.

- (4) ***Natural Resource and Hazard Areas.*** *What are the natural resource and hazard areas on the property? Is mitigation appropriate?*

Staff response: The property is categorized as Moderate Wildfire danger and can be adequately mitigated through appropriate defensible measures. Rockfall areas have been identified within the greater parcel but there are no such hazard impacts on the developable area of project. Staff recommends that debris and stormwater areas will need to be identified and mitigated within (and relocated) on-site. Additional information will need to be provided with the Preliminary Plan.

- (5) ***Access and Circulation.*** *Is the conceptual location, alignment, and type of entry roads and the primary on-site roads acceptable? Should the*

applicant provide transportation options for residents, visitors, guests and employees and, if so, what type of options may be most appropriate?

Staff response: The approach to the site is steep and is a challenge to keep the access road to less than a 10% slope to avoid the requirement for snowmelt. Staff recommends further study and development of an acceptable access road minimizing shading and the use of snow melt be provided as plans for this project progress. The Public Works Department has provided more detailed comments (see Attachment D)

(6) ***Parking.*** *Should the applicant provide on-site parking for the development in compliance with the standards of this Code, or should the applicant reduce parking below these standards, as provided in Section 16A-4-310, Off-Street Parking Standards?*

Staff response: The Applicant is requesting a reduction in the parking required. The proposed parking ratio is 1.2 spaces per unit. A detailed variance request is sought to justify the reduction from the Code requirements pursuant to this PUD application proposal. The project will provide 97 spaces compared to the 112 required pursuant to the Land Use Code. Transportation Demand Management (TDM) measures are proposed by the applicant to minimize single occupancy vehicle trips, including carshare programs, enhanced pedestrian networks, public transit, and enhanced bicycle facilities. That said, the Planning Commission recently adopted new standards for employee housing and this plan would require reducing those standards. Staff recommends the applicant meet the parking required by the Code or commit to providing appropriate TDM measures to justify reducing the parking requirements.

(7) ***Timetable.*** *What is the proposed timetable for the development? Is it most appropriate for the development to occur all at once or in phases? If phasing is appropriate, then which portions of the project should proceed first?*

Staff response: The applicant did not provide a construction timeframe or phasing plan for the project. However, Staff estimates the Town should anticipate multiple years (2-3) of planning, and construction should the Sketch PPrelimlan proposal be recommended to move forward through the PUD process.

(8) ***Community Welfare.*** *Do the concepts contained in the proposed development promote public health, safety, and welfare?*

Staff response: The proposal enhances the overall welfare of the community by providing valuable employee housing - as stated in the 2021 Workforce Housing

Master Plan: *“The Town of Snowmass Village has been working from a long-standing goal of housing some sixty percent (60%) of the year-round workforce between rental and deed-restricted housing types. In understanding the importance of the Town’s workforce to its viability as a community, the scope, in recent years, has included seniors, individuals, families, and others that make up a diverse and vibrant community. Study after study has documented the region’s unaffordable housing prices, inventory shortages, and ever-expanding commute for its workers. Except for locally-sponsored deed-restricted and government-subsidized units, there are functionally no units in the upper Valley that are affordable to its own workforce. Market imbalances throughout the region have resulted in extremely long commutes, which in turn impacts the valley’s roads, quality of life, and the environment. Year-round business has grown and thrived while second homeownership and short-term rentals have put increasing pressure on prices. These combined market forces lead to income disparity, growing difficulty recruiting employees and filling jobs, and multiple negative impacts on the environment and regional economic sustainability. Housing continues to be one of the highest priorities to ensure the future economic and social sustainability of Snowmass Village.*

Staff recommends the Planning Commission find the sketch does promote public health, safety, and welfare by providing needed workforce housing in a location (Draw Site) identified in the Comprehensive Plan and Workforce Housing Master Plan.

IV. Rezoning to MF and use of the PUD process

During the subsequent and separate Planning Commission and Town Council reviews, the Code’s PUD section and its General Restrictions and Review Standards need to be considered, as addressed in Section 16A-5-220, ‘Amendments to the Official Zone District Map,’ of the municipal code as applied to the proposed rezoning from ‘SPA-1’ to ‘MF’ multi-family. The matrix below outlines the development parameters set forth in the Land Use Code as it pertains to the MF zone.

Min Lot Area	Min Lot Width	Max Height (Primary Bldg.)	Max Accessory Height	Open Space Required	FAR
3,000 s.f.	50 feet	38 feet	18 feet	25%	0.75:1

In addition to requested variations from the adopted parking standards (see also Core Issues below – Section V) the applicant is also requesting variations to some of these dimensional limitations of the ‘MF’ zone (i.e. max height) pursuant to the general restrictions of Planned Unit Development overview in Section 16A-5-300 of the Land Use Code stated below:

The purpose of the planned unit development (PUD) process is to permit variations from the strict application of certain standards of the Town's zone districts in order to

allow flexibility for landowners to creatively plan for the overall development of their land and thereby, to achieve a more desirable environment than would be possible through the strict application of the minimum standards of this Development Code. Specifically, it is the purpose of the planned unit development process to:

- (1) Allow creativity. Allow a creative approach to the development and use of land and related physical facilities to produce better developments and to obtain amenities for residents of the PUD and the public in general.*
- (2) Allow variations. Allow a developer variations from certain requirements of the underlying zone district, provided such variations are consistent with the Comprehensive Plan, and will result in benefits for the community.*
- (3) Maximize choice. Maximize choice in the type of developments available to the public.*
- (4) Preserve natural features. Create patterns of development that preserve valued environmental resource lands and avoid the development of natural hazard areas.*
- (5) Create efficient land use patterns. Relate residential, commercial and community facilities in a manner that promotes cost effective transportation systems and population distribution and enhances pedestrian access and movement that might not otherwise be achieved under the strict application of the requirements of underlying zoning.*
- (6) Ensure public input. Ensure appropriate levels of public input to the planning process, so that sensitive areas of the community can be developed in accordance with community goals and objectives.*
- (7) Increase community value. Allow flexibility for landowners to beneficially plan for the overall development of their land to the extent that the final product presents a net positive result for the community.*

V. Staff Identified Core Issues:

The Draw site workforce housing application was reviewed by the Development Review Team (DRT) on November 2nd and subsequently by internal review with Planning Staff. The following core issues were identified for specific consideration as part of the Sketch Plan review:

- **Mass & Scale:** The mass and scale of the proposed multi-family building are part of the review standards for the Sketch Plan. The project is designed to maximize the use of the landscape and slopes for an optimal cost/benefit scenario while protecting a vast majority of the open space on the property. Policies and statements from the

Comprehensive Plan and Workforce Housing Master Plan address the Mass and Scale of development in this area.

At a potential maximum of 78 feet in height, the 2 multi-family buildings will be visible and although the Comprehensive Plan envisions the possibility of higher buildings in this area a variance will be required (see below), and sufficient reasons need to be provided to support the height. The visual implications of the project should continue to be reviewed and considered if this project proceeds to the Preliminary Plan phase. Although closer to Brush Creek, the Mountain View apartment buildings are an example in Town look of a 4 story apartment buildings impact from the road. Other examples in the base village core include the Snowmass one lodge (8 stories, Electric Pass lodge (7-8 stories) and the enclave 3 stories but appears as 5 stories looking up the mountain.

The proposed zone district for the project is (MF) Multi-Family and has a maximum height limit of 38 feet. The Land Use Code states the following;

In exceptional and special circumstances, a request to grant a variation to increase the maximum allowable height for individual structures may be permitted to exceed the fifty percent or seventy-five-percent limitation described in the preceding paragraph, if the applicant is able to sufficiently demonstrate to the satisfaction of the Town Council that:

A. Views from surrounding properties...will not be substantially adversely affected.

B. The proposed structure will be compatible, in terms of height, mass, scale, orientation and configuration, with other structures in the PUD and with adjacent structures.

If the variation exceeds the fifty percent or seventy-five-percent limitations described in the preceding paragraph, the variation and the Preliminary PUD Plan resolution must be approved by at least three-quarters ($\frac{3}{4}$) of the Town Council members present and voting, for good cause shown and by identifying the reasons why the height variation is warranted.

- **Access & Parking:** The slopes associated with the approach to developable portions of the Draw Site make vehicular access a challenge. Efforts to provide access for firefighting (arial) vehicles on all sides of the proposed buildings may require road infrastructure through the entire site and around each building. When considering access, grading, infrastructure, traffic impacts, shading, and site disturbance, the Town should look to minimize impacts on the upper Kearns Road intersection, Town Hall, and the site and allow for the best possible option.

Future applications submittals will require a thorough traffic analysis to understand the implications of the foreseeable traffic influx on Town Hall's current access drive and how the roadway can absorb the daily commuter trips generated by a multi-family project. In this regard, staff has concerns regarding traffic generated from the project, specifically as it pertains to the impacts to the intersection of the "drive" with Upper Kearns Road (Snowmass Center) and will ask for this to be addressed with the traffic analysis.

The property is within close walking distance to public transportation, service, commercial, and recreational amenities and may help reduce the need for individual vehicular ownership by some residents within the development. The project will provide 97 spaces compared to the 112 required pursuant to the Land Use Code. Transportation Demand Management (TDM) measures are proposed by the applicant to minimize single occupancy vehicle trips, including carshare programs, enhanced pedestrian networks, public transit, and enhanced bicycle facilities. However, the Planning Commission did just adopt new standards for employee housing and this plan would require reducing those standards.

- **Natural Hazards:** As previously mentioned, the site contains steep slopes which make a majority of the parcel unsuitable for development. Most of these sloped areas contain dense scrub oak which may contribute to the wildfire danger on-site (rated moderate). In addition, the geologic condition of the site is conducive to rock fall and potential debris flows that could affect portions of the site but not necessarily where development is proposed. Both factors should continue to be addressed as this project proceeds.

VI. Staff Recommendation:

For the January 17th meeting, the Planning Commission should discuss the final three review standards (Parking, Timetable, and Community Welfare) discussed in this report. Although the Planning Commission review does not require a public hearing, public comments may be taken or considered, and if so, the applicant should be given the opportunity to respond.

Following the completion of the review of the proposed application, the Planning Commission should review draft PC Resolution No. 1 of 2024. After considering all relevant materials and testimony, Staff recommends the Planning Commission make a motion and vote to approve the resolution and forward the resolution to the Town Council authorizing the applicant to submit a Preliminary Plan.

VII. Planning Commission Options:

The Planning Commission may accept the Staff's draft resolution or may modify any aspect of the draft resolution. This includes either authorizing the applicant to submit a preliminary plan or stating the applicant should submit a new Sketch Plan prior to proceeding to Preliminary Plan review.

Attachments:

- A. PC Draft Resolution No. 1 of 2024
- B. Snowmass Center Road Design and Profiles – Civil Plans
- C. Public Meeting presentation 12/20/2023
- D. Interdepartmental and Hired Consultant Referral Comments
- E. Community Development Director email 12/22/2023 (RE: Comp Plan)
- F. Housing Department follow-up Memorandum 12/22/2023
- G. Resolution No. 34 of 1988

**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION**

**RESOLUTION NO. 1
SERIES OF 2024**

A RESOLUTION ACCEPTING A PLANNED UNIT DEVELOPMENT (PUD) SKETCH PLAN APPLICATION FOR THE DRAW SITE WORKFORCE HOUSING DEVELOPMENT AUTHORIZING THE APPLICANT, THE SNOWMASS VILLAGE HOUSING DEPARTMENT, TO PROCEED TO PRELIMINARY PLAN PUD APPLICATION.

WHEREAS, the Town of Snowmass Village Housing Department, (“Applicant”) submitted a PUD Sketch Plan on September 18, 2023 as an amendment to the current SPA approved pursuant to Ordinance No. 22, Series of 1984; and

WHEREAS, said application proposes the residential development of 80 Workforce Housing units and associated subgrade parking area(s) on the Draw Site, otherwise known as Parcels C and Parcel D of Faraway Ranch North subdivision, consisting of 2 buildings (6 stories - including subgrade parking areas) and approximately 67,000 square feet of total development; and

WHEREAS, Parcels C and D of the Faraway Ranch SPA (PUD) was previously dedicated to the Town of Snowmass Village in 1988 by warranty deed and was accepted via Ordinance No. 34, Series of 1988, in exchange for credit for a portion of the required employee housing in the Faraway Ranch SPA (PUD) per Ordinance No. 22, Series of 1984, and the subdivision plat for Town Hall revealed that there was/is remaining space for the potential access to and for the development of future workforce housing within the property; and

WHEREAS, to accommodate said development, an Amendment to the Official Zone District Map is sought to rezone the property from SPA to Multi-Family (MF); and

WHEREAS, the Applicant is seeking a height variance increasing the maximum building height, up to 78 feet from 38 feet, and a parking reduction from the Land Use Code requirement of 112 spaces; and

WHEREAS, a joint meeting between the Town Council and the Planning Commission was held on November 20, 2023, as published in the Snowmass Sun on November 8, 2017, to hear an overview of the project by the Applicant; and

WHEREAS, an initial public meeting was held before the Planning Commission on December 20, 2023 to review the application; and

WHEREAS, the Planning Commission continued meetings to January 3, 2024 at which time the board directed Planning Staff to draft this resolution and further consider the application.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Snowmass Village, Colorado:

Section One: General Findings. The Planning Commission hereby generally finds that:

- 1) The Applicant submitted the application for Sketch Plan Review of the Project in accordance with the provisions of the Municipal Code. The Sketch Plan PUD application provided the Minimum Contents required pursuant to Section 16A-5-320 and included written and graphic materials in sufficient detail to deem the application complete for review.
- 2) The Sketch Plan identifies land uses proposed for the Draw Site Workforce Housing project which are consistent with the 2021 Workforce Housing Master Plan and the Town of Snowmass Village 2018 Comprehensive Plan (the "Comprehensive Plan").
- 3) The Applicant is requesting a variance from the height restrictions associated with the proposed underlying MF zone from 38 feet to a maximum of 78 feet which pursuant to Pursuant to Section 16A-5-310(c)(7)(a) requires a super majority vote ($\frac{3}{4}$) by Town Council.
- 4) The amount of open spaces provided in and around the affected sites proposed for development or redevelopment is adequate.
- 5) To the extent necessary for and pertinent to a Sketch Plan level of evaluation and review, the application is generally consistent with the provisions of Section 16A-5-300(c), General Restrictions, of the Development Code, subject to satisfying the applicable conditions contained within Section Three of this resolution.
- 6) To the extent necessary for and pertinent to a Sketch Plan level of evaluation and review, the application is generally consistent with the provisions of Section 16A-5-310, Review Standards, of the Development Code, subject to satisfying the applicable conditions contained within Section Three of this resolution.
- 7) The Planning Commission authorizes this sketch plan to proceed to the Preliminary Plan review phase. However, the Applicant should be aware new information required and provided at the Preliminary Development Plan review, may also require changes to the overall development plan.

Section Two: Action. The Planning Commission hereby authorizes the applicant to submit a preliminary PUD plan for the Draw Site Workforce Housing project subject to the conditions stated in Section Three below. The Town Council shall then hold a public hearing and prepare their own resolution accepting the Planning Commission's resolution or modifying any aspect of said resolution.

Section Three: Conditions. The approval granted in Section Two above shall be subject to satisfying the following conditions:

- 1) Except as may need to be amended, the Preliminary Plan application shall be consistent with the provisions of this resolution, and with the design, policy or other representations made by the Applicant during the Sketch Plan PUD review.
- 2) The Applicant shall demonstrate consistency with the rezoning criteria concerning the proposed "Multi-Family" (MF) zone district.
- 3) Additional view plane analysis is required to demonstrate compliance with the Municipal Code's height variance criteria and the impacts upon ridgeline protection as viewed from Brush Creek Road. The visual impacts of the proposed structures, final grading, cut slopes, and landscaping shall be fully identified by the Applicant and sufficient site sections, graphics, and visual information shall be provided to assist in the evaluation of the application during Preliminary Plan review. View simulations and site sections should be provided showing existing conditions and representations after buildout.
- 4) The architectural design of the buildings shall be further articulated as part of the Preliminary Plan, detailing mass, scale, exterior features, materials, shadowing, fenestration, etc. More distinct vertical expression shall be included as part of the architectural details of the buildings' exterior to sufficiently break-up the perceived horizontal nature of the structures. Whenever possible, the structures shall demonstrate a vernacular fitting for the surrounding village architecture and highlighting more dynamic and undulating façades/rooflines. The applicant shall continue to explore ways to minimize the amount of development area where possible.
- 5) The Applicant shall continue to coordinate with the Fire District to provide acceptable emergency access.
- 6) The Applicant shall coordinate with the Transportation Department to assure adequate shuttle service for the proposed development.
- 7) Provide detail and justification for the request for reduction in parking to include car share, bike share, and other methods. These shall be included as part of the Preliminary Plan submittal.

- 8) The proposed parking and the circulation of traffic throughout the development shall be designed/engineered to assure convenience of access without compromising pedestrian safety for the residential development, Town Hall, or Snowmass Center.
- 9) A shade study shall be provided as part of the Preliminary Plan submittal.
- 10) The Applicant shall continue to coordinate with the Water & Sanitation District in providing acceptable utility service to the Draw Site.
- 11) The Preliminary Plan application will thoroughly address debris and stormwater runoff detention for the Draw Site while primarily attempting to mitigate the need within the confines of the property (Parcels C and D).
- 12) The Preliminary Plan application shall be subject to the applicable provisions of the Municipal Code in effect at the time said application is determined to be complete and accepted for review.

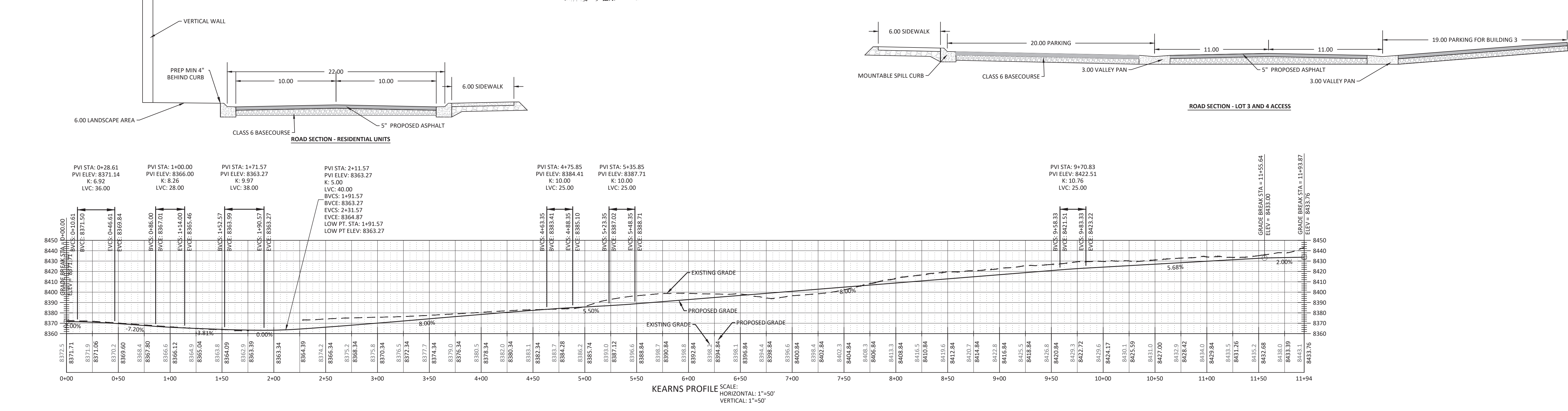
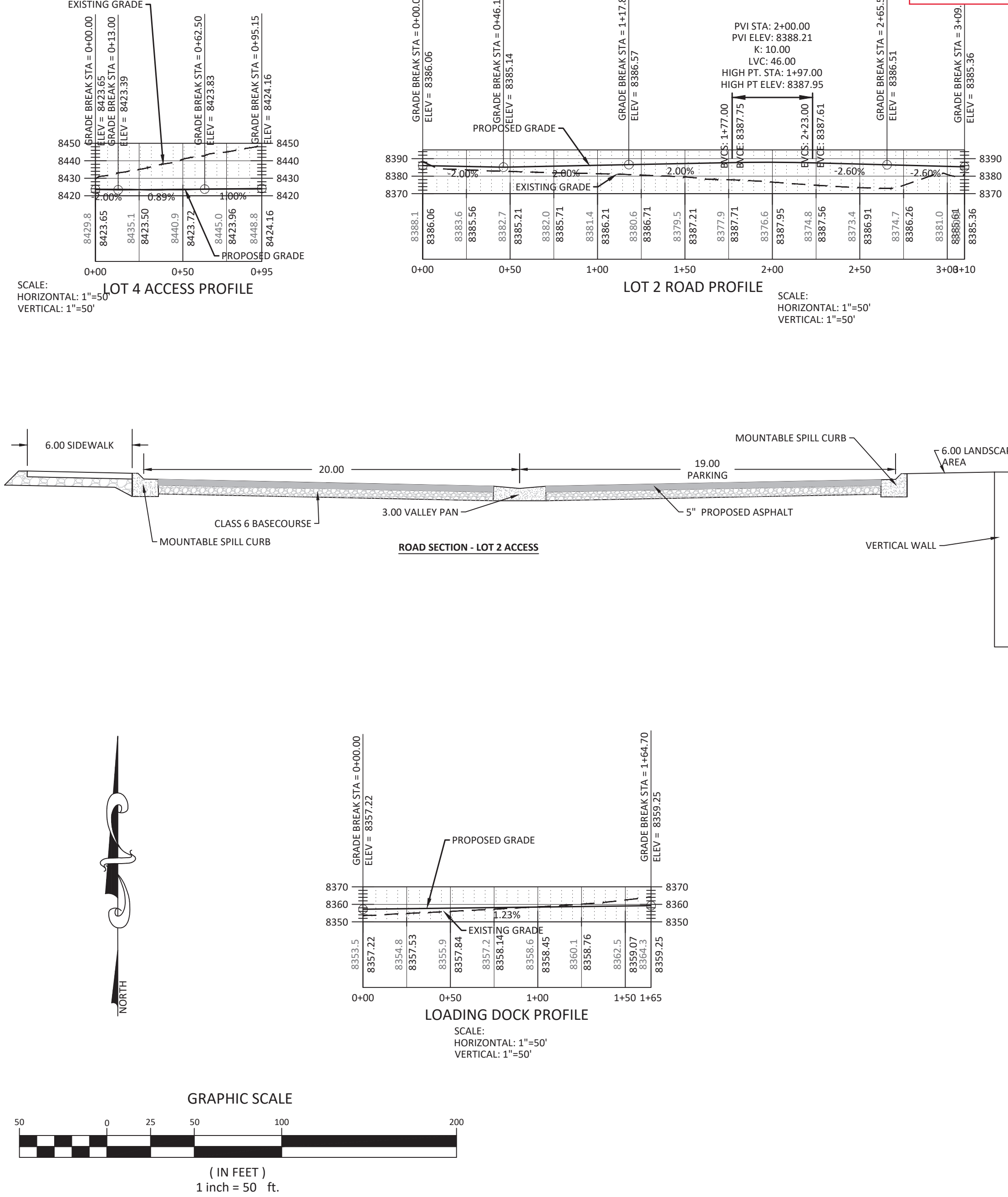
INTRODUCED, READ, AND ADOPTED by the Planning Commission of the Town of Snowmass Village, Colorado on this 17th day of January 2023, with a motion made by Commission member _____ and a second by Commission member _____, by a vote of ____ in favor and ____ opposed.

TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION

Brian Marshack, Chairperson

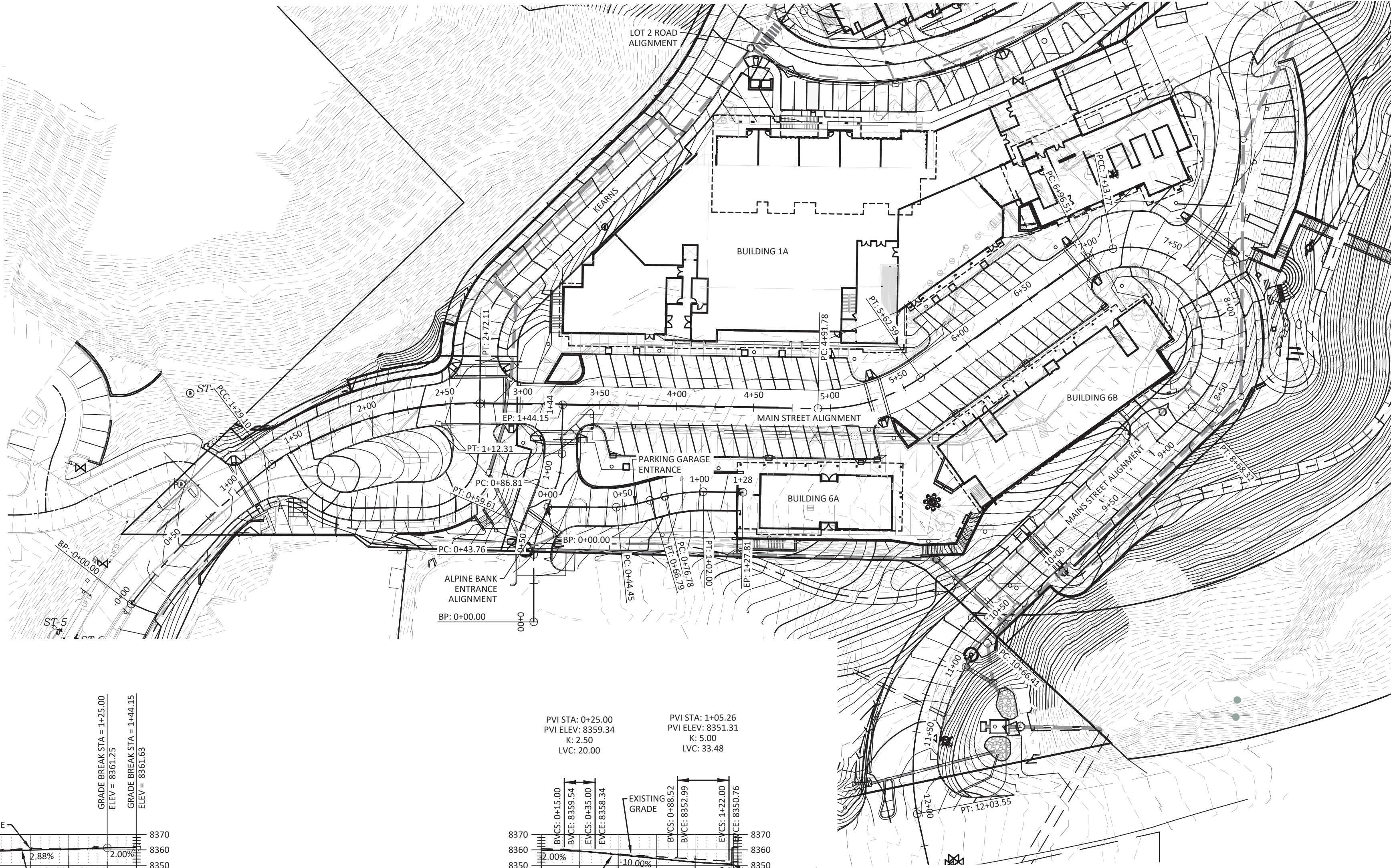
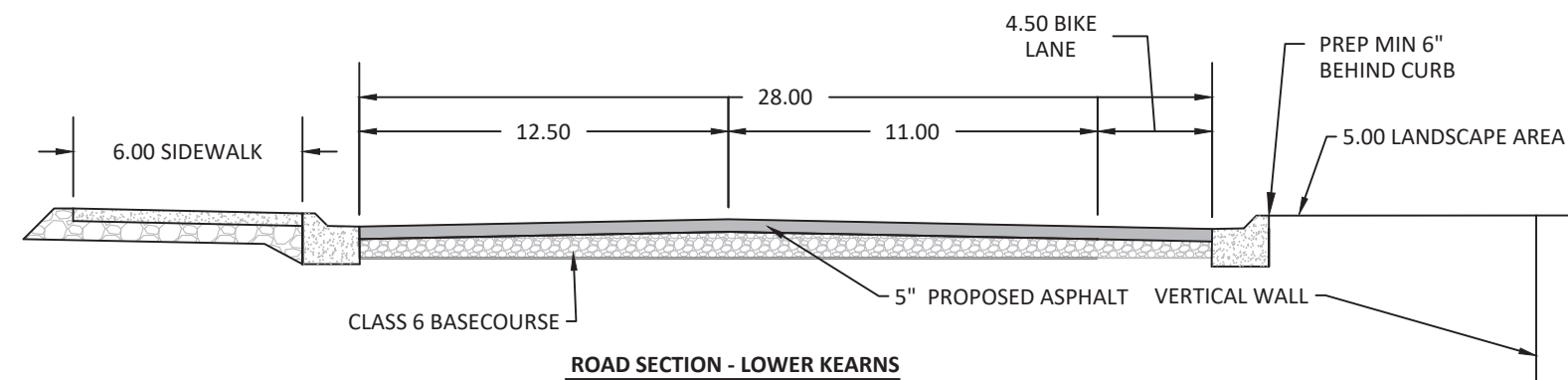
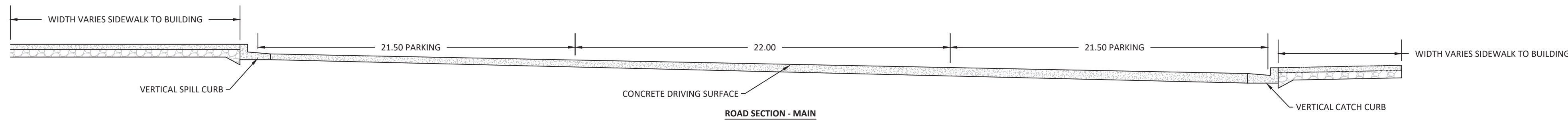
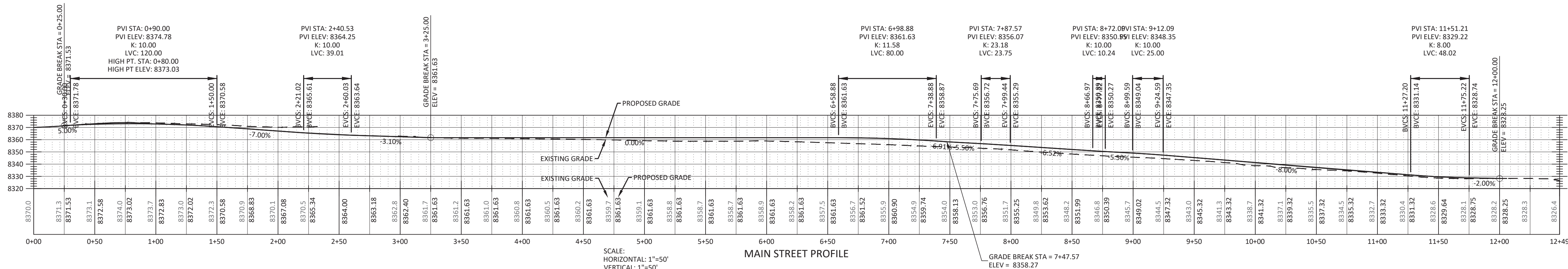
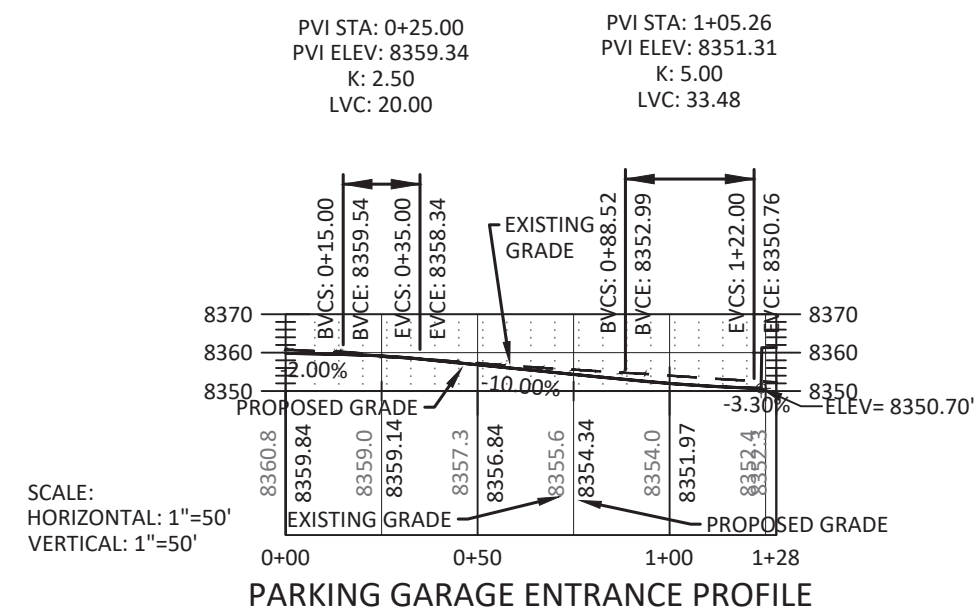
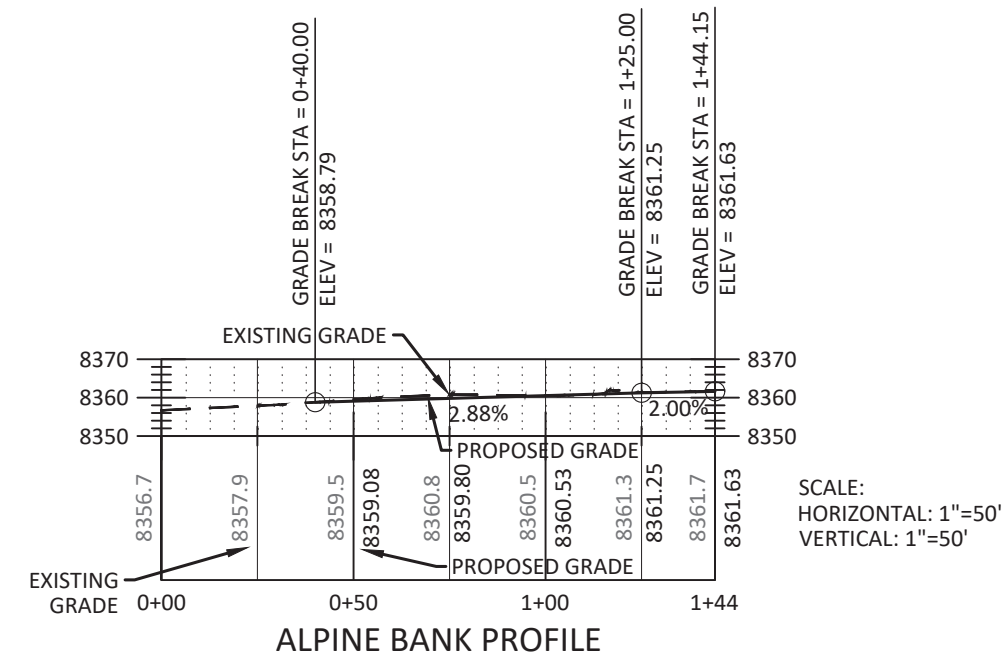
ATTEST:

Ashleigh Huff, Secretary



SOPRIS ENGINEERING LLC 502 MAIN STREET SUITE 400 CARBONDALE CO 81623 (970) 924-7471 • www.soprisengineering.com CIVIL CONSULTANTS					
SNOWMASS CENTER REDEVELOPMENT TOWN OF SNOWMASS VILLAGE, COLORADO FINAL PUD REGIONAL STAMP					
			DESIGNED BY	CHC	10-21-20
			DRAWN BY	CHC	10-21-20
			CHECKED BY	XXX	00/00/00
			DATE:		04-19-2021
JOB NO.		18127			
TITLE					
ROAD PLAN AND PROFILE					
DRAWING NO.					
C-2.5					

G:\2018\18127 SNOWMASS CENTER\CONV\CONV.DWG\LOT PRELIM SET - 2020\18127.CS-5-ROAD-P-F.DWG - Oct 26, 2022 - 2:05pm



DESIGNED BY	CHC	10-21-20
DRAWN BY	CHC	10-21-20
CHECKED BY	XXX	00/00/00
DATE:	04-19-2021	
JOB NO.	18127	

SNOWMASS CENTER REDEVELOPMENT
TOWN OF SNOWMASS VILLAGE, COLORADO

FINAL PUD

DATE	REVISION
10/27/22	REVISED PUD/PER FINAL PLAT

TITLE
ROAD PLAN AND
PROFILE

DRAWING NO.

C-2.6



Town of Snowmass Village
Planning Commission Sketch Plan Review
Town Hall Draw and Point Site Workforce Housing
20 December 2023



**SITE
ARCHITECTS**



Project Team

Site Architects– Project Lead, Architecture

Erica Golden, AIA, LEED AP, principal



Connect One Design – Landscape Architecture

Heather Henry, principal

Molly Somes, project manager



JVA Consulting – Civil Engineering

J.R. Spung, senior project manager, regional engineering manager

Raul Morales, senior project manager



Rawley Design Planning – Land Use Planning

Patrick Rawley, AICP, ASLA, principal

Project Team

...and Betsy Crum, Housing Director



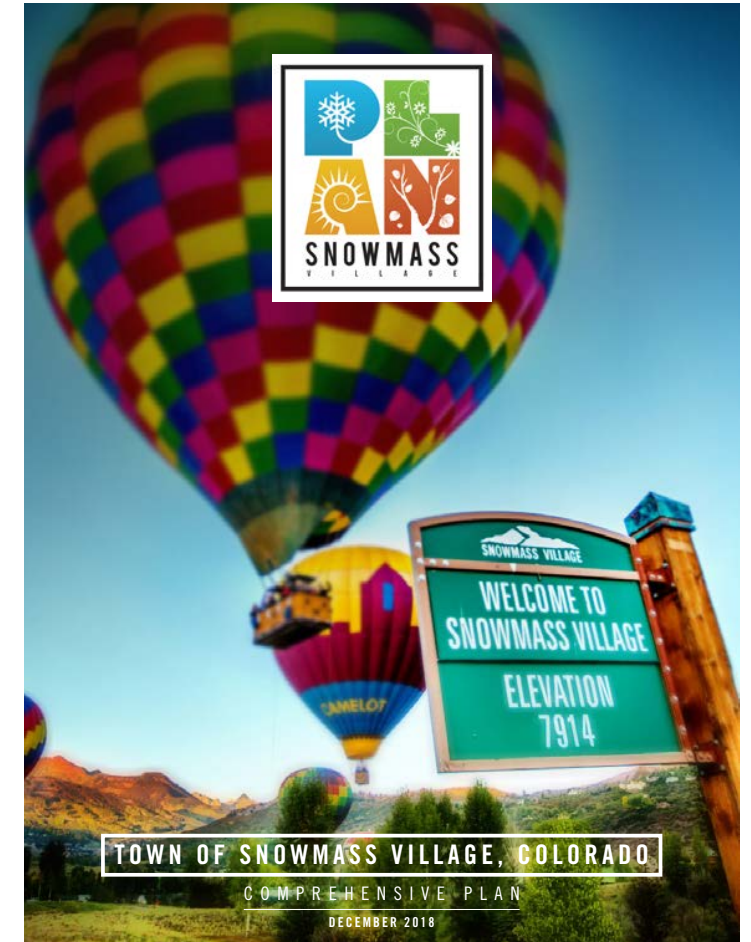
Workforce Housing In TOSV

- In 2019 Town Council revisited their policy objectives and community goals arising from the 2018 Comp Plan
 - “a near-term strategy that will actively identify opportunities, creative approaches, and partnerships to address housing needs, and incentivize the development of an additional 185 units.”
- In response to this directive, the Housing Department developed the Workforce Housing Master Plan
 - unanimously recommended by Planning Commission in August 2021 and unanimously adopted by Town Council in October 2021

Workforce Housing In TOSV – Comp Plan

E.1 Focus New Housing within the Nodes

Based on the limited amount of land available for development within Snowmass Village, new housing should be concentrated in and around the existing nodes of activity, i.e.: the Mall, Base Village, Snowmass Center and Town Park. Future redevelopment and new development in and around these areas present opportunities to increase the amount of available housing, with limited impact on the natural environment. Close proximity to local and regional transit and alternative transportation services at these locations would also allow residents to reduce their transportation costs, traveling on foot to reach their employment locations and for day-to-day shopping.



Workforce Housing In TOSV – Comp Plan

E.2 Provide More Employee Housing

The Town should continue to provide and ensure that others also build many different types, sizes, and price points of housing intermingled in close proximity, with a range of living experiences from rural (where feasible) **to more dense**, so that there is something for everyone. The variety of dwelling types should include: different sizes of detached single family houses, townhouses, and multifamily condo buildings. Residential units should be available for lease and for ownership. This allows young and old, singles and families, having a range of income levels to find a home that suits their preferences and lifestyles. An additional benefit of this mix of housing types is that workers can live within walking distance of their jobs, rather than requiring that they commute to work, worsening traffic on local roads. Workforce housing should be in balance with the character and resources of the Town. As its primary housing goal, provide housing for 70 percent of full-time, year-round employees (60 percent of total employees).

Sketch Plan Review Procedures

- The sketch plan review is an opportunity for the Town and the applicant to:
 - ***Engage*** in an exploratory discussion of a development proposal
 - ***Raise*** issues and concerns and
 - ***Examine*** alternative approaches to the development of the property.

The development proposal may evolve during the course of sketch plan review!

A Community Needs Community

- **Engage** in an exploratory discussion of a development proposal
 - “Headwinds of Housing”
 - Long-term viability and character of the resort community
 - Personal and societal impacts of providing housing in TOSV
- **Raise** issues and concerns
 - Use of undeveloped site not taken lightly
 - Concept of “just big enough” carefully considered against economy of scale and importance of the issue
- **Examine** alternative approaches to the development of the property
 - Careful consideration and incorporation of Master Plan findings
 - Alternatives study undertaken and discussion with Town performed

Core Issues

- **Mass and scale**
 - Economy of scale
 - Location identified for affordable housing for many years
- **Access and Parking**
 - Road design is ongoing and focused on the reduction of retaining
 - 97 parking spaces provided of 112 required by code
 - Central location with access to transit, trails, and services
- **Natural Hazards**
 - Site first approach focused on limiting disturbance
 - Identified hazards can be mitigated
- **Community Purpose**
 - 80 units a significant achievement to meet goal of 185 additional units
 - The cost of inaction on our community

What we have already heard from you...

- Receptiveness for reduction of parking requirement
 - Resulted in being able to step the building back, thereby reducing the height
 - Signals to the community a support for more sustainable transit alternatives
 - Helps to focus on meaningful enhancements like ebike charging, car share programs, and enhancement of pedestrian amenities
- Need to refine road design
 - Critical review of driveway profile ongoing
 - Acknowledgement of possibly adding snowmelt
 - Careful consideration of accessibility to garages and for service vehicles
 - Safety of pedestrians is of the utmost importance
- Understanding that additional study needs to be pursued
 - To be pursued once a general approach is arrived at

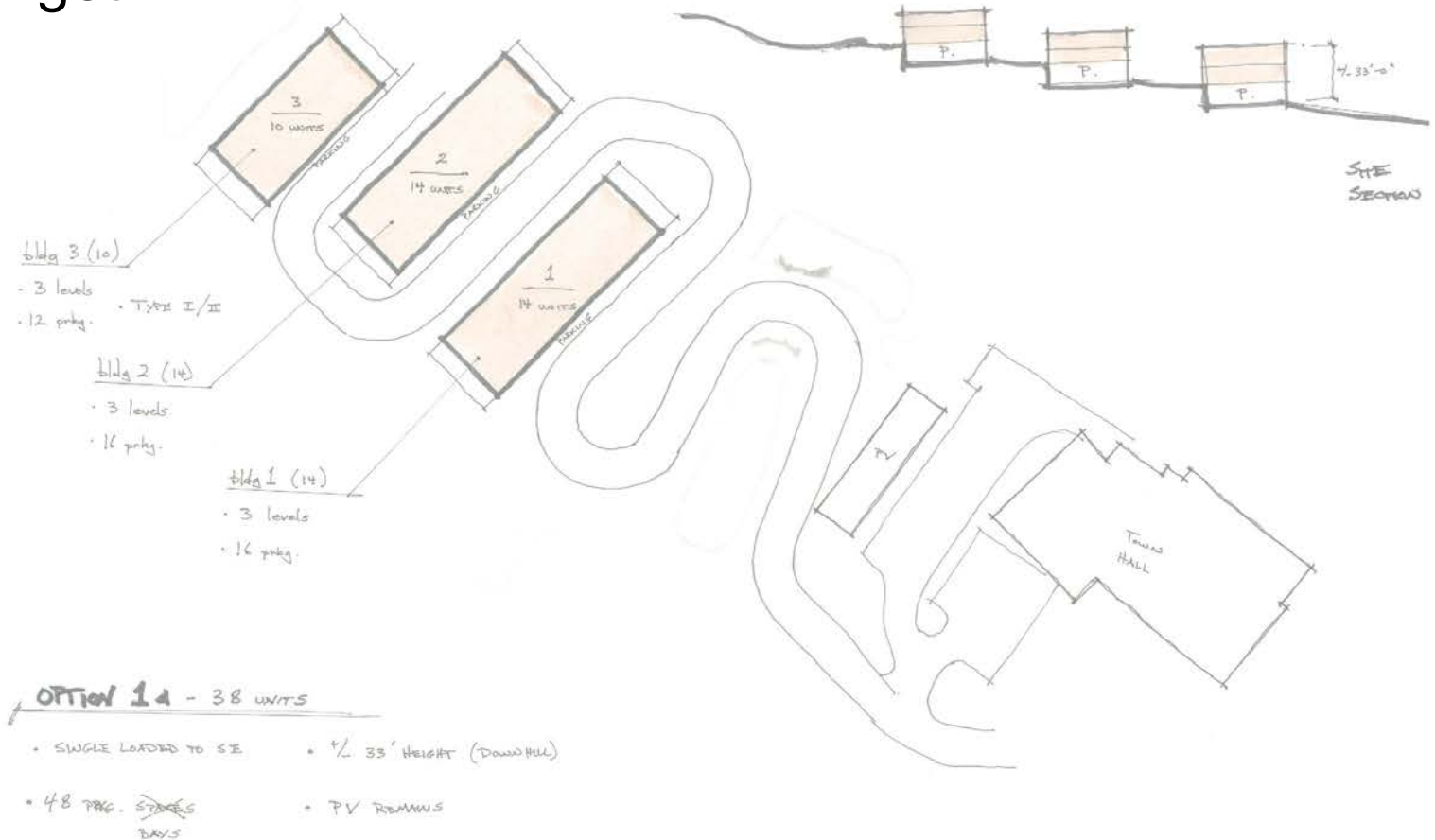
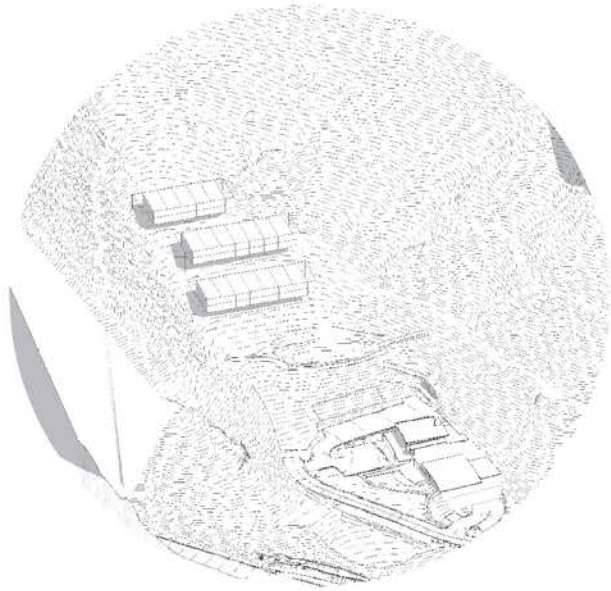
Site Planning Approach

- Meet Master Plan identified levels of density
 - *Connect One led and JVA was involved in evaluation of alternatives*
 - *Master Plan identified Draw Site as preferred site based on criteria/ranking*
- A “site first” approach
 - *Balance the realities of site with the goals as outlined and provided to us*
 - *Consider mass, scale, and density (building design will come at Preliminary!)*
- Charrette with Town staff considered:
 - road layouts
 - building layouts
 - density
 - scale
 - overall site fit
- Multiple options were reviewed, including the site plan developed for the Master Plan

Site Plan Studies

Option 1 –

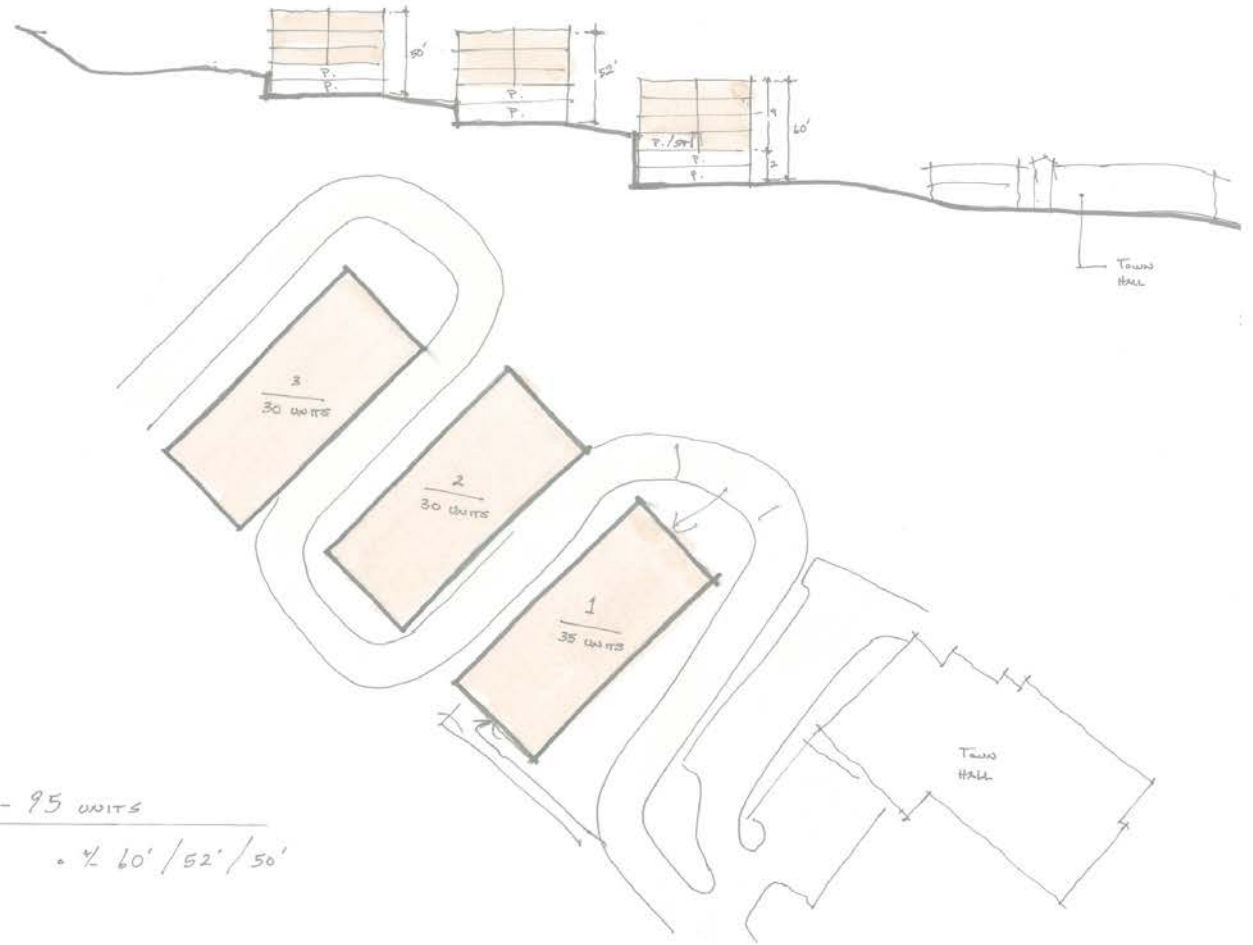
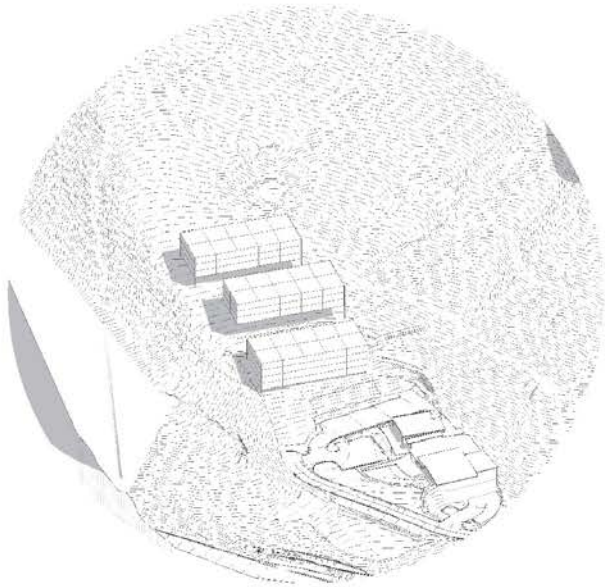
- Three buildings high on site
- Doesn't meet unit count target
- Large site disturbance



Site Plan Studies

Option 2 –

- Three double-loaded corridor buildings on middle of site

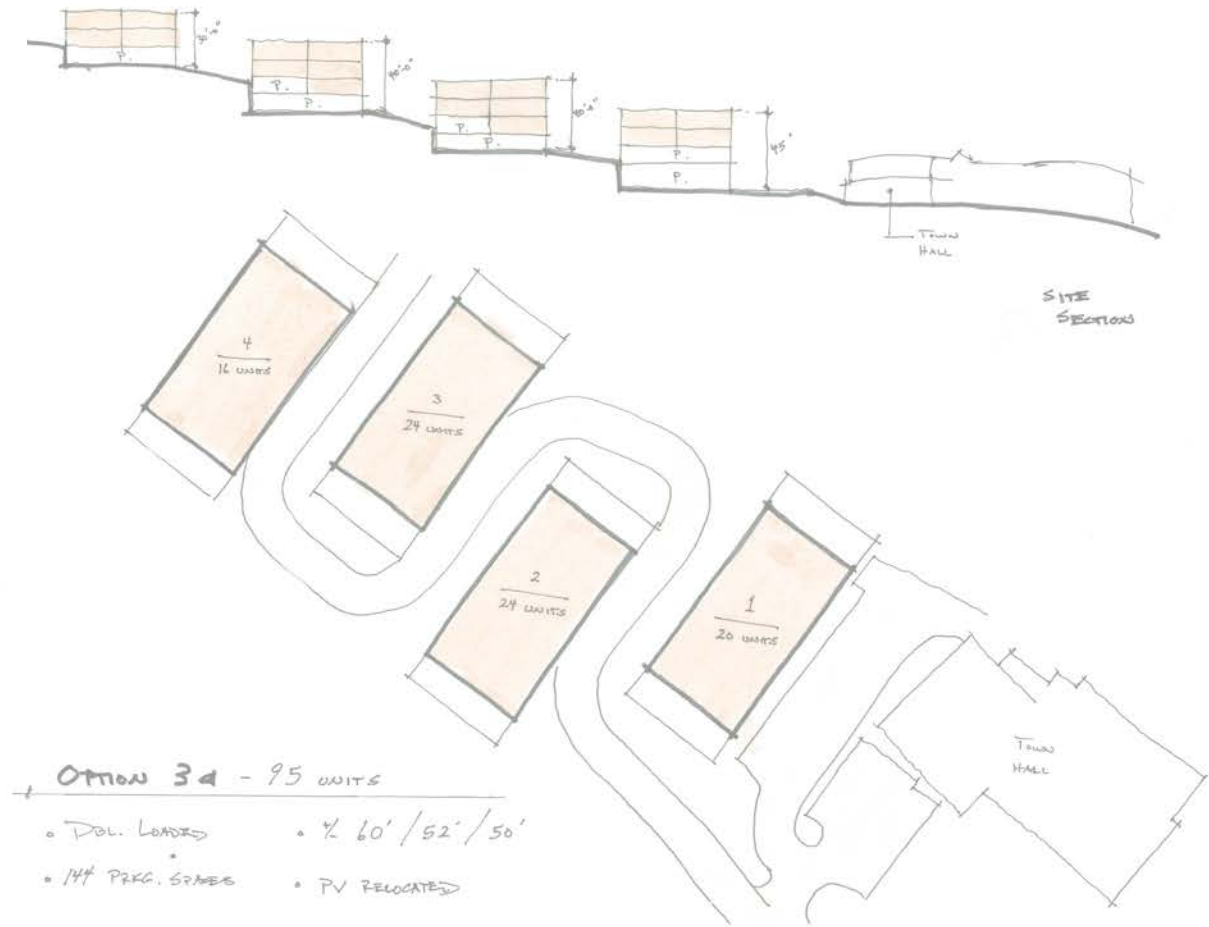
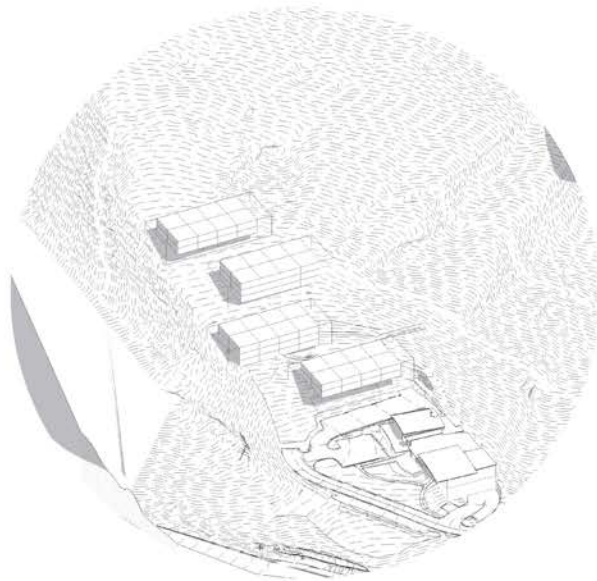


OPTION 2 a - 95 UNITS
• Dbl. LOADED • 1/2 60' / 52' / 50'

Site Plan Studies

Option 3 –

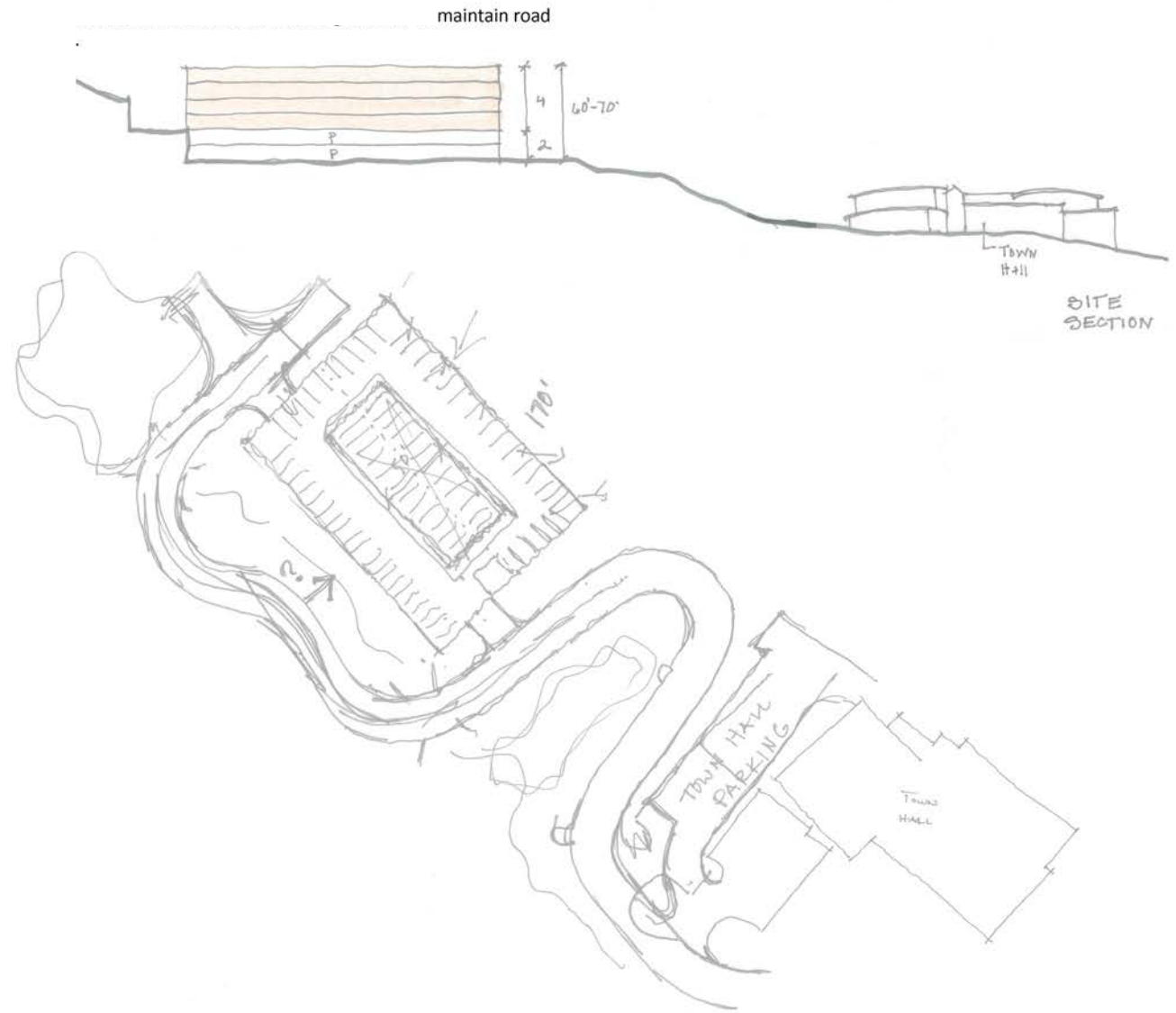
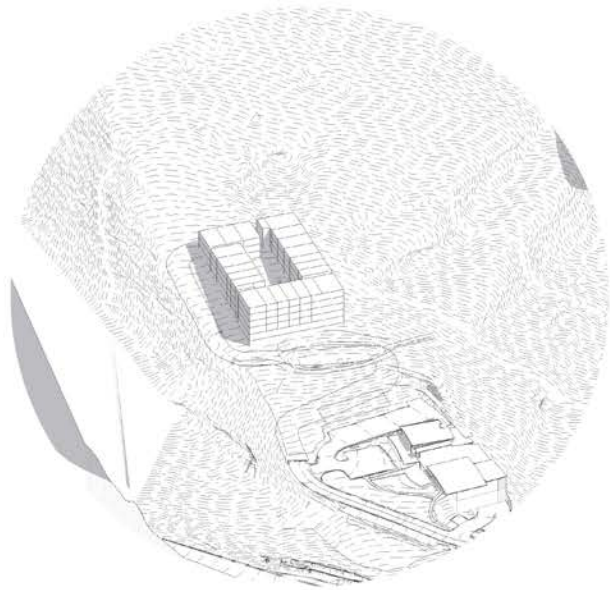
- Four buildings, lower in height, double loaded corridors
- Increased retaining walls
- Increased cost for four buildings



Site Plan Studies

Option 4 –

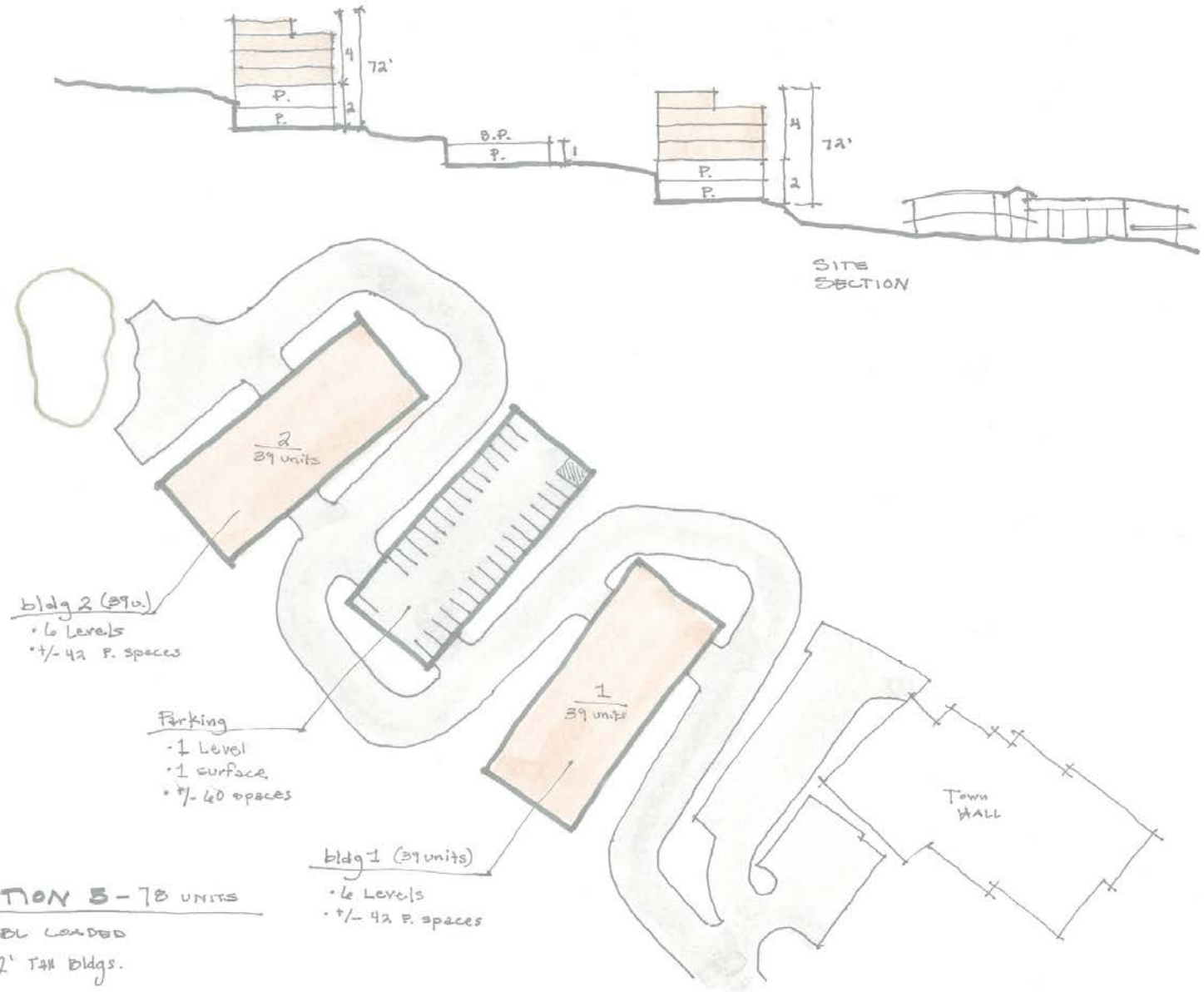
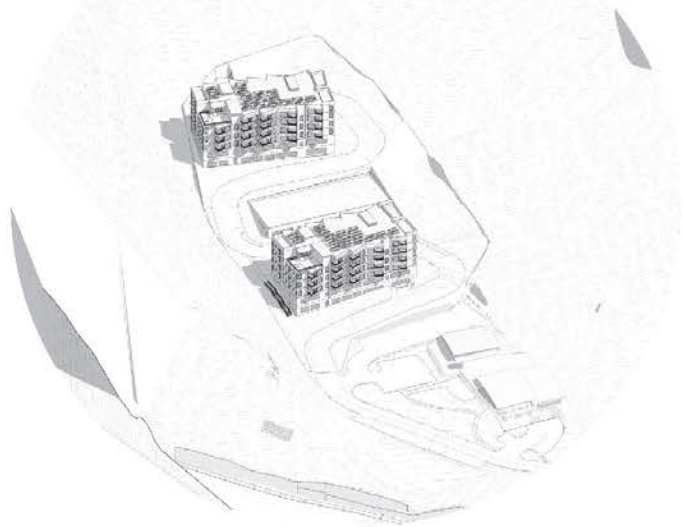
- One building
- Extensive retaining wall on the north
- Significantly higher site costs and other complications



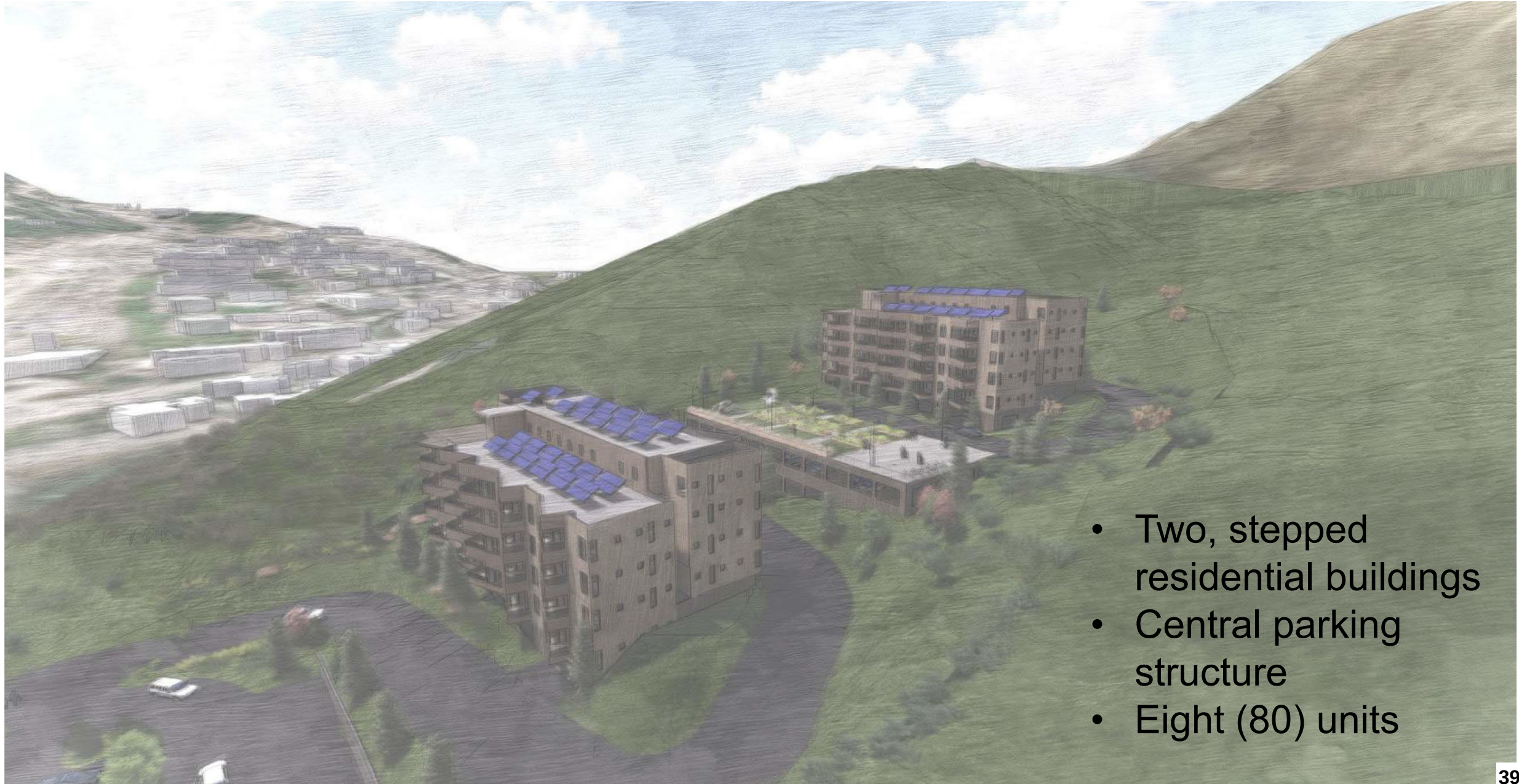
Site Plan Studies

Option 5 –

- Two taller buildings
- Dedicated parking structure with surface parking
- 78 units
- Flexibility in parking counts and storage
- ~72' tall buildings



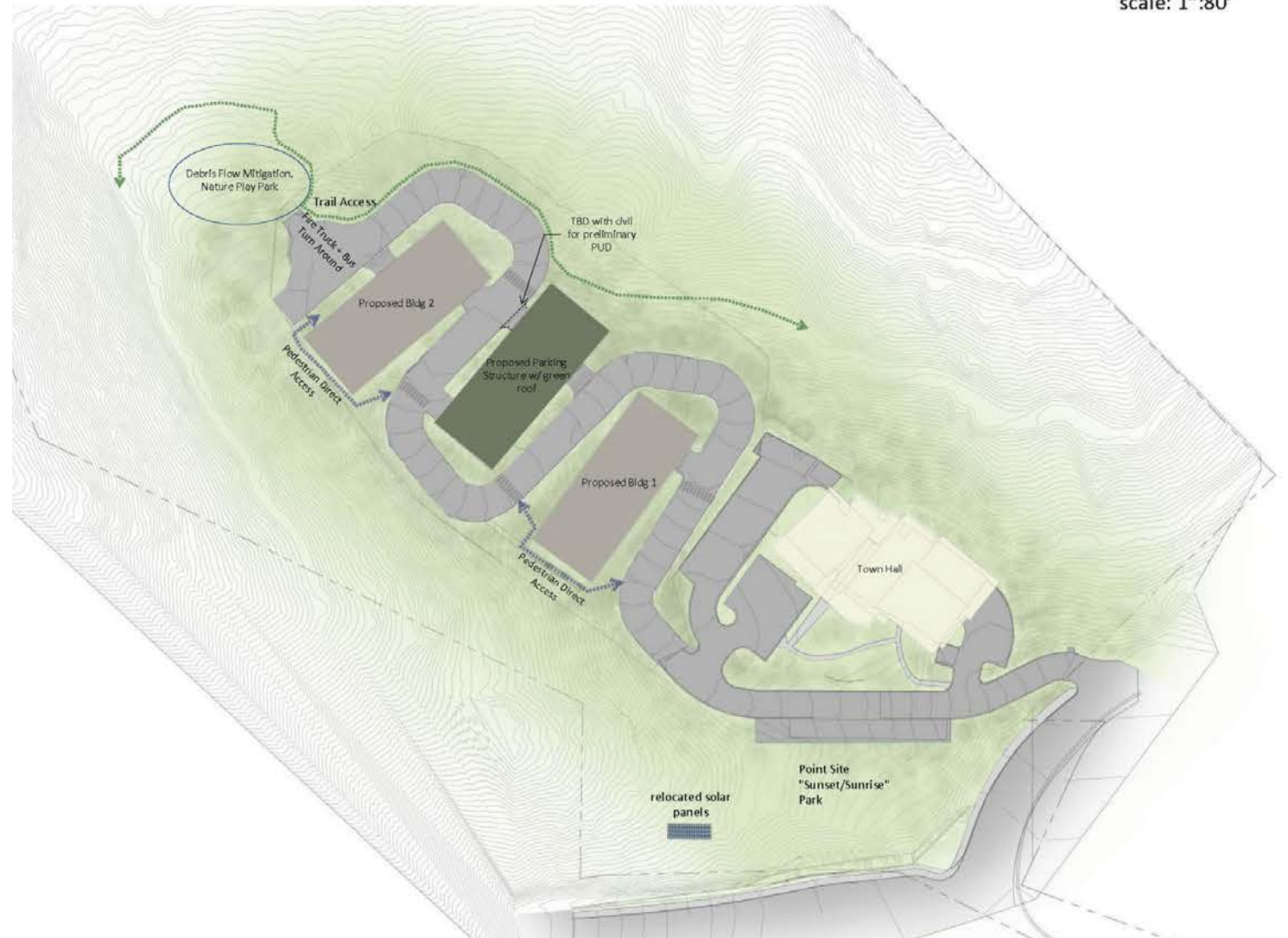
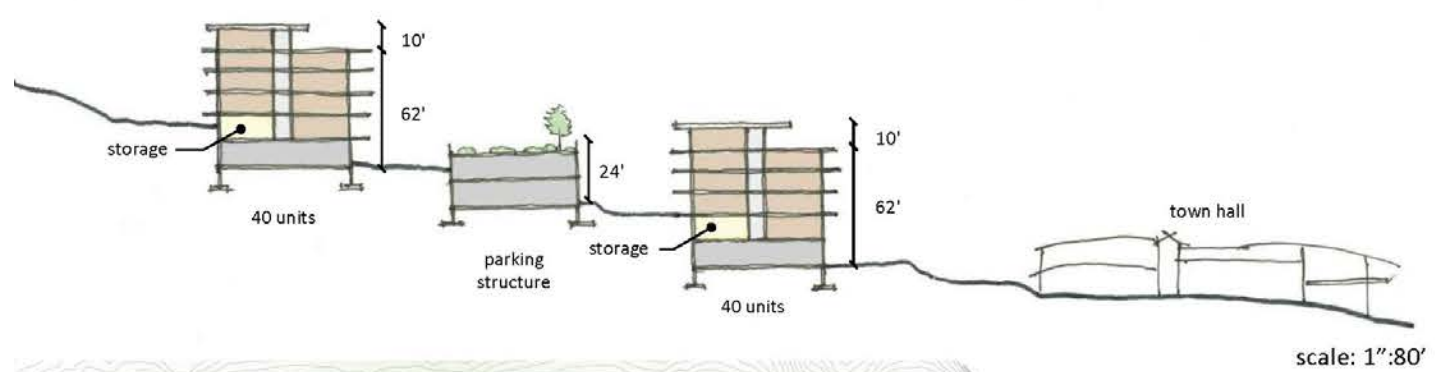
Preferred Alternative



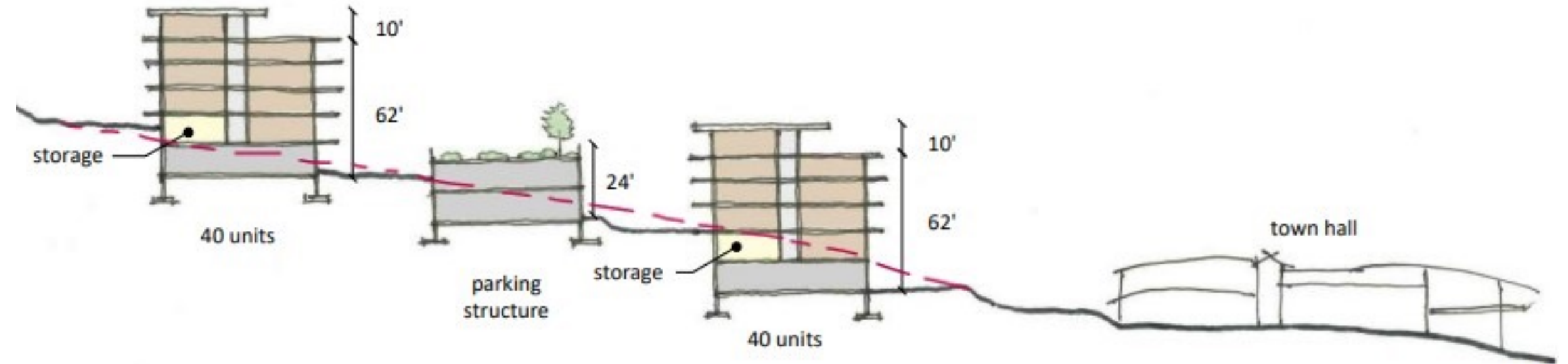
- Two, stepped residential buildings
- Central parking structure
- Eight (80) units

Site Plan / Elevation

- Utilizes Town Hall Road orientation
- Debris flow mitigation / nature play park
- Bus/fire turnaround
- Dedicated pedestrian access
- Parking under buildings and in central structure with green roof
- Dedicated storage
- Stepped building concept



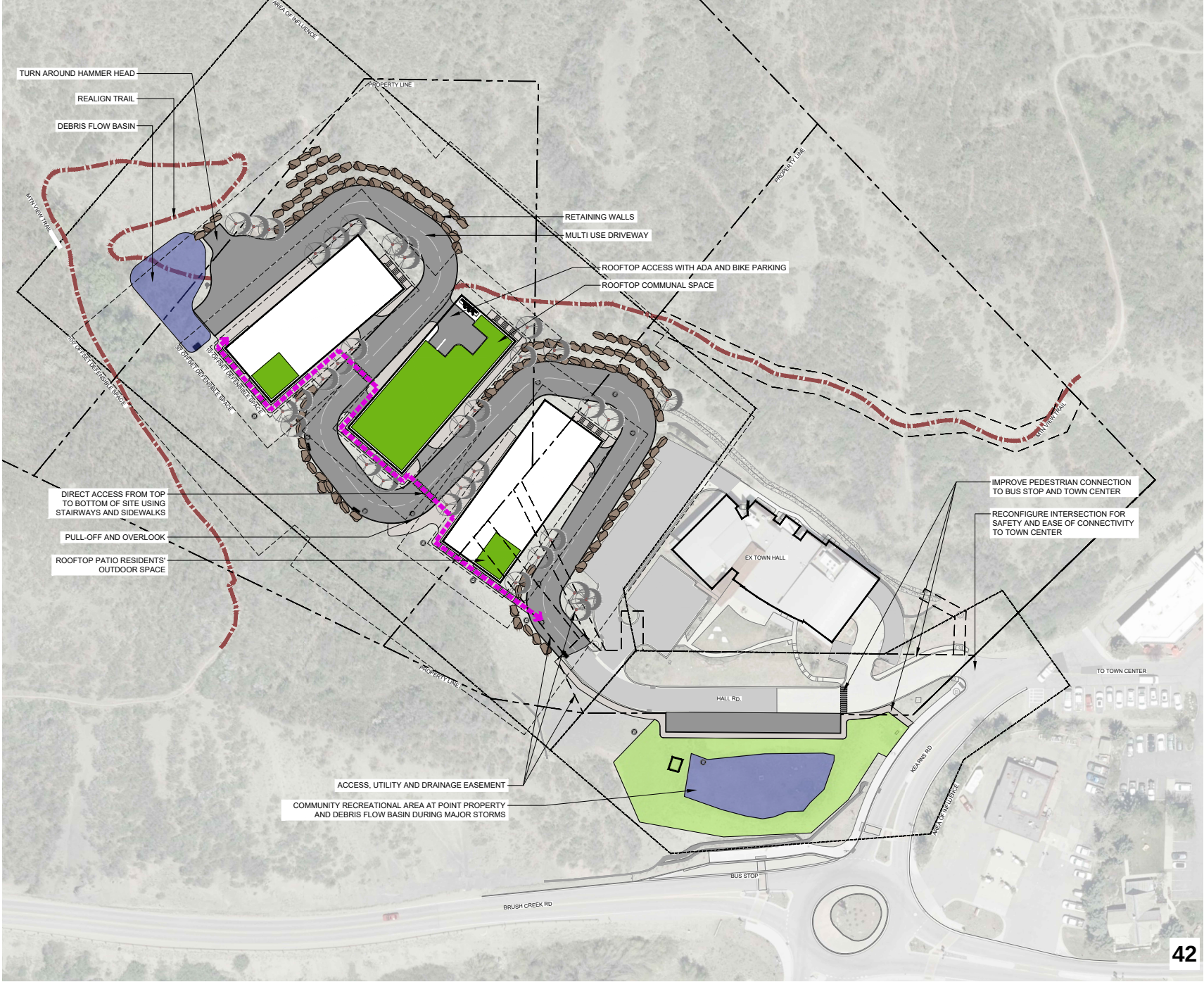
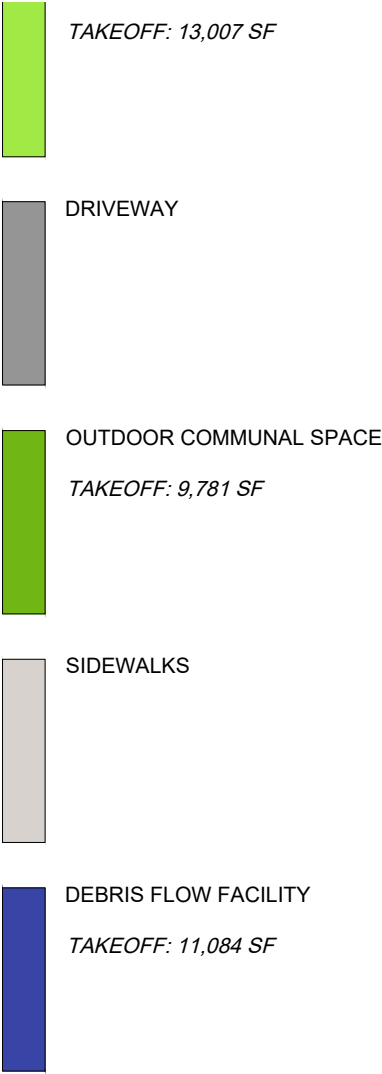
Height Analysis



Stepped design and ascending topography aid in meeting height limitations!
(Measurement of Height - Sec. 16A-3-210)

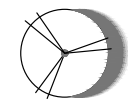
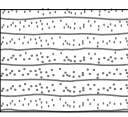
- Views from surrounding properties will not be “substantially adversely affected”
- Buildings will be compatible with adjacent structures

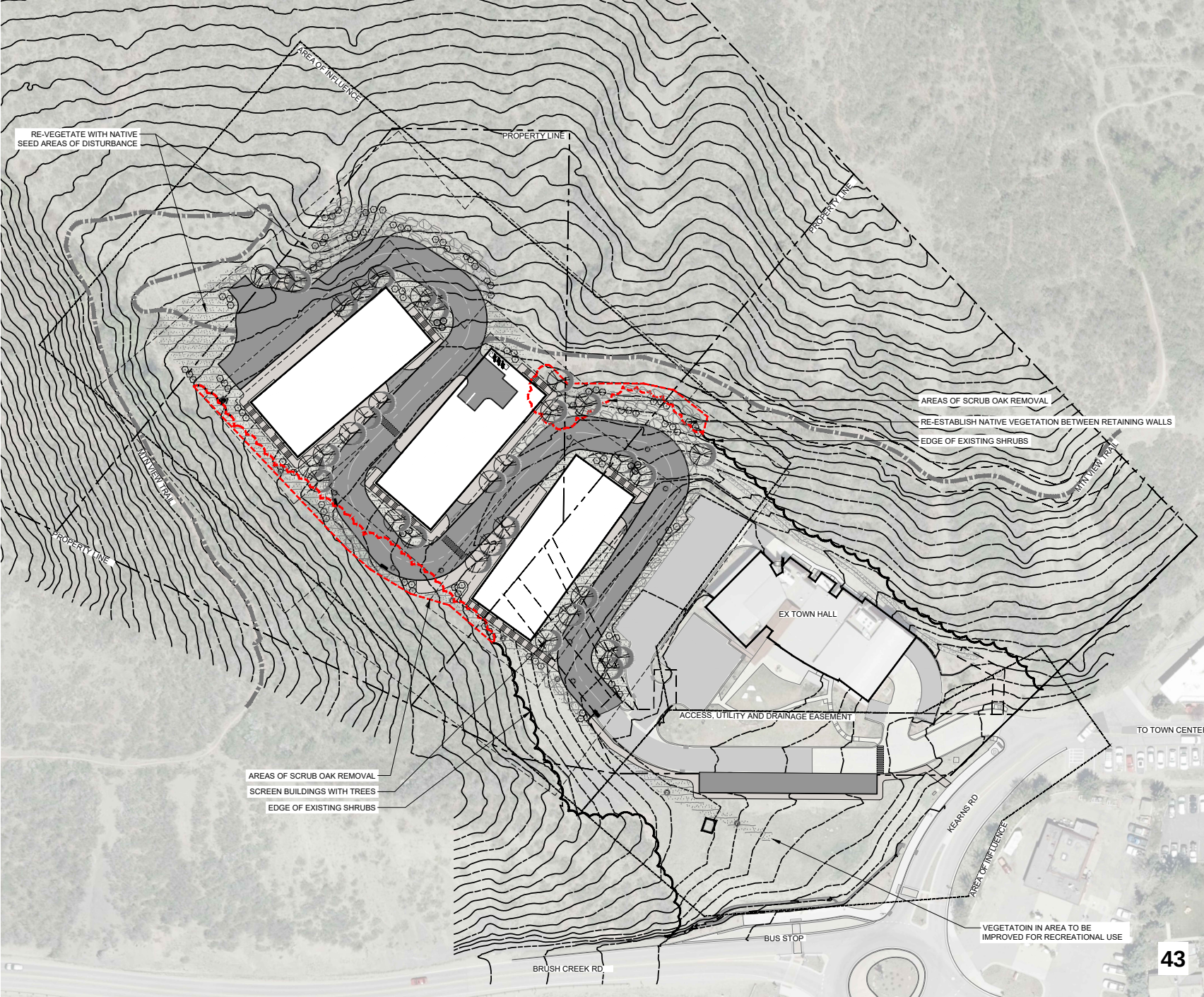
Landscape Design



Landscape Design

CONCEPT PLANT SCHEDULE

	<u>DECIDUOUS TREES</u> -
	<u>NATIVE SHRUBS</u> -
	<u>ORNAMENTAL SHRUB</u> -
	<u>REVEGETATION SEED MIX</u> SEED MIX TO MATCH SCRUB OAK UNDERSTORY AND SHALE BLUFF ECOSYSTEM -



Landscape Design

Pedestrian Access –

- Pedestrian amenities provide safe and direct route through site
- ADA accessibility and internal circulation to be continually refined
- Dedicated pedestrian route to be provided, no sidewalk proposed along drive



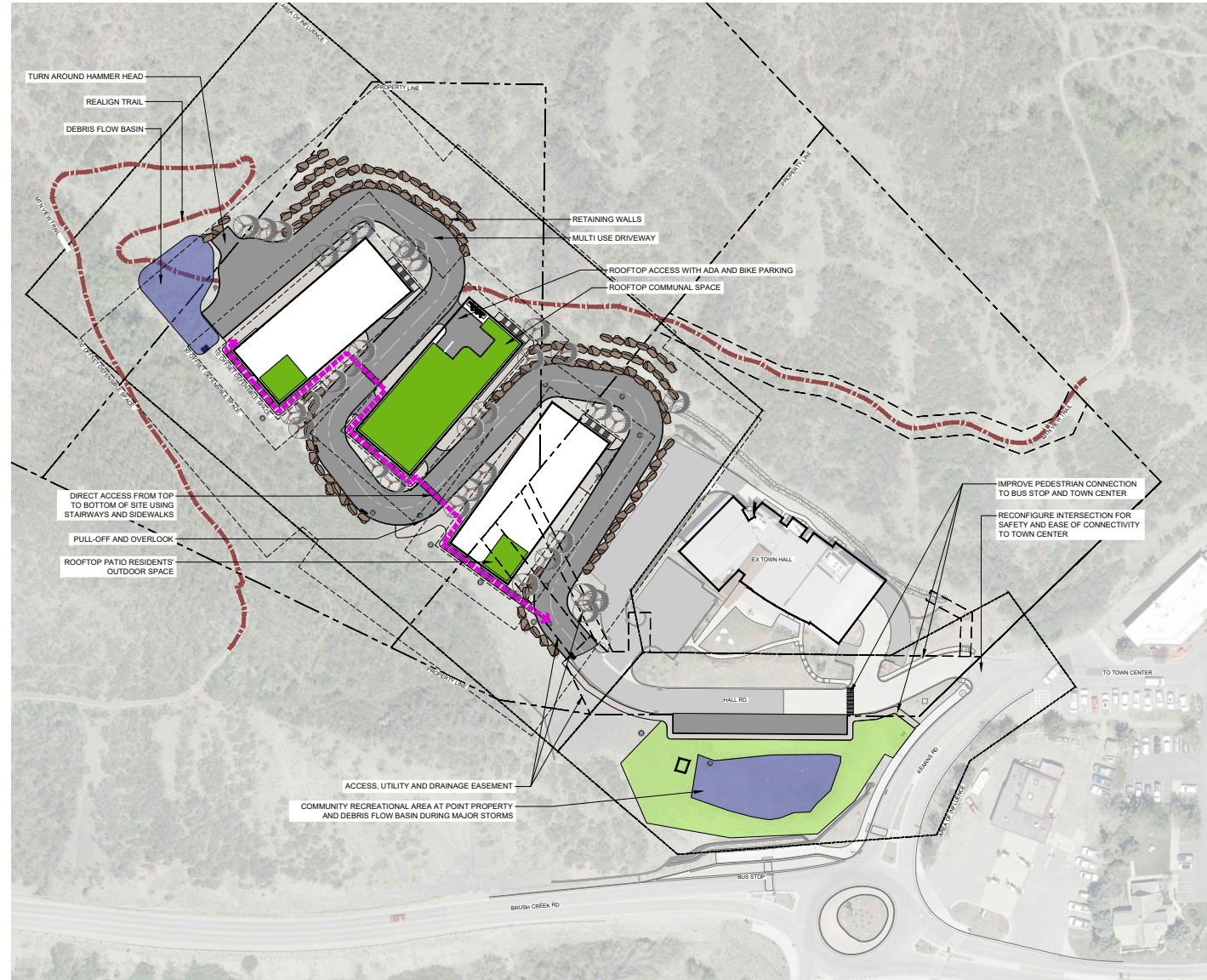
Landscape Design

Drainage Plan—

- Coordination will occur to ensure existing infrastructure is not impacted
- Additional study and modeling of debris flow will occur
- Stormwater and hazards can be addressed and mitigated

Snow storage and winter access —

- Areas of snow storage will be identified following approval of approach
- Development of a maintenance plan to occur



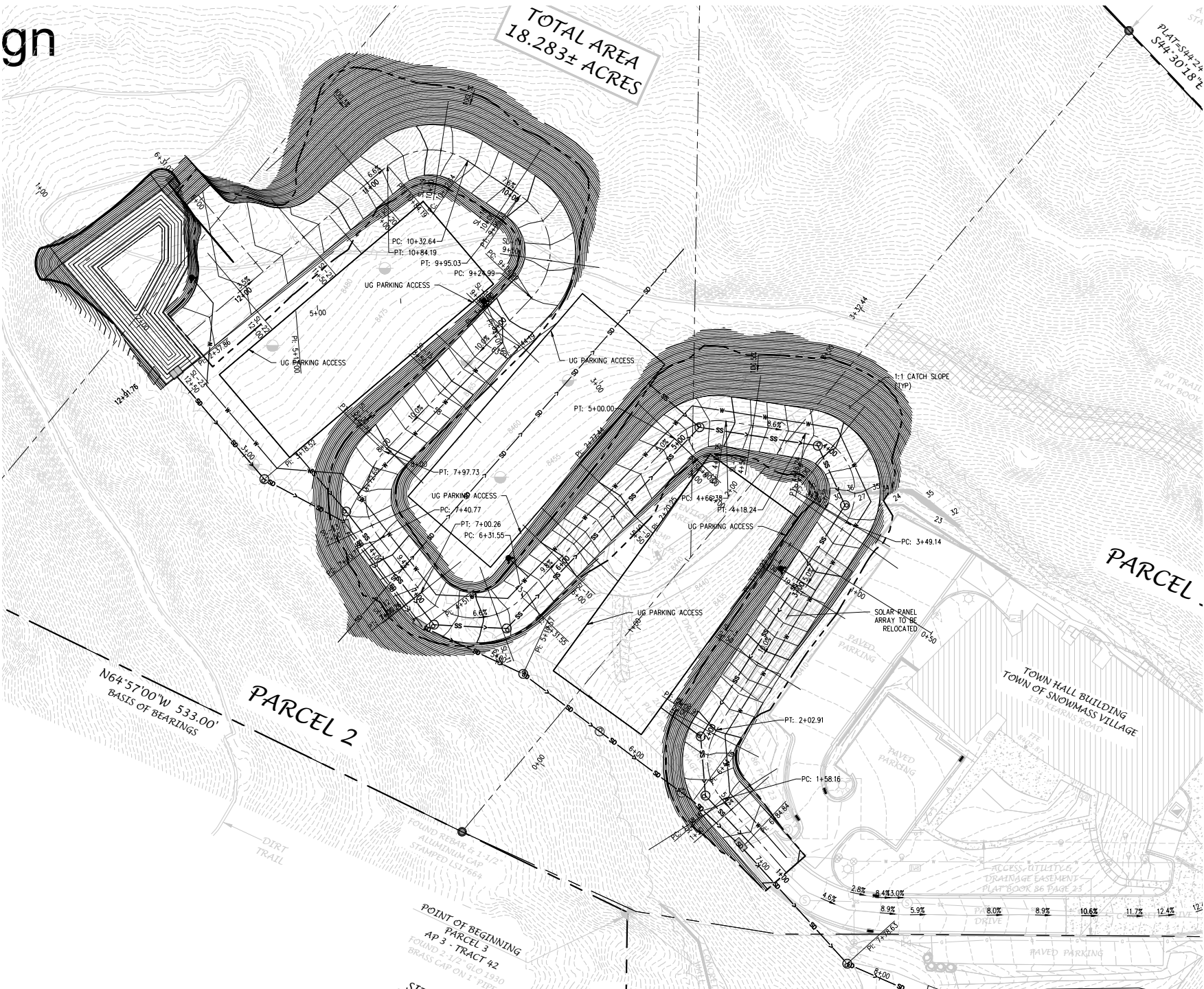
Landscape Design

PV Array –

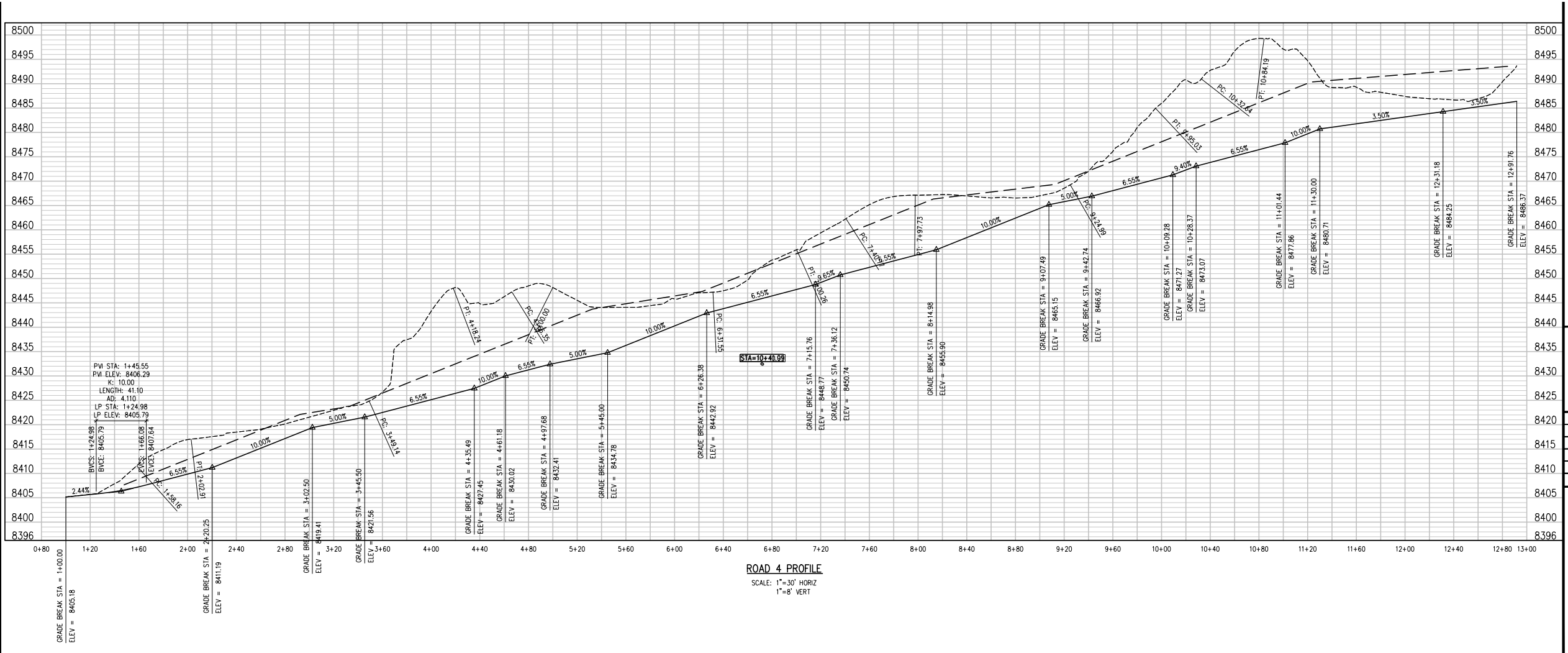
- Solar array to be replaced with system that meets the needs of the development and the Town



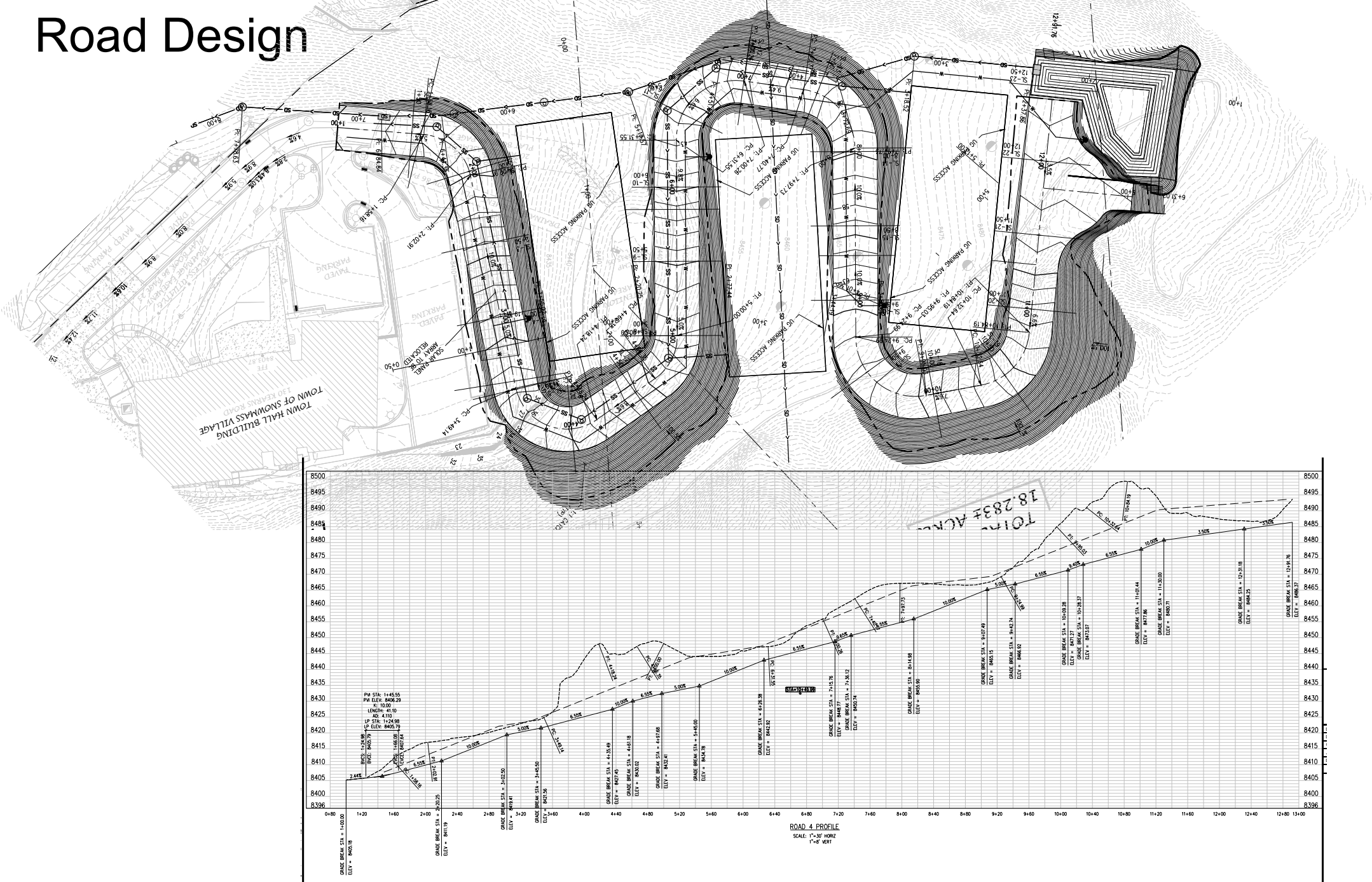
Road Design



Road Design



Road Design



Road Design

Multiple meetings with fire marshal -

- Access on three sides of building the best option for fighting fires
- Alternative is for fire fighting facilities to be built above buildings

Ongoing coordination with Engineering Department –

- Snowmelt curves or maintain 10% slope on inside of curve
- Consider feasibility of road with different slope considerations
- Stormwater conveyance studies continuing

Debris Flow Access –

- Need to provide access to debris flow basin for maintenance

Convenient Transit Access –

- Access road to the top allows transit access to all areas of development

Desired Feedback on Core Issues

- **Mass and scale**
 - Does the mass, scale, and density effectively and appropriately address the need for housing in TOSV?
- **Access and Parking**
 - Is flexibility with road design appropriate (within reason)?
 - Is the reduction of the parking requirement an important message to make?
 - How important is access to transit, trails, and services?
- **Natural Hazards**
 - Has the site first approach addressed the realities of the site coupled with the need for housing?
- **Community Purpose**
 - Is providing 80 units of housing in one development an important priority for our community

Town of Snowmass Village
Planning Commission Sketch Plan Review
Town Hall Draw and Point Site Workforce Housing
20 December 2023





TO: DAVE SHINNEMAN, DIRECTOR OF COMMUNITY DEVELOPMENT
BRIAN MCNEILLIS, SENIOR PLANNER

FROM: MIKE HORVATH, TOWN ENGINEER

SUBJECT: DRAW SITE WORK FORCE HOUSING— SEPTEMBER 2023 SUBMITTAL

DATE: DECEMBER 4, 2023

CC: CLINT KINNEY, TOWN MANAGER
BETSY CRUM, HOUSING DIRECTOR

In reference to the Draw Site Work Force Housing application for Sketch Plan submitted in September 2023 the following comments are being submitted:

Comments:

1. **Grading Plans:** The civil grading plan does not correspond to the landscape plan, which shows walls in numerous locations where the civil plan depicted steep slopes. Walls appear to be necessary in certain locations on the site.
2. **Roadway Design:** The center line of the roadway is proposed at 10%. This leaves the inside of the curves with a slope much greater than 10%. This would require snowmelt around the turns. Please design to have the inside curve at 10% or include snowmelt.
3. **Roadway Design:** Roadway and off-site drainage need to be accommodated throughout the site via curb and gutter, swales, inlets, etc. This will increase the width of the roadway platform.
4. **Roadway Design:** There are steep slopes above existing and proposed infrastructure alongside the road. Guardrails will need to be installed in these areas.
5. **Roadway Design:** The landscape plans note a reconfiguration of the intersection with Kearns Rd. This area is snow melted and any reconfiguration needs to account for that system and Snowmass Center future development.
6. **Roadway Design:** The turns of the roadway need to be examined to ensure the bus turning movements do not negatively affect oncoming traffic.
7. **Snow Storage:** With the steep slopes along the roadway, areas for snow storage will be necessary. The current proposal does not include any usable space for snow storage. Snow storage area needs to be addressed at sketch plan level.
8. **Utility Plans:** The application did not include Intent to Serve Letters from local providers. The size of the existing sanitary and water lines near Town Hall needs to be verified to ensure they have capacity or need to be upsized to provide service to the proposed development.
9. **Utility Plans:** Does the existing water system have ample pressure to provide service up the hill or will additional infrastructure beyond water lines be required to service the upper buildings?
10. **Utility Plans:** The existing solar array above Town Hall is demolished in this proposal. Is there a plan to mitigate the loss of solar?
11. **Drainage Plans:** The proposed detention area is located directly above retaining walls at the roundabout. The project will need to study the drainage to ensure the additional ground water does not negatively affect the integrity of the walls and existing wall drainage system. This needs to be addressed at sketch plan to ensure the proposed drainage system does not negatively affect existing infrastructure.

12. **Drainage Plans:** The upper collection basin does not appear to collect the entire basin above the development. Conveyance to the collection basin of debris flow and runoff need to be accounted for.
13. **Drainage Plans:** The proposed detention area is proposed in a recreation area. Studying the drain down time and other aspects of the pond will be necessary as the project progresses.
14. **Pedestrian Plans:** The proposed plan shows a sidewalk up from the sidewalk along Kearns to the existing parking area south of Town Hall. This is an extremely steep hill and ADA compliance needs to be examined. The sidewalk may need to be re-routed or stairs installed with an additional ADA compliant route.



Dunlop Environmental Consulting, Inc.

Environmental Public Health Planning for the Future

December 8, 2023

Town of Snowmass Village
Brian McNellis, Senior Planner
130 Kearns Rd.
PO Box 5010
Snowmass Village, CO 81615

Re: Town Hall Draw and Point Site Workforce Housing Planned Unit Development - Sketch Plan Review

Dear Mr. McNellis,

The sketch plan for the Town Hall Draw and Point Site housing development has been reviewed at your request. The review of the application was completed with the understanding that a sketch plan does not require detailed information that will be provided as the application progresses. With this guidance, general observations and suggestions follow.

The overview of the application is summarized as follows. The 2-building structure, subsurface 2-level parking garage located between the two residential structures, and access road and trails will be built on 18.2 acres of land. Each building will contain 40 living units for a total of 80. Living units will be 1, 2, or 3 bedrooms. The parking structures will have 97 spaces.

Environmental considerations the applicant should address include impacts to air quality, water quality, noise, and construction management.

Air Quality:

The reviewed material does not contain information on air quality impacts of the development. As the application progresses details will be helpful. Specifically, traffic impacts, parking garage exhaust and air handling design, fugitive dust control during construction and traction material to be used on the roadway are examples of requested detail.

Water Quality:

Storm water management is addressed in Attachment 5. Additional definition is needed to verify the capacity of the detention basins above and below the development. Discharge design from hard surfaces, vegetated areas and parking garages are necessary to properly

verify capacity of both basins. Careful attention to roadway snow storage areas is important in designing snow-melt collection patterns. Discharge of total development storm water volume into Brush Creek should include pre-discharge treatment and basin maintenance scheduling. It is my understanding that mechanical snow-melting will not be installed in the proposed roadway. Confirmation of this will be helpful when considering use of vehicle traction materials in the air quality discussion.

Parking garage design should include capture of internal sources of storm water such as snow melt and floor cleaning runoff. Included in this design should be locations of oil/sand interceptors and a maintenance schedule defining frequency of service.

Further discussion appears to be necessary regarding Brush Creek Impact Area impacts as identified in Attachment 10.

Noise:

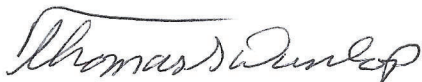
This project is proposed for an area that is currently relatively isolated from urban sources of sound. During the construction phase the intensity of sound will change the familiar character of the site. Post-construction will result in a typical neighborhood sound level experienced in many other areas of Snowmass Village.

Construction Management Plan (CMP):

The applicant is reminded that Town of Snowmass Village, Ordinance 12, Series of 2007 will be the governing compliance document during the construction phase of this project.

This concludes findings of this review. Please contact me with any questions.

Sincerely,

A handwritten signature in cursive script, reading "Thomas S. Dunlop".

Thomas S Dunlop, MPH, REHS

President

TRANSPORTATION DEPARTMENT MEMO

To: Brian McNellis

From: Sam Guarino

CC: Dave Shinneman

Date: 12/12/2023

Re: Draw Site Workforce Housing Comments

After reviewing the Draw Site Workforce Housing Plan, the Transportation Department is supportive of the design and the project. We do have a number of comments for consideration:

- While the bus/firetruck turnaround is appreciated and necessary, I would like to have a better understanding of the grade and size of the turnaround to see if our vehicles will need to use the hammerhead or can make the turn as a cul-de-sac, particularly if not snow melted. My concern is that under snow conditions it may be too steep to safely turn around, particularly as a hammerhead.
- The pedestrian connectivity, particularly to the south-west, is excellent. However, there should be consideration for snow removal or melting on the access path since this should/will be utilized in the winter, particularly since the road lacks a pedestrian facility (which is understood given the site constraints) in the design as shown. Furthermore, there should be great care to direct pedestrians walking south out of the complex to use of this path from all buildings for this reason.
- The crosswalk that is furthest to the southeast, downhill from the entrance to building 1, appears to not connect to any other pedestrian facility. Curious about its anticipated use.
- Given site and road size constraints it is anticipated that the parking garage entrances is where we will attempt to get off the road for pick-up/drop-off. Those driveways accommodating a 22.5' bus at least partially getting out of the roadway would be ideal.
- We support the 1:1 car per unit ratio and believe that the proposed car share will be an important part of this. There should be consideration given to the type of vehicle chosen for the car share. A front wheel drive sedan may not allow for

many of the desired uses in this area as well as a all-wheel drive higher clearance SUV.

- Please consider a possible location for a future WE-cycle station. These stations would require approximately 40' and could go in almost any flat location, however the more central the better. In the spring-fall months an electric bike-share station could be very helpful to encouraging active transportation from this location, further reducing the need for personal vehicles.

From: [Dave Shinneman](#)
To: [Planning Commission](#)
Cc: [Brian McNellis](#); [Sara Nester](#); [Clint Kinney](#); [Jeff Conklin](#); [Ashleigh Huff](#)
Subject: Comprehensive Plan consistency
Date: Friday, December 22, 2023 8:50:20 AM
Attachments: [image001.png](#)

All,

The Draw site sketch plan will be reviewed as to the appropriate use of the site for workforce housing and consistency with the Comprehensive Plan. As to this site and workforce housing in general the Comprehensive Plan provides several statements and policies directly illustrating consistency. I have put together a short list of these below.

1. Most directly applicable is a statement on P. 21 in the Faraway Ranch North/ Snowmass Center CPA. "Higher Density residential development could be accommodated on publicly owned parcels west of Town Hall..." .
2. Again on P. 21 of the plan, it states "Promote residential development within walking/ biking distance to the Snowmass Center that will generate a steady flow of activity and commerce."
3. On page 41 under policy E.2 Provide More Employee Housing a next step was to Review and update the Employee Housing Program. And to Commission a professional study to inform housing policy. In 2020-2021 the Town prepared a Workforce Housing Master Plan and ranked the Draw site consistently high in the suitability assessment. (The Housing Master Plan was reviewed and endorsed by the Planning Commission)
4. In Appendix A2 on pp. 104-105 the Plan provides principles of good planning and design that should be embraced by Snowmass Village. Under the discussion of Scale, the Plan describes the Village as rural on the entrances on Brush Creek and Owl Creek then transitioning to medium density "...before arriving to the higher density Village Core at the Wood Bridge." Under Intensity, the plan states, "Development intensity is an integral component of environmental stewardship and sustainability...." On page 110 under the section How tall is too Tall?, The Plan states "It is important to remember that for new development or redevelopment projects to occur a certain density and height of buildings may be necessary to make the projects financially viable." Each of these would be consistent with employee housing on the Town Hall Draw site.

While there are many discussions in the Plan regarding Employee and Workforce Housing, the above referenced statements, policies, and plans provide consistency with the Plan regarding employee Housing on the Town Hall Draw site. While these are not reasons by themselves, to approve any specific housing on this site, the Comprehensive Plan is consistent with such a proposal and the plan provides direction to look at a larger scale, more intense development, and taller buildings than elsewhere in the Town. .

Please let me know if you have any questions. I am happy to discuss these further with you as needed.

Dave

Brian, can you please include this email in the next packet. Thank you!



Dave Shinneman
Community Development Director
Town of Snowmass Village
130 Kearns Road
P.O. Box 5010
130 Kearns Road
Snowmass Village, CO 81615-5010
T: 970-923-5524
D: 970-922-2321
dshinneman@tosv.com
www.tosv.com

INTEROFFICE MEMORANDUM

TO: DAVE SHINNEMAN, COMMUNITY DEVELOPMENT DIRECTOR; BRIAN MCNELLIS, SENIOR PLANNER
FROM: BETSY CRUM, HOUSING DIRECTOR
SUBJECT: HOUSING DEMAND AND THE PROPOSED DRAW SITE DEVELOPMENT
DATE: DECEMBER 21, 2023

I am writing in follow-up to questions raised at the December 20, 2023 meeting of the Planning Commission concerning the sketch plan submission for the Draw Site Housing development. There was some discussion related to the proposed unit mix as it pertains to need.

The Housing Department currently owns and manages nearly 300 rental units and oversees 200 “deed-restricted” units that are owned by qualified employees of Snowmass Village and Pitkin County. The Town has been working from a long-standing goal of housing some sixty percent (60%) of the year-round workforce between rental and deed-restricted housing types. In addition to our stock, SkiCo offers housing for seasonal workers at Club Commons, APCHA controls the 30 deed restricted units at Fairway Three, and the Aspen School District owns rental units for its employees on Owl Creek Road.

One question concerned the proposed unit mix for the Draw Site, which is currently 48 one-bedroom units (60%), 24 two-bedrooms (30%) and 8 three-bedroom (10%). We believe that this is the correct mix based on the town’s demographics and our waiting list. Our waiting list presently holds 233 households, all of whom are full-time, year-round Snowmass Village employees. Sixty-two percent (62%) indicated interest in a studio or a one-bedroom apartment, 29% would like a two-bedroom unit, and 9% need a three-bedroom unit. This is nearly identical to the proposed mix.

In comparison, in our current portfolio, approximately 68% of our apartments are studio or one-bedroom apartments, 30% have two bedrooms, and only 2% offer three bedrooms. It is also worth noting that we rarely have more than 20 units turn over in a year’s time. People on our list wait an average of 6-7 years before an apartment is available for them.

Another question concerned the proposed unit sizes. Of course, this is very early in the project to have specific apartment sizes nailed down, but our schematic design projected to average approximately 600 sf in the one-bedroom apartments, 1,000 sf in the two-bedrooms, and 1200 sf in the three-bedrooms.

I will be available at the next Planning Commission meeting to respond to any further questions.

BOOK 572 PAGE 558

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL
RESOLUTION NO. 34
SERIES OF 1988

Sep 2 4 30 PM '88

SILVIA DAVIS
PITKIN CNTY RECORDER

303570

A RESOLUTION ACCEPTING THE DEDICATION OF LAND TO THE TOWN OF SNOWMASS VILLAGE AND GRANTING EMPLOYEE HOUSING CREDIT FOR THE FARAWAY RANCH PLANNED UNIT DEVELOPMENT.

WHEREAS, the Town Council adopted Ordinance 22, Series of 1984 approving the Faraway Ranch Planned Unit Development; and

WHEREAS, the approval of the project required Mount Baldy Investors, (Applicant) to provide 59 units of restricted housing and 50 seasonal housing units for employees of the Village; and

WHEREAS, in exchange for credit for a portion of the required employee housing, the Town of Snowmass Village (Town) desires to acquire Parcel C of the Faraway Ranch Planned Unit Development in order to construct employee housing.

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

Section One. The Town shall accept from Mount Baldy Investors, a Colorado joint venture, a conveyance of the fee title to Parcel C, Faraway Ranch Specially Planned Area, according to the Gross Parcel Plat thereof recorded in Plat Book 17 at Page 5 of the real property records of Pitkin County, Colorado, together with perpetual, non-exclusive easements and right-of-way for access and underground utility purposes over and across (1) that certain "Easement 1" as granted and described in the Deed of Easement recorded in Book 254 at Page 545, and (2) that portion of the 60 foot wide "reserved easement" in Existing Snowmass Center Parcel, Faraway Ranch Specially Planned Area, which commences at the northerly terminus of said Easement 1, and then continues in a northwesterly direction to a point of intersection with the common boundary between Parcel C and the Existing Snowmass Center Parcel, Faraway Ranch Subdivision; and

Section Two. That upon the delivery of such conveyance to the Town and the recording thereof in the Pitkin County, Colorado real property records, Mount Baldy Investors and its successors or assigns in the ownership of all or any portion of Faraway Ranch Specially Planned Area shall be deemed automatically, fully and forever relieved of any obligation to build 51 mixed employee units as approved on said Parcel C, Faraway Ranch Specially Planned Area (as described on the Faraway Ranch Specially Planned Area Final Land Use Plan recorded in Plat Book 17 at Page 4), which 51 units are hereby acknowledged to include any remaining employee housing commitment or responsibility arising out of The

9-2-88

Ridge Condominiums project (Phases I and II); and

Section Three. That upon the recording of such conveyance to the Town, the Town itself shall thereafter be responsible for the construction of the subject 51 units or such other employee units as the Town may determine to be appropriate on Parcel C; and

Section Four. The Town hereby expressly recites and acknowledges that following the recording of such conveyance to the Town, the only remaining employee housing obligations associated with Faraway Ranch Specially Planned Area are the 50 seasonal rooms and the 8 mixed employee units on Parcel N, Faraway Ranch Subdivision. It is hereby acknowledged that these units shall be provided upon commencement of any construction on Parcel K of the Faraway Ranch S.P.A.

INTRODUCED, READ AND ADOPTED by the Town Council of the Town of Snowmass Village, Colorado, on the 6th day of June, 1988, by a vote of 7 to 0.

TOWN OF SNOWMASS VILLAGE



Richard G. Wall

ATTEST:



Amber Harmon, Town Clerk

9-2-88