



**Planning Commission
Wednesday, November 20, 2024
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.

To join the meeting remotely please use the Teams Meeting information below:

Microsoft Teams meeting: <https://teams.microsoft.com/>

Meeting ID: 240 118 256 801

Passcode: tVvbuE

Agenda

- 1. ROLL CALL**
- 2. APPROVAL OF MEETING MINUTES - NOVEMBER 13, 2024 MINUTES TO BE APPROVED DECEMBER 4, 2024**
- 3. ITEMS FOR DISCUSSION**
 - 3.a. LITTLE RED SCHOOL HOUSE - SPECIAL REVIEW AND SUB PLAT**

Staff will recommend the continuation of this item to the December 4, 2024 meeting.

 - [_Agenda Item Summary, LRSH - PC mtg 11-20-24.docx](#)
 - [1_PN for PC review of Subd Plat, 11-20-24.doc](#)
 - [2_Zoning, Aerial & Map Exhibits.docx](#)
 - [3_PC Reso 7, 2024 - S.R. & Plat in Public Zone for LRSH Addition.docx](#)
 - [4_24_1028_LRSH_Special Review Add.01.pdf](#)
 - [5_23065-LRSH-SubPlat-24X36-BW-Prelim-11-05-24.pdf](#)
 - [6_Staff Report Compliance Analysis.docx](#)
 - 3.b. SNOWMASS CENTER - MINOR PUD AMENDMENT CONTINUED FROM NOVEMBER 13, 2024 MEETING**
 - [Staff Report - Snowmass Center Minor PUD Amendment 111324.doc](#)
 - [Attachment A - Application Letter and Code Responses.pdf](#)
 - [Attachment B - Architectural Plans.pdf](#)
 - [Attachment C - Subdivision Plan reconfiguration.pdf](#)
 - [Attachment D - Landscape Plans.pdf](#)
 - [Attachment E - Construction Management Plan.pdf](#)
 - [Attachment F - Transportation Department referral.pdf](#)
 - [Attachment G - Roaring Fork Fire Dist referral.pdf](#)

[Attachment H - Public Works referral.pdf](#)

[Attachment I - Ordinance No. 17 of 2020_signed approved.pdf](#)

**3.c. COMMUNITY DEVELOPMENT DIRECTOR UPDATES
- JANUARY 2025 MEETING SCHEDULE**

4. ADJOURNMENT

Town of Snowmass Village

Planning Commission

Agenda Item Summary

DATE OF MEETING: November 20, 2024

AGENDA ITEM: Resolution No. 7, Series of 2024: Little Red School House
Special Review and Subdivision Plat

PRESENTED BY: Jim Wahlstrom, AICP, Senior Planner
Dave Shinneman, AICP, Community Development Director
Community Development Department

BACKGROUND:

On September 5, 2024 the Town of Snowmass Village as applicant/owner, represented by Land+Shelter Architecture and Planning together with the Town Engineer, submitted a Special Review application dated August 28, 2024 as supplemented on September 18, 2024 with a separate Subdivision Plat application for concurrent review, processing, and consideration.

After a code-mandated completeness review, the applications were referred for review on September 23, 2024 for formal evaluation by other Town Departments, districts and referral agencies. An internal development review team meeting was held on October 10, 2024. No other formal referral agency comments were submitted as of the writing of this report.

The application materials for the proposed Special Review and the Subdivision Plat, including the addendum received by the Applicant dated October 28, 2024 with updated proposed development parameters, may be accessed on the Town's website here:

<https://portal.laserfiche.com/Portal/browse.aspx?id=103306&repo=r-b27e3aff>

The October 28, 2024 Addendum is also attached for reference.

HISTORY:

Refer to the attached resolution's 'Whereas' section for a chronological outline of the history of the two affected sites. There are zoning, aerial and other maps included for reference in the second attachment.

MUNICIPAL CODE:

The review standards for proposed Special Review and Subdivision Plat applications are outlined and addressed in the attached staff report compliance analysis, and in the application materials. These standards are summarized below.

Sec. 16A-5-230. Special review.

(e) *Review Standards. An application for a Special Review use shall comply with the following standards:*

- (1) *Consistent with Comprehensive Plan.*
- (2) *Comply with standards of Development Code. The proposed use shall comply with all other applicable standards of this Development Code, including, but not limited to:*
 - a. *Zone district standards. The purpose of the 'Public' zone district in which it is located, the dimensional limitations of that zone district and any standards applicable to the particular use...*
 - b. *Development evaluation standards. The applicable standards specified in Article IV, Development Evaluation Standards.*
- (3) *Compatible.*
- (4) *Adequacy of access.*
- (5) *Design minimizes adverse impact.*
- (6) *Design minimizes environmental impact.*
- (7) *Facilities. There shall be adequate public facilities available to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use would cause. In particular, the applicant shall demonstrate that adequate water supply and sewage disposal service is available for the proposed use, including sufficient water pressure and proximity to fire hydrants to provide for fire protection needs.*
- (8) *Parking. Sufficient off-street parking shall be provided for the proposed use.*

Division 4. Subdivision Regulations, Sections 16A-5-400-440.

Sec. 16A-5-440. Review standards.

The proposed subdivision shall comply with the following review standards.

- (1) *Consistency with Comprehensive Plan.*
- (2) *Compatibility with surrounding land uses.*
- (3) *Comply with other applicable provisions.*
- (4) *Suitability for development.*
- (5) *Adequate public facilities.*
- (6) *Spatial pattern shall be efficient.*
- (7) *Phasing.*

PLANNING COMMISSION OPTIONS:

Approve, approve with conditions, or deny the attached draft Planning Commission Resolution No. 7, Series of 2024, which may be amended at the meeting.

STAFF RECOMMENDATION:

Staff Recommends approval of the Planning Commission Resolution No. 7, Series of 2024, with conditions, as written.

ATTACHMENTS:

1. Public Notice of the Planning Commission meeting per Article V, '*Common Review Procedures*' and Table 5-1, '*Summary of Development Review Procedures*,' in the Town's Chapter 16A of the Land Use and Development Code, printed in the Aspen Times on October 22, 2024;
2. Zoning, aerial, and map exhibits;
3. Draft Planning Commission Resolution No. 7, Series of 2024;
4. Applicant's Addendum dated October 28, 2024 modifying the development parameters and Subdivision Plat for the Special Review application;
5. Latest update of the Subdivision Plat dated November 5, 2024;
6. Staff Report Compliance Analysis

**SNOWMASS VILLAGE
PLANNING COMMISSION
NOTICE OF MEETING**

PUBLIC NOTICE IS HEREBY GIVEN THAT A MEETING WILL BE HELD WITH THE PLANNING COMMISSION.

DATE: November 20, 2024

TIME: During a regular meeting that begins at 4:00 P.M.

WHERE: Town Council Chambers
Town Hall, 130 Kearns Road
Snowmass Village, CO

WHY: For the Planning Commission to consider applications by the Town of Snowmass Village ('Applicant') regarding the Subdivision Plat in conjunction with a Special Review involving the Little Red School House and the adjacent Community Playground sites along Owl Creek Road near the intersection with Gambel Way.

CODE: The applications will be processed pursuant to Sections 16A-5-400-440, '*Subdivision Regulations*' and Section 16A-5-230, '*Special Review*,' that applies to the proposal pursuant to the Snowmass Village Municipal Code.

INFO: Considering the prior conveyances of the property that occurred in the 1980s, the affected sites are un-platted. A one-lot subdivision plat is proposed that covers both the Little Red School House and Community Park sites. A concurrent Special Review application proposes a replacement early education center building to the south of the existing Little Red School House building. Other modifications include changes to the existing parking area, a phase II expansion of the parking area, a secondary driveway entrance, new landscaping, and improvements to drainage and utility lines among other design changes.

Additional information regarding the proposal is available for inspection at the Snowmass Village Community Development Department, by telephone at (970) 923-5524 during normal business hours, or via the Town's web page at: <https://portal.laserfiche.com/Portal/Browse.aspx?id=103306&repo=r-b27e3aff>

Written comments are encouraged and will be accepted until the close of the meeting. For inclusion of written comments in the staff report / packet, submissions must be received a minimum of 10 days prior to the meeting to the following address:

Snowmass Village Community Development Department
P.O. Box 5010
Snowmass Village, CO 81615
Attention: Jim Wahlstrom, Senior Planner
Email: jwahlstrom@tosv.com

Public hearings will be held for the subsequent Town Council review of the application following the separate Planning Commission review and its recommendations by resolution.

Telephone: (970) 923-3777

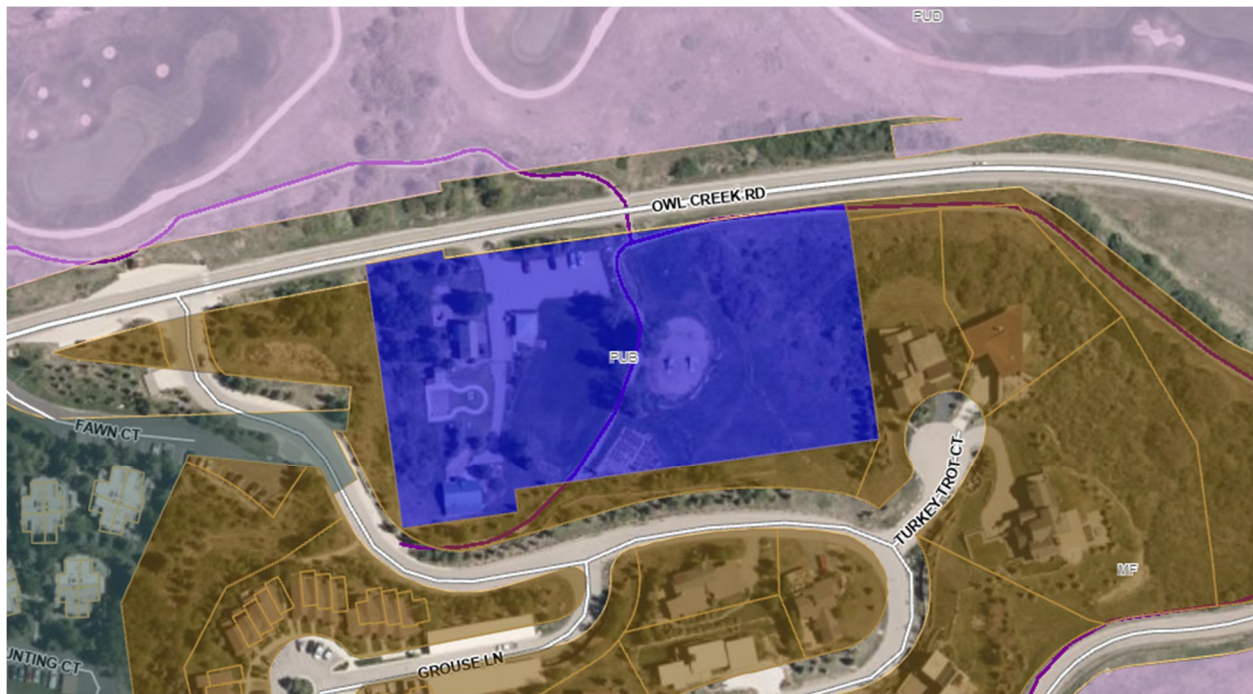
Internet Access to Council email: <http://www.tosv.com>

Citizen Feedback Hotline: (970) 922-6727 or clerk@tosv.com

Megan Boucher, Town Clerk

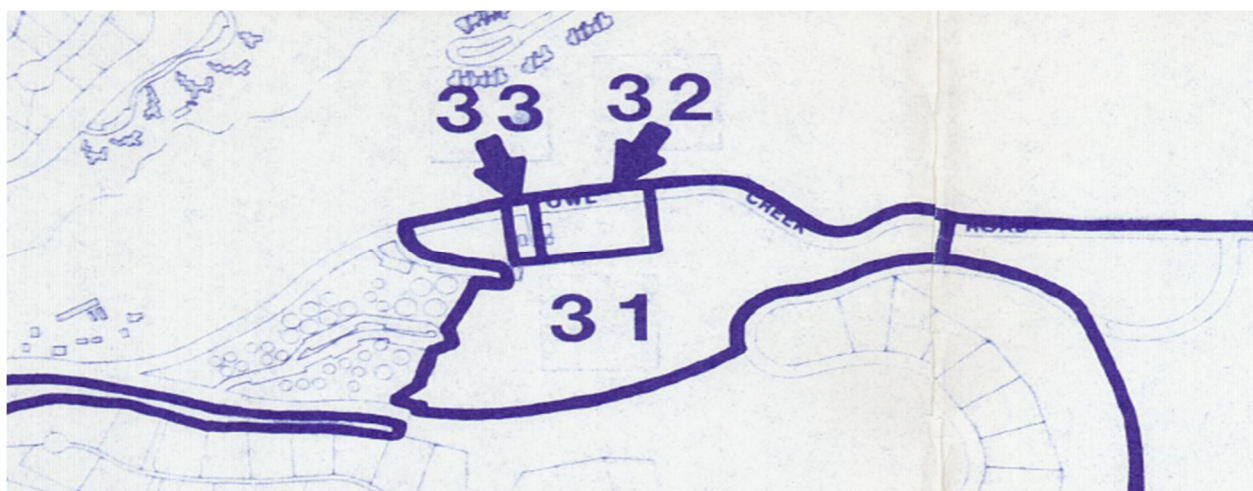
Existing Zoning, Aerial, and Maps of the Little Red School House and adjacent Community Playground sites.

Town's GIS Zoning overlay map:

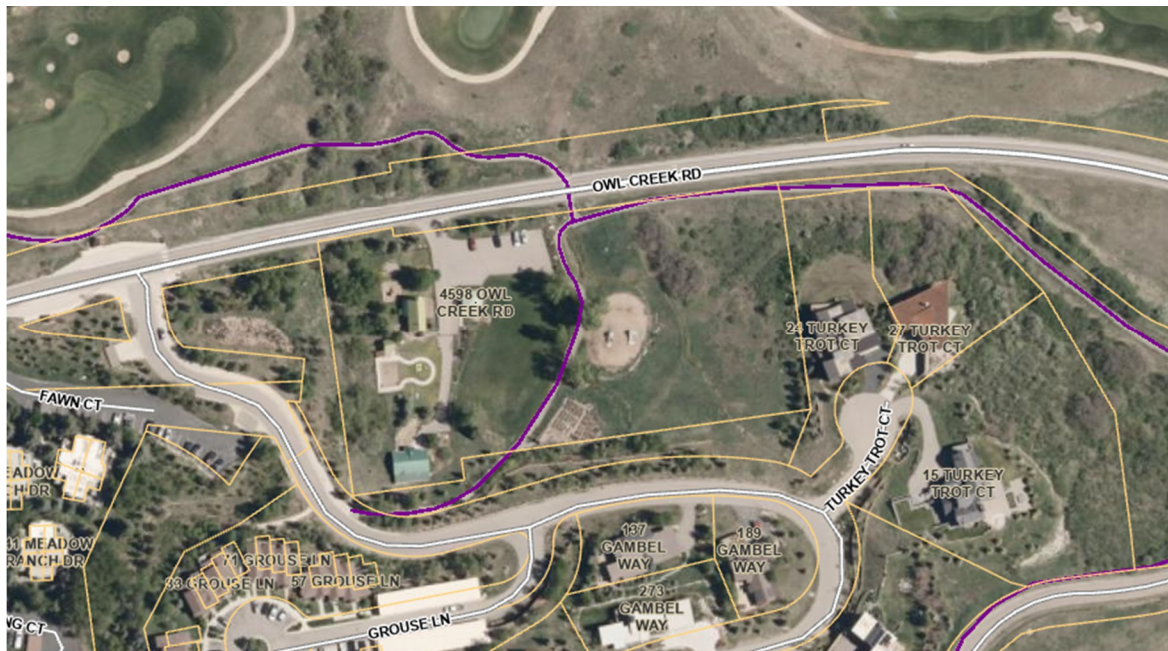


Ordinance 10, 1987 zoning exhibit / map excerpts:

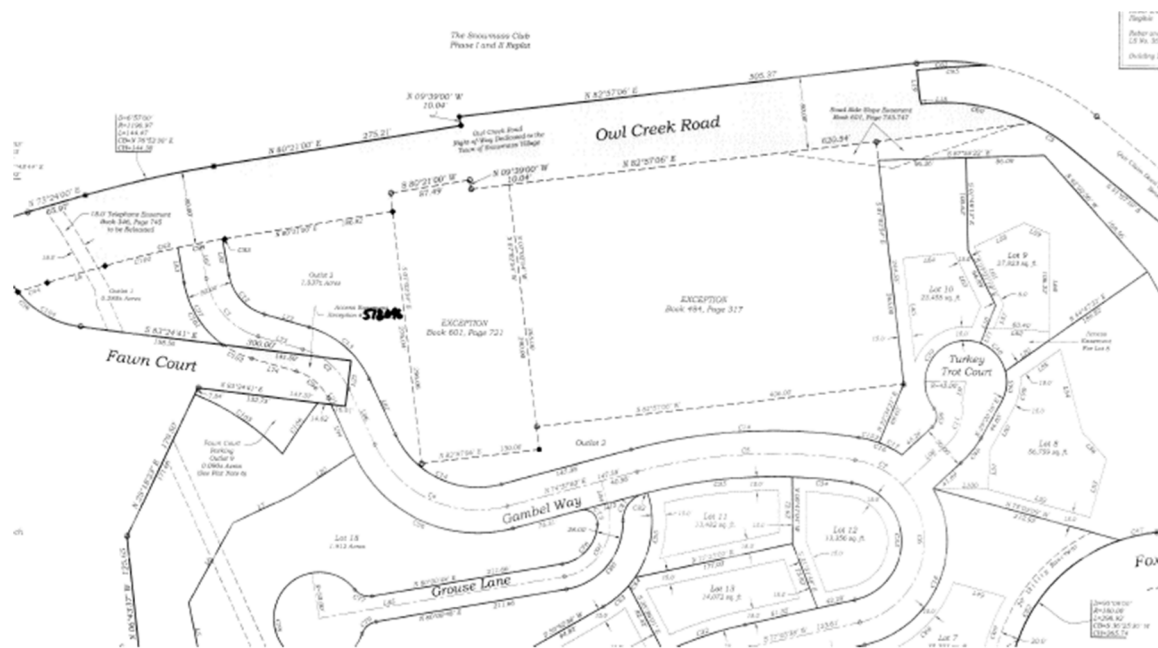
32	Community Playground	2.1	PUB	0	0	0
33	Little Red School House	1.0	PUB	0	0	0



Aerial Map of LRS and Playground sites from Town's GIS:



Sinclair Meadows Subdivision Plat showing the LRSB and Playground sites as Exceptions:



**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION**

**RESOLUTION NO. 7
SERIES OF 2024**

A RESOLUTION RECOMMENDING APPROVAL OF THE SPECIAL REVIEW USE IN A PUBLIC (PUB) ZONE DISTRICT FOR THE LITTLE RED SCHOOL HOUSE (LRSH) ADDITION AND A SUBDIVISION PLAT FOR THE LRSH AND ADJACENT COMMUNITY PLAYGROUND.

WHEREAS, pursuant to Town Council Resolution No. 43, Series of 1984, approval was granted for a public facility credit to the Snowmass Company for the conveyance of the Little Red School House Playground Site; and

WHEREAS, Ordinance No. 10, Series of 1987, assigned Parcel 33 (to the Little Red School House of one acre) and Parcel 32 (to the adjacent Community Playground of 2.1 acres), and zoned said Parcels Public (PUB); and

WHEREAS, pursuant to Town Council Resolution No. 26, Series of 1988, Section A, Part III of Exhibit 2 to Ordinance 17, Series of 1978, committed the Federal Deposit Insurance Corporation (FDIC), as successor in interest to the Snowmass Company, Ltd, called for the dedication and eventual transfer of at least 36.6 acres of FDIC land to be used for various public facilities, which according to Exhibit 'A' "Dedication Map" of Resolution 26, 1988, included referenced Parcel 6 of the Little Red School House (of one acre) and Parcels 7abc of the Owl Creek Road Realignment; and

WHEREAS, pursuant to Town Council Resolution No. 29, Series of 1989, a Subdivision Exemption was approved for Parcel 33 (the LRSH site) as defined in Ordinance 10, 1987, to permit the transfer of ownership from the Snowmass Land Company to the Town of Snowmass Village; and

WHEREAS, pursuant to Town Council Resolution No. 52, Series of 1988, the prior Hilder Anderson Toddler Center received approval for a Special Review Use in a Public (PUB) zone district, for the purpose of locating a building in which to operate a day care operation subject to a lease agreement and establishing landscaping on the site to mitigate visual impacts of the structure; and

WHEREAS, on September 5, 2024 the Town of Snowmass Village as applicant/owner, represented by Land+Shelter Architecture and Planning, submitted a Special Review application dated August 28, 2024 as supplemented on September 18, 2024 with a concurrent Subdivision Plat application for review; and

WHEREAS, on October 28, 2024, the Applicant submitted an addendum to the Special Review application, in response to Town staff review comments, including updated development parameters for the new proposed subdivided Lot 1; and

WHEREAS, a Public Notice of the Planning Commission meeting per Article V, Common Review Procedures and Table 5-1, 'Summary of Development Review Procedures,' in the Town's Chapter 16A of the Land Use and Development Code, was printed in the Aspen Times on October 22, 2024

WHEREAS, the Planning Commission met on November 20, 2024, considered staff findings and recommendations, heard and considered public comments, and has acted upon this recommending resolution to the Town Council; and

WHEREAS, the applications for Special Review and a Subdivision Plat were processed via Sections 16A-5-230 and 16A-5-440 of the Town's Land Use and Development Code, respectively.

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

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

1. The application was submitted in accordance with the provisions of the Town's Land Use and Development Code.
2. A public notice of the Planning Commission meeting occurred in accordance with the provisions of the Land Use and Development Code. A formal public hearing process is required during the Town Council review.
3. The request is consistent with the Review Standards for granting a Special Review use and a Subdivision Plat contained in Sections 16A-5-230(e) and 16A-5-440 of the Land Use and Development Code.
4. According to a Jurisdictional Wetland and Wildlife Report for the Sinclair Meadows Parcel on July 23, 2002, there were jurisdictional wetlands delineated along the western portion of the LRSH site and diagonally through the adjacent Community Playground site (generally following a drainage channel to a roadside drainage and continues under Owl Creek Road). The less than one-percent impact to those areas is negligible, and the continued use of these areas for site drainage is acceptable.
5. The identified jurisdictional wetland areas are regulated by the US Army Corps of Engineers (Western Colorado Field Office). Activities which result in disturbance of these areas will require prior authorization from the Corps under Section 404 of the Clean Water Act as needed. However, these areas are not part of the Brush Creek Impact Zones shown on the Town Comprehensive Plan Environmental Sensitivity Maps. Therefore, a Brush Creek Impact Report was not required.
6. The Town of Snowmass Village Comprehensive Plan Environmental Sensitivity Maps (2018 and per Comp Plan Amendments in 2022), do not identify the LRSH and Community Playground properties as a specific wildlife habitat for elk activity, goshawk, redtail hawk or golden eagle nesting areas, winter Ptarmigan range, mule deer range or elk range.
7. The traffic impacts and parking demand and supply reports in the applications are acceptable.
8. In accordance with Article III, Division 2, 'Restrictions and Limitations to Particular Uses' and Table 3-2 requires the development parameters for Special Review applications to be determined with the application review. The addendum to the Special Review application submitted by the Applicant dated October 28, 2024 with updated development parameters for the Special Review and a new proposed subdivided Lot 1 are acceptable.

Section Two: Action and Recommendation.

The Planning Commission recommends to the Town Council the Special Review use for the Little Red Schoolhouse addition in a Public ('PUB') zone district and the accompanying Subdivision Plat for the LRSH and adjoining Community Playground sites be approved subject to the conditions in Section Three.

Section Three: Recommended Conditions.

1. Details for the placement of the fire hydrant or any granted fire lane near the vicinity of the proposed addition shall comply with the Fire Code and resolved to the satisfaction of the Snowmass-Wildcat Fire Protection District and the Snowmass Water and Sanitation District prior to obtaining a building permit.
2. As the planned removal of the trees will be mitigated approximately 50 percent with the initial phase building addition, the applicant shall install the remaining 50 percent of new trees for mitigation with the planned phase II parking expansion.
3. While also complying with Snowmass Water and Sanitation District requirements, the Applicant shall obtain and submit signed easement agreements with the affected adjacent property owners to the north and to the west for a sewer line expansion and for a new water line connection, respectively, prior to issuance of a building permit.
4. A Zoning Plan Review pursuant to Section 16A-5-270 shall occur at minimum with a building permit application on the future Phase II expansion of the parking lot to determine zoning compliance with this Special Review and Subdivision Plat resolution action.
5. A sign permit application shall be submitted showing a 10-foot setback from the property line / Owl Creek Road right-of-way line and reviewed and acted upon prior to installation.

Section Four: 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.

INTRODUCED, READ, AND APPROVED by the Planning Commission of the Town of Snowmass Village on _____, 2024, upon a motion by Commission Member _____, the second of Commission Member _____, and upon a vote of ___ in favor and ___ against.

TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION

Brian Marshack, Chairperson

ATTEST:

Ashleigh Huff, Planning Commission Secretary



10/28/2024

MEMO

To: Jim Wahlstrom
From: Taylor Higgins, Land+Shelter
CC: Mike Horvath, Greg LeBlanc, Andi Korber

Project: Little Red School House
Subject: Little Red School House Land Use Application Addendum 01

The following responses clarify and amend the Little Red School House Special Review Application as follows:

Section 16A-5-230 (e) (2) a. Zone District Standards

- Development Parameters
 - Percentage of open space 75% minimum
 - 79% open space current design, includes parking lot phase I and II as impervious
 - Proposes 4% open space buffer for future impervious area
 - Permitted Floor Area Ratio .1:1 (146,013 x .1 = 14,601 SF)
 - Building Ground Floor Area Existing
 - 1,424 SF LRSH (712 main level/712 basement)
 - 960 SF Auxiliary Building to be demo'd (gain this area back after project is complete)
 - Building Ground Floor Area New
 - 5,608 SF LRSH South
 - Building Ground Floor Area Maximum
 - $14,601 \text{ SF} - 1,424 - 5,608 = 7,569 \text{ SF}$ available for future building area
 - Setbacks: 15' building setback, front, rear and sides



- Primary Building Height 28' maximum height (removed story reference and revised permitted height on Sheet G100; LRSH max. height 23'-0", documented on sheet A201)
- Accessory Building Height 12' maximum height
- Fence proposed at 6' H and all gate locations shown on landscape plan, reference sheet L1.1

(8) Parking

Phase I parking has been derived based on the anticipated program expansion for the ECE. The 25 parking spaces account for anticipated staff and drop off volume. The proposed minimum parking estimate was confirmed by previous project parking data and a traffic/parking study. In an effort to plan for future growth, a phase II parking area has been documented. The Applicant is seeking the right, not obligation, to add an additional 12 parking spaces in the future by administrative approval. The engineering and parking lot design, along with second drive access onto Owl Creek would be completed at future building permit review.

These parking estimates take into account the Little Red School House as a possible fifth classroom in the future. For the purposes of this project, the existing LRSH building will remain as is and be used as a gross motor room. A supplemental play space for the four classroom program. However, this building would be available in the future and if the program had sufficient demand, the main level could be converted into an infant classroom.

Section 16A-5-400-400 Subdivision Regulations

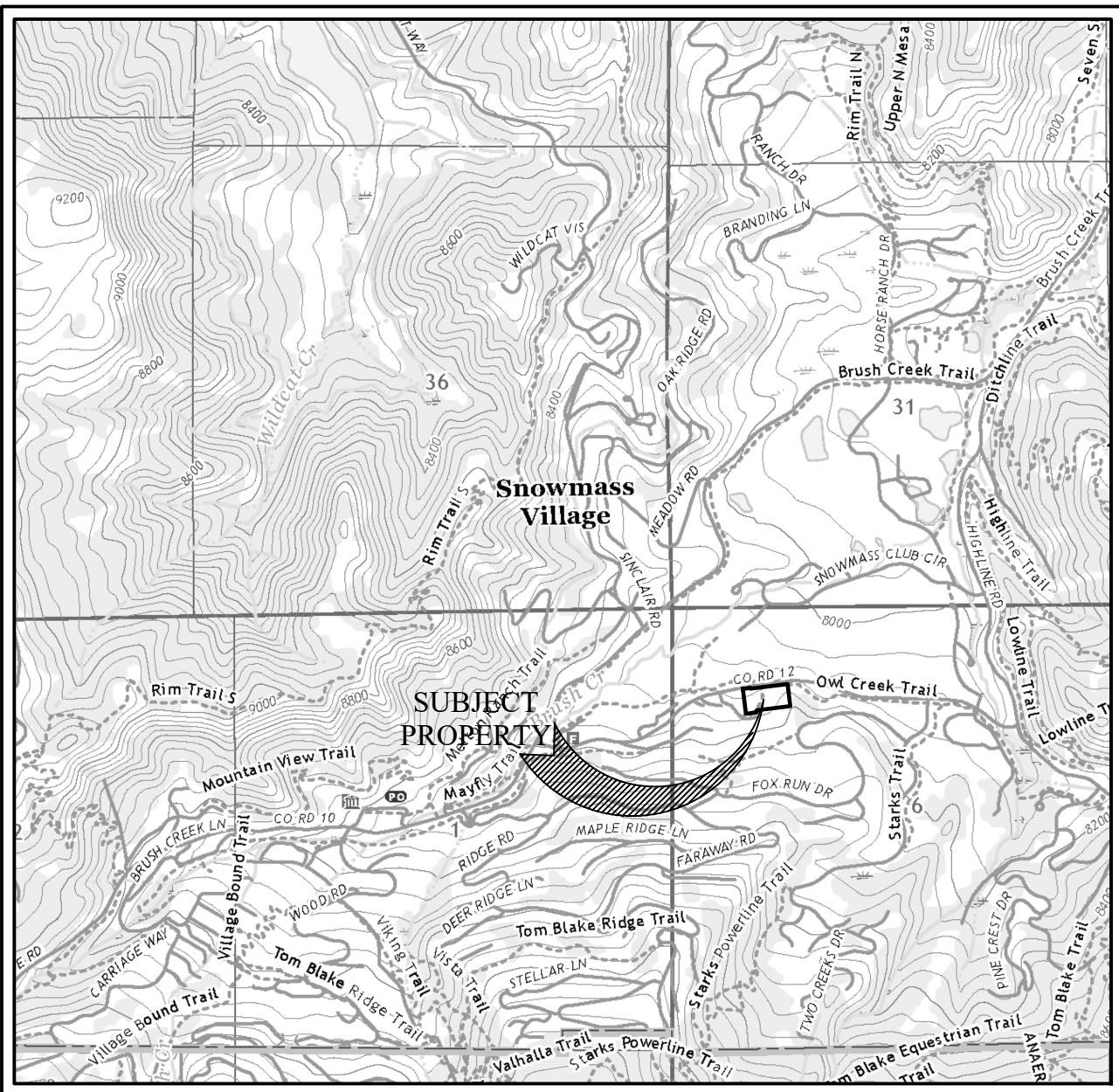
16A-5-440 Review Standards (3) Comply with other applicable provisions

- Reference the attached plat exhibit for revisions requested.

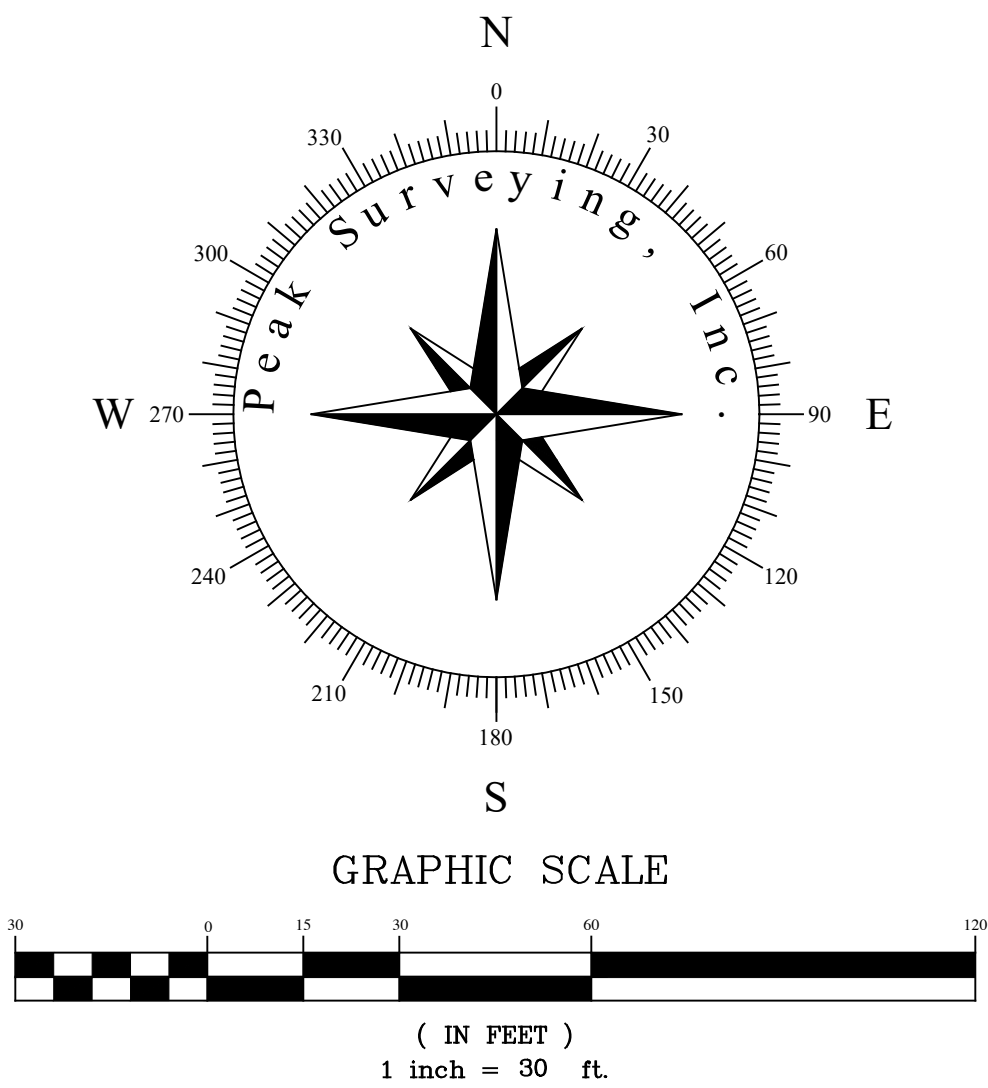
16A-5-440 Review Standards (5) Adequate Public Facilities

- Sewerline easement will be recorded as a condition of approval for building permit
- Owner is pursuing Letter of Intent for easement with Snowmass Club

SUBDIVISION PLAT OF THE
LITTLE RED SCHOOL HOUSE AND COMMUNITY PLAYGROUND
PARCELS OF LAND SITUATED IN NW1/4 SECTION 6, TOWNSHIP 10 SOUTH,
RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'



NOTES:

- 1) THE PURPOSE OF THIS SUBDIVISION PLAT IS TO VACATE THE SHARED PROPERTY LINE AND MERGE INTO ONE PARCEL OF LAND.
- 2) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. Q62017357, DATED EFFECTIVE JUNE 28, 2024.
- 3) THE DATE OF THIS SURVEY WAS AUGUST 14, 15, 16, AND 17, 2023.
- 4) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 85°32'52" W BETWEEN THE EASTERLY POINT OF INTERSECTION OF SUBJECT PROPERTY, A NO. 5 REBAR AND ORANGE PLASTIC CAP P.L.S. NO. 36572 FOUND IN PLACE AND THE SOUTH ANGLE POINT OF THE NORTH LINE OF SUBJECT PROPERTY, A NO. 5 REBAR AND ALUMINUM CAP P.L.S. NO. 23629 FOUND IN PLACE.
- 5) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- 6) THIS SURVEY IS BASED ON THE TWO EXCEPTION PARCELS OF THE FINAL PLAT OF SINCLAIR MEADOWS RECORDED DECEMBER 6, 2005 AS RECEPTION NO. 518097, SPECIAL WARRANTY DEED RECORDED APRIL 9, 1985 IN BOOK 484 AT PAGE 317 AS RECEPTION NO. 267359, SPECIAL WARRANTY DEED RECORDED SEPTEMBER 14, 1989 IN BOOK 601 AT PAGE 721, AS RECEPTION NO. 315036, AND QUITCLAIM DEED RECORDED MARCH 15, 2022 AS RECEPTION NO. 685997 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.
- 7) SITE IS ZONED PUB (PUBLIC) AND SETBACKS ARE AS DETERMINED BY PUD PLAN OR SPECIAL REVIEW, ACCORDING TO THE TOWN OF SNOWMASS VILLAGE WEBSITE. REQUIREMENTS FOR SETBACKS NEED TO BE VERIFIED WITH TOWN BEFORE PLANNING OR CONSTRUCTION OF SITE.
- 8) ERROR IN CLOSURE FOR THE DESCRIBED PARCEL IS LESS THAN 1:15,000.

SURVEYOR'S CERTIFICATE:

I, JASON R. NEIL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AS LAID OUT, PLATTED, DEDICATED AND SHOWN ON THIS PLAT. SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS ____ DAY OF ____, A.D. 2024.

BY: JASON R. NEIL, P.L.S. #37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TOWN OF SNOWMASS VILLAGE APPROVAL

THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE IS ACCEPTED BY THE TOWN OF SNOWMASS VILLAGE FOR RECORDING AS BEING CONSISTENT WITH TOWN OF SNOWMASS VILLAGE REQUIREMENTS.

APPROVAL AS TO CONTENT: DAVID A. SHINNEMAN, COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL AS TO FORM: JEFFREY KONKLIN, TOWN ATTORNEY

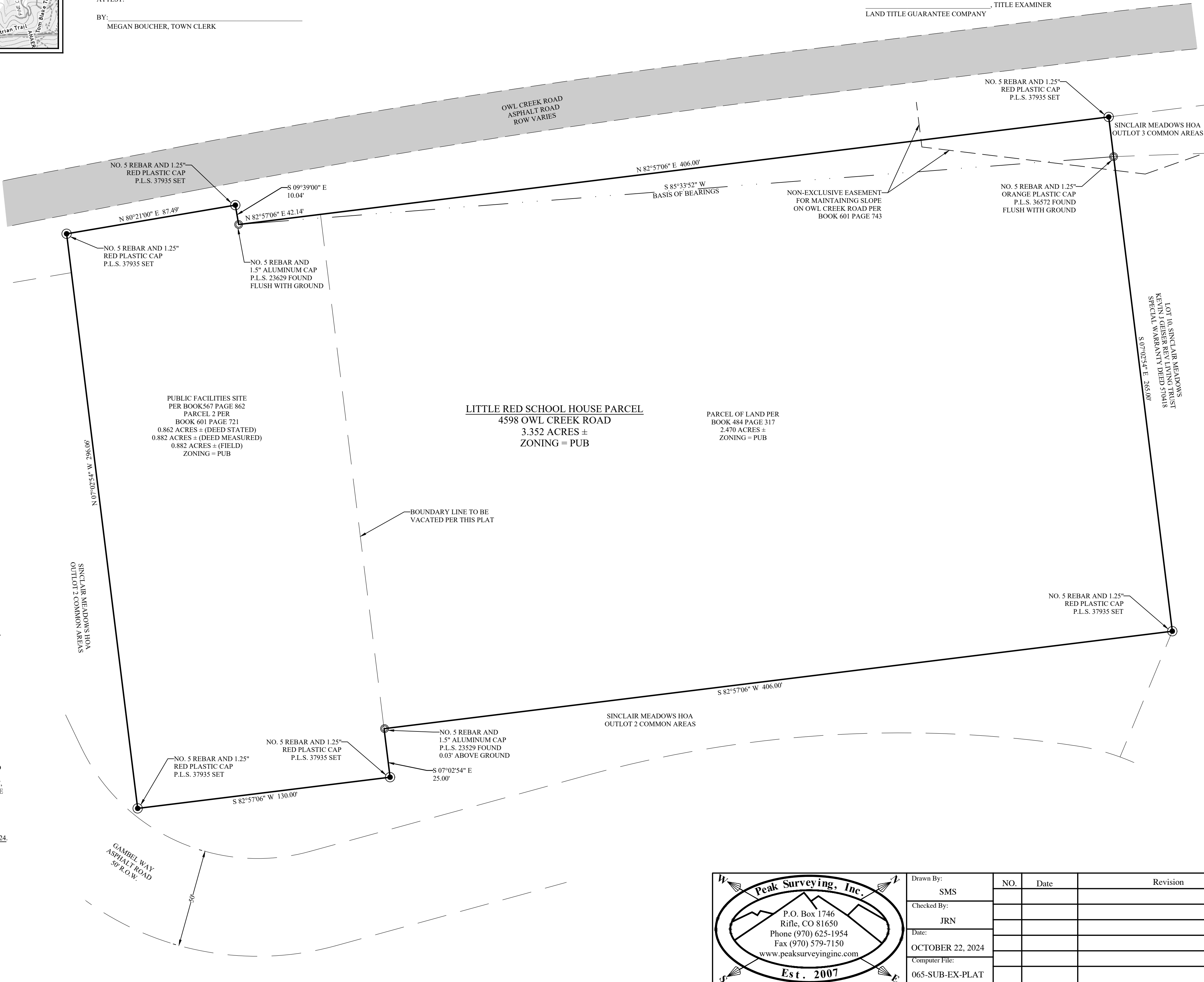
TITLE EXAMINER'S CERTIFICATE:

I, _____, AS TITLE EXAMINER FOR LAND TITLE GUARANTEE COMPANY, DO CERTIFY THAT ON OR BEFORE _____, I HAVE CAUSED AN EXAMINATION TO BE MADE OF TITLE FOR THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AND COMMUNITY PLAYGROUND.

SAID PROPERTY IS FREE AND CLEAR OF ALL OTHER MONETARY LIENS AND ENCUMBRANCES.

DATED: _____

BY: _____, TITLE EXAMINER
LAND TITLE GUARANTEE COMPANY



CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF SNOWMASS VILLAGE, BEING THE SOLE OWNERS IN FEE SIMPLE OF ALL OF THAT REAL PROPERTY DESCRIBED HEREIN, SITUATED IN THE TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION, COUNTY OF PITKIN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 6, T10S, R85W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 31, T9S, R85W OF THE 6TH P.M., THENCE S22°37'46"W, 1663.09 FEET TO THE NORTHWEST CORNER OF PARCEL 6, THE SNOWMASS CLUB SUBDIVISION, A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S89°24'37"E, 343.02 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE N75°21'09"E, 181.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE N53°07'48"E, 400.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6 TO THE NORTHEAST CORNER THEREOF; THENCE S25°43'40"E, 178.23 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 6 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY, 123.49 FEET ALONG THE SOUTHERLY LINE OF PARCEL 10 IN SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 761.23 FEET, A DELTA ANGLE OF 9°17'40" AND BEING SUBTENDED BY A CHORD THAT BEARS N68°45'10"E, 123.35 FEET; THENCE N73°24'00"E, 65.97 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 144.47 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1190.97 FEET, A DELTA ANGLE OF 6°57'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N76°52'30"E, 144.38 FEET; THENCE N80°21'00"E, 275.21 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE N09°39'00"W, 10.04 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE N82°57'06"E, 45.78 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE S07°02'54"E, 80.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT IS 80.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM, AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10 AND THE TRUE POINT OF BEGINNING; THENCE N82°57'06"E, 406.00 FEET PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE S07°02'54"E, 265.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT BEARS S07°02'54"E, AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10, FROM THE TRUE POINT OF BEGINNING; THENCE N07°02'54"W, 265.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINING 2.470 ACERS MORE OR LESS.

AND

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH P.M.; THENCE SOUTH 22°37'46" WEST, 1663.09 FEET TO THE NORTHWEST CORNER OF PARCEL 6, THE SNOWMASS CLUB SUBDIVISION, COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 89°24'37" EAST, 343.02 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE NORTH 75°21'09" EAST, 181.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE NORTH 53°07'48" EAST, 400.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 25°43'40" EAST, 178.23 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 6 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY, 123.49 FEET ALONG THE SOUTHERLY LINE OF PARCEL 10 IN SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 761.23 FEET, A DELTA ANGLE OF 9°17'40" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 68°45'10" EAST, 123.35 FEET; THENCE NORTH 73°24'00" EAST, 65.97 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 144.47 FEET ALONG SOUTHERLY LINE OF SAID PARCEL 10 AND ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID ARC HAVING A RADIUS OF 1190.97 FEET, A DELTA ANGLE OF 6°57'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 76°52'30" EAST, 144.38 FEET; THENCE NORTH 80°21'00" EAST, 275.21 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE NORTH 09°39'00" WEST, 10.04 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE NORTH 82°57'06" EAST, 45.78 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE SOUTH 07°02'54" EAST, 80.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE SOUTH 07°02'54" WEST 296.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK COUNTY ROAD; THENCE NORTH 80°21'00" EAST 87.49 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK COUNTY ROAD; THENCE SOUTH 09°39'00" EAST 10.04 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK COUNTY ROAD; THENCE NORTH 82°57'06" EAST 42.14 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK COUNTY ROAD TO THE TRUE POINT OF BEGINNING, CONTAINING 0.862 ACRES MORE OR LESS.

COUNTY OF PITKIN
STATE OF COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND DESCRIBED IN THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AS SHOWN HEREON IN THE REAL PROPERTY RECORDS OF PITKIN COUNTY, COLORADO.

EXECUTED THIS ____ DAY OF ____, A.D. 2024.

TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION

BY: _____
BILL MADSEN, MAYOR

STATE OF _____
COUNTY OF _____

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2024 BY ____ AS ____ OF THE TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

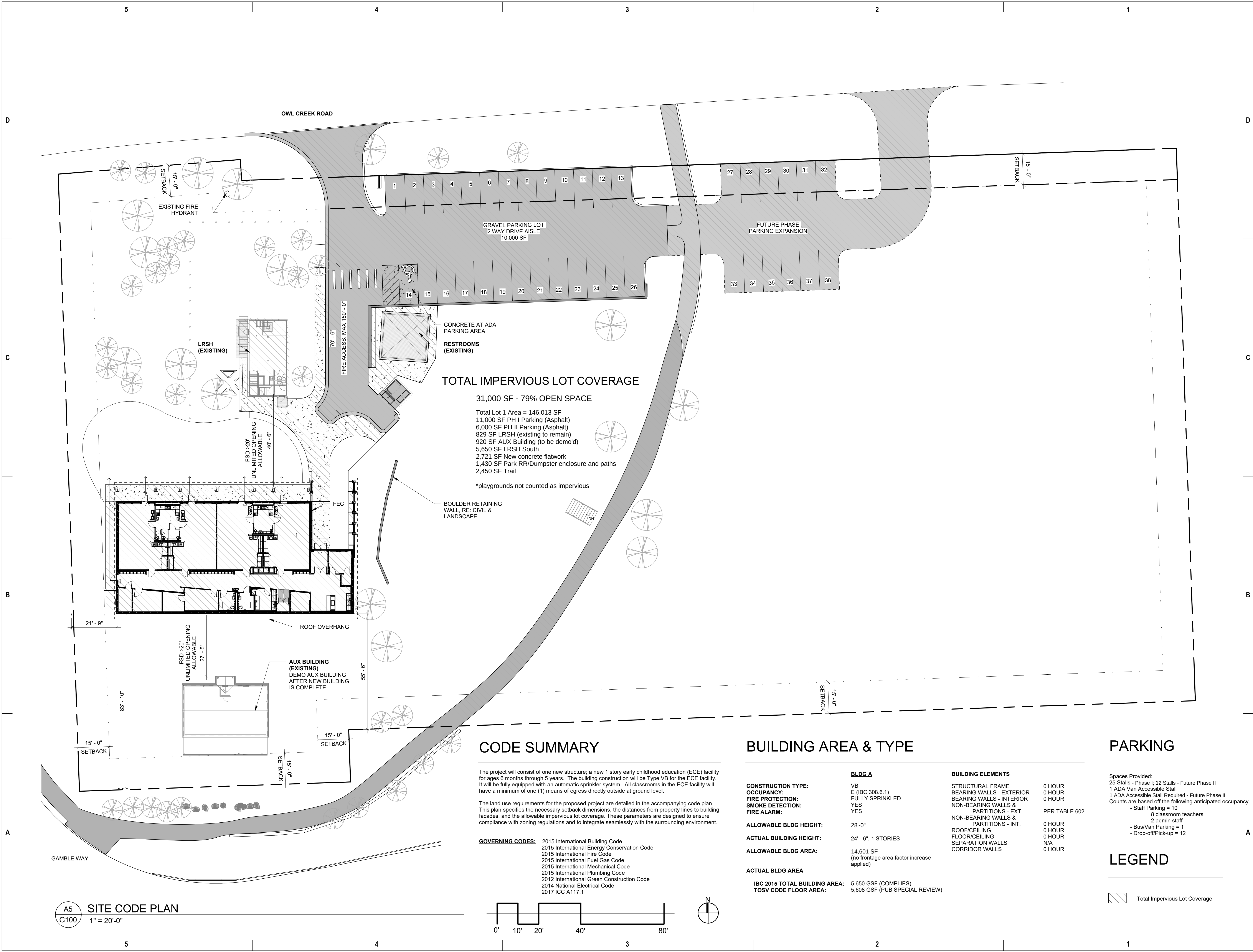
THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, AT ____ O'CLOCK ____ M., ON THE ____ DAY OF ____, 2024, AND IS DULY RECORDED IN BOOK ____ PAGE ____, AS RECEPTION NO. ____.

CLERK AND RECORDER

BY: _____
DEPUTY



Drawn By: SMS	NO.	Date	Revision	By	TOWN OF SNOWMASS VILLAGE PITKIN COUNTY, COLORADO	Project NO. 23065
Checked By: JRN					SUBDIVISION PLAT LITTLE RED SCHOOL HOUSE & PARK	
Date: OCTOBER 22, 2024					4598 OWL CREEK ROAD	1 OF 1
Computer File: 065-SUB-EX-PLAT						



A5 SITE CODE PLAN
G100 1" = 20'-0"

CODE SUMMARY

The project will consist of one new structure; a new 1 story early childhood education (ECE) facility for ages 6 months through 5 years. The building construction will be Type VB for the ECE facility. It will be fully equipped with an automatic sprinkler system. All classrooms in the ECE facility will have a minimum of one (1) means of egress directly outside at ground level.

The land use requirements for the proposed project are detailed in the accompanying code plan. This plan specifies the necessary setback dimensions, the distances from property lines to building facades, and the allowable impervious lot coverage. These parameters are designed to ensure compliance with zoning regulations and to integrate seamlessly with the surrounding environment.

GOVERNING CODES: 2015 International Building Code
2015 International Energy Conservation Code
2015 International Fire Code
2015 International Fuel Gas Code
2015 International Mechanical Code
2015 International Plumbing Code
2012 International Green Construction Code
2014 National Electrical Code
2017 ICC A117.1

BUILDING AREA & TYPE

	BLDG A	BUILDING ELEMENTS	
CONSTRUCTION TYPE:	VB	STRUCTURAL FRAME	0 HOUR
OCCUPANCY:	E (IBC 308.6.1)	BEARING WALLS - EXTERIOR	0 HOUR
FIRE PROTECTION:	FULLY SPRINKLED	BEARING WALLS - INTERIOR	0 HOUR
SMOKE DETECTION:	YES	NON-BEARING WALLS & PARTITIONS - EXT.	PER TABLE 602
FIRE ALARM:	YES	NON-BEARING WALLS & PARTITIONS - INT.	0 HOUR
ALLOWABLE BLDG HEIGHT:	28'-0"	ROOF/CEILING	0 HOUR
ACTUAL BUILDING HEIGHT:	24' - 6", 1 STORIES	FLOOR/CEILING	0 HOUR
ALLOWABLE BLDG AREA:	14,601 SF (no frontage area factor increase applied)	SEPARATION WALLS	N/A
ACTUAL BLDG AREA:		CORRIDOR WALLS	0 HOUR
IBC 2015 TOTAL BUILDING AREA:	5,650 GSF (COMPLIES)		
TOSV CODE FLOOR AREA:	5,608 GSF (PUB SPECIAL REVIEW)		

PARKING

Spaces Provided:
25 Stalls - Phase I; 12 Stalls - Future Phase II
1 ADA Van Accessible Stall
1 ADA Accessible Stall Required - Future Phase II
Counts are based off the following anticipated occupancy.
- Staff Parking = 10
8 classroom teachers
2 admin staff
- Bus/Van Parking = 1
- Drop-off/Pick-up = 12

LEGEND

Total Impervious Lot Coverage

Land+Shelter
ARCHITECTURE AND PLANNING

16 NORTH 4TH STREET,
CARBONDALE, CO 81623
TELE. 1-970-963-0201
www.landandshelter.com

ford
ARCHITECTS

3457 RINGSBY COURT, SUITE 217
DENVER, CO. 80216
TELE. 303-383-1111 FAX: 303-383-2135
www.fordarch.com

RDg
PLANNING • DESIGN

1302 HOWARD STREET
OMAHA, NEBRASKA 68102
TELE. 402-392-0133
www.rdgusa.com

**Snowmass Little Red Schoolhouse
ECE Expansion**
4598 Owl Creek Rd, Snowmass Village, CO 81615
Town of Snowmass Village

© COPYRIGHT ALAN FORD ARCHITECTS, P.C.

PROJECT NUMBER
2023-07
DATE
8/23/2024
ISSUED FOR:
50% DESIGN DEVELOPMENT

REVISIONS

QASC APPROVAL: TAM
DRAWN BY: ECM
CHECKED BY: AFA

SHEET TITLE
SITE CODE PLAN

SHEET NO.
G100

SINCLAIR MEADOWS HOA
LOT 2 COMMON AREAS

Existing Vegetation
(To Remain.)

Proposed 4'-0" Boulder Wall
(T.O.W. = 8124.0')

3'-0" Bike Path

Infant / Toddler Play Area
(1,150 Square Feet. Ages: 3 months to 3 years.)

Mulch Area
(24 yards of "Playground Mulch" to be spread 6" deep.)

Pre-K Play Area
(2,190 Square Feet. Ages: 4 to 5 years)

Boulder Clusters
(3 to 5' Boulders. Bury 1/3)

6'-0" Fence
(Woven willow fencing or similar)

2'-0" Culvert

4'-6" Retaining Wall
(Top of wall = 8132.25')

Existing Wetland Area
(To Remain.)

Wetland Area
(3,383 square feet to be removed.
This includes the area East of the parking lot.)

Gambel Way

Log Border
(8" to 12" diameter Log set on end. Bury 18".
Vary heights. 4" kurl at point of connection.
Do not use Aspen logs.)

Limit of Grading

Playground Mulch

Red Fescue Grass

2'-0" x 7'-0" Slide
(To follow the hillside slope.)

2'-0" x 5'-0" Slide
(To follow the hillside slope.)

Proposed Building
(Lower Level F.F.E. = 8127.75')

MECHANICAL/ELECTRICAL

STORAGE

TEACHER WORK ROOM

RR

LAUNDRY/CUSTODIAL

TELECOM

WATER ENTRY

GATHERING/KITCHEN

STOR.

VESTIBULE

OFFICE

INFANT

TODDLER / INFANT

RESTROOM

RESTROOM

Existing School House
(To be demolished after the proposed building is complete.)

Future Southern Playground /
Outdoor Experience Zone

School House
(F.F.E. = 8123.75')

FF MAIN LEVEL
EL. = 8123.75'

22'-0" Driveway
(1,370 sq. ft. of compacted roadbase
w/ 1" of 3/4" crushed rock topping.)

Trash Enclosure
(2 yard dumpster
and recycle bins shown.)

Existing Tree
(To be Removed. Not shown on Survey.)

Walkway
(1,819 square feet of sand finish, colored concrete.
4,000 psi @ 28 days. Reinforce as required by Structural Engineer.
Davis Color: #677 "Outback". Slope not to exceed 8%)

Proposed Light Bollard
(Dark Sky compliant, LED, 2700K light fixture.)

Proposed Bicycle Rack

Entry Walk
(1,586 square feet of sand finish, colored concrete.
4,000 psi @ 28 days. Reinforce as required by Structural Engineer.
Davis Color: #677 "Mesquite". Slope not to exceed 8%)

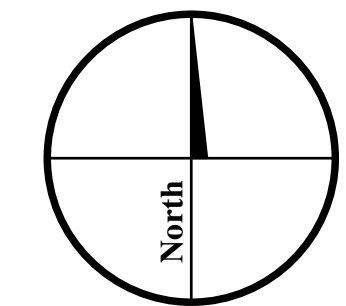
Proposed 30" Boulder Wall

Proposed Trail Location

Existing Turf to be Removed
(176 square feet.)

Existing Asphalt Trail

Turf Area
(10,100 Square Feet)

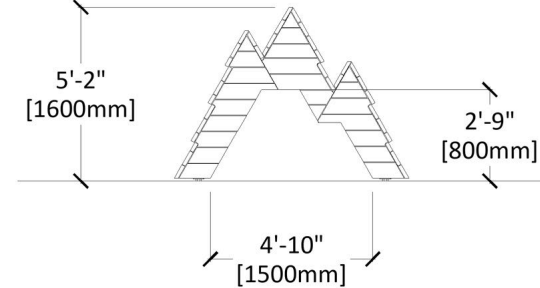


Scale: 1" = 10'-0"

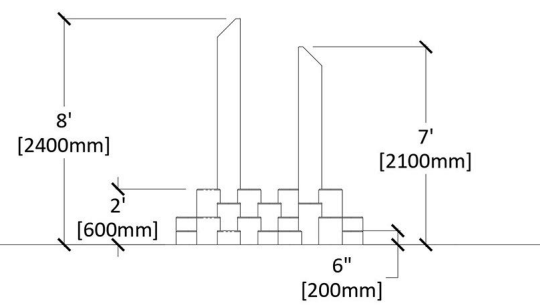
Tree Mitigation Schedule

#	Site Survey ID #	Species	DBH	Condition	Comments
1	10	Aspen X3	4", 6", 6"	TBD	
2	19	Cottonwood	18"	TBD	
3	20	Evergreen	11"	TBD	
4	21	Evergreen	8"	TBD	
5	52	Evergreen	7"	TBD	
6	53	Evergreen	10"	TBD	
7	54	Evergreen	12"	TBD	
8	55	Evergreen	10"	TBD	
9	85	Aspen X2	5", 5"	TBD	

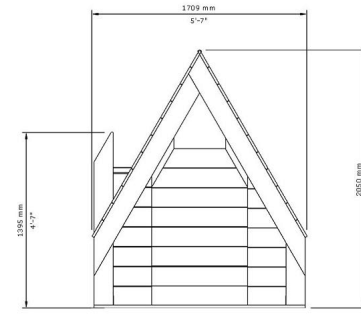
Play Equipment



Manufacturer: Earthscape Collection
Name: Pine - Large



Manufacturer: Earthscape Collection
Name: Stepper Cluster S2



Manufacturer: Earthscape Collection
Name: Alpine Hut

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Snowmass Little Red School House ECE

8598 Owl Creek Road, Snowmass Village, CO 81615

Town of Snowmass Village

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PROJECT NUMBER
2023-07
DATE
08/22/2024
ISSUED FOR:
50% DESIGN DEVELOPMENT

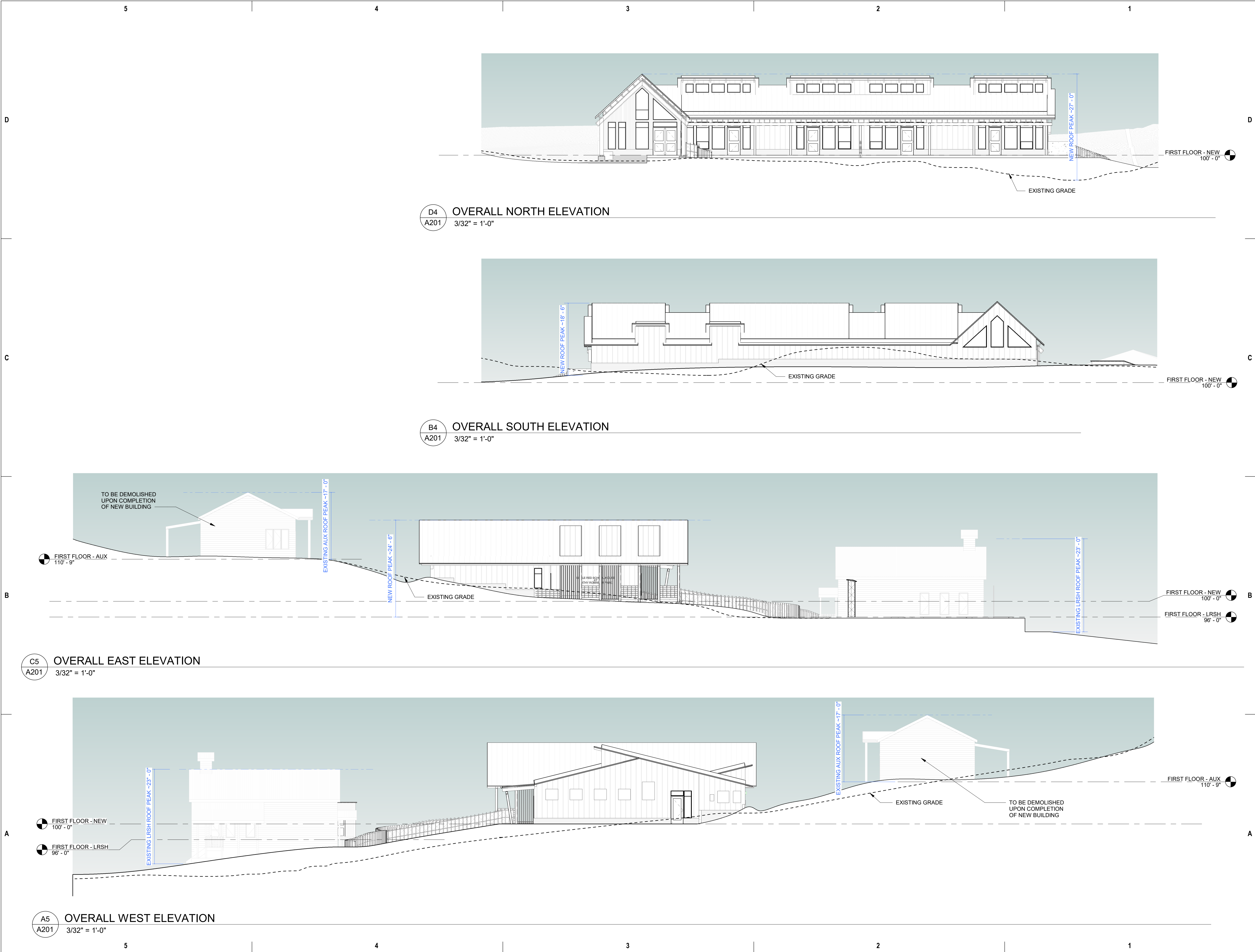
REVISIONS

GAOIC APPROVAL: //
DRAWN BY: RC
CHECKED BY: RC

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.

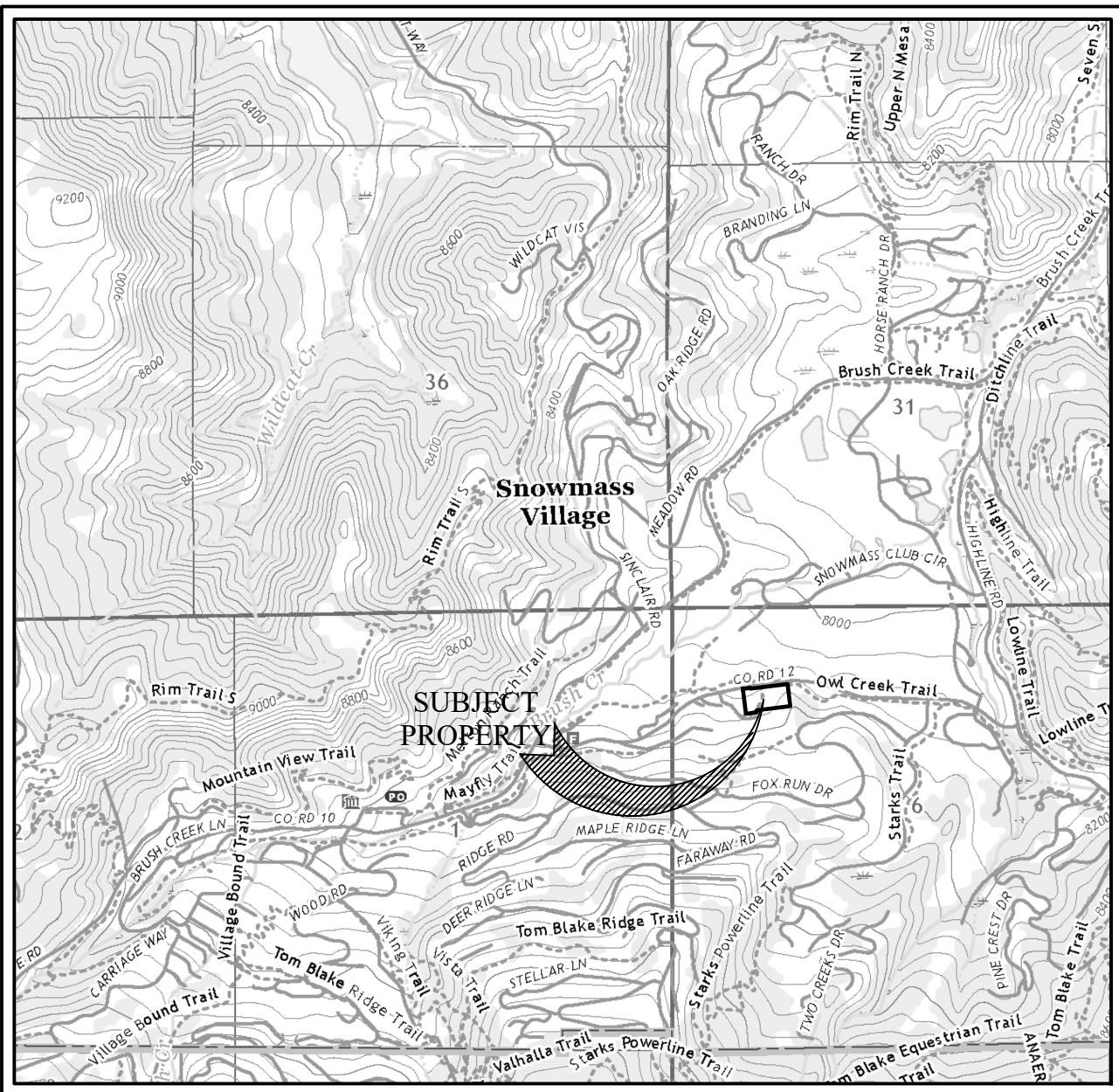
L.1.1



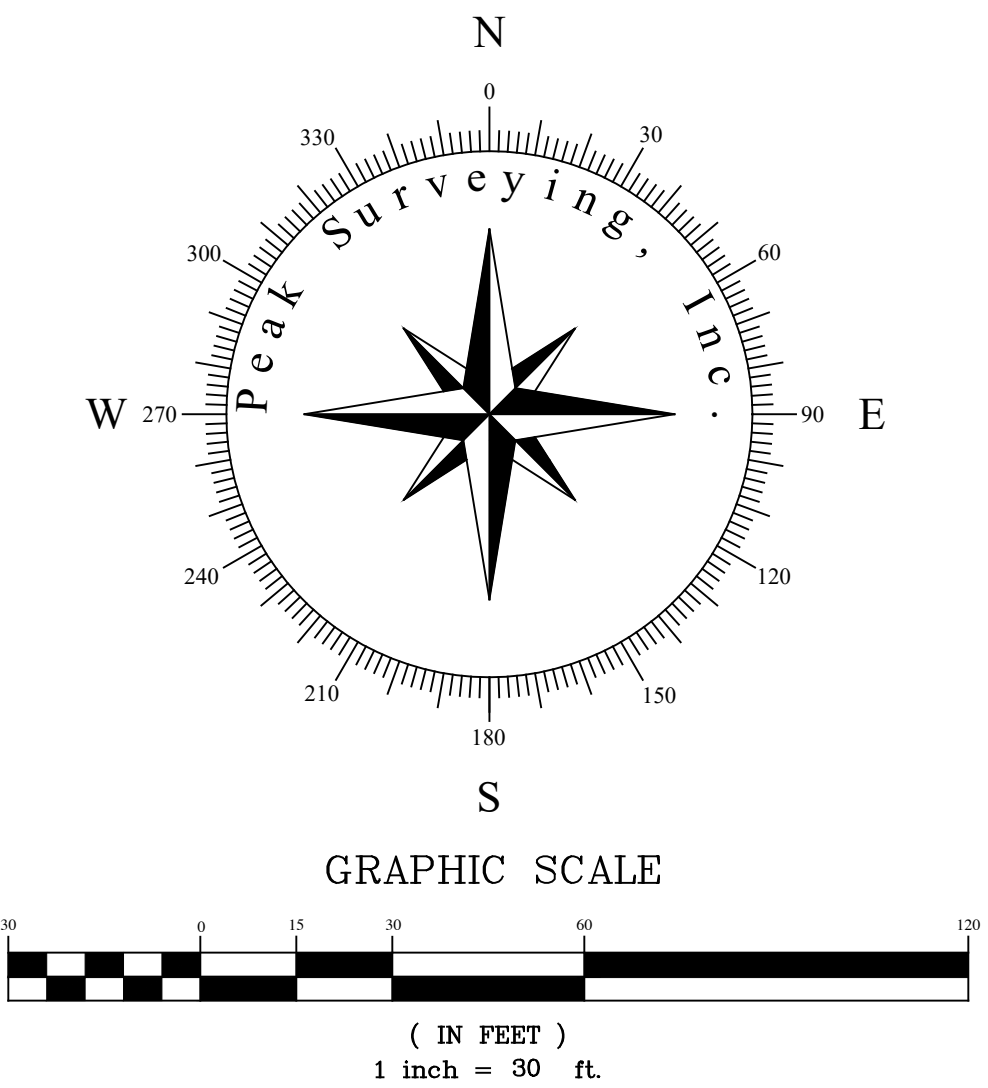
NOT FOR CONSTRUCTION

*Snowmass Little Red Schoolhouse
ECE Expansion
4598 Owl Creek Rd, Snowmass Village, CO 81615
Town of Snowmass Village*

SUBDIVISION PLAT OF THE
LITTLE RED SCHOOL HOUSE AND COMMUNITY PARK
PARCELS OF LAND SITUATED IN NW1/4 SECTION 6, TOWNSHIP 10 SOUTH,
RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'



NOTES:

- 1) THE PURPOSE OF THIS SUBDIVISION PLAT IS TO VACATE THE SHARED PROPERTY LINE AND MERGE INTO ONE PARCEL OF LAND.
- 2) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. Q62017357, DATED EFFECTIVE JUNE 28, 2024.
- 3) THE DATE OF THIS SURVEY WAS AUGUST 14, 15, 16, AND 17, 2023.
- 4) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 85°32'52" W BETWEEN THE EASTERLY POINT OF INTERSECTION OF SUBJECT PROPERTY, A NO. 5 REBAR AND ORANGE PLASTIC CAP P.L.S. NO. 36572 FOUND IN PLACE AND THE SOUTH ANGLE POINT OF THE NORTH LINE OF SUBJECT PROPERTY, A NO. 5 REBAR AND ALUMINUM CAP P.L.S. NO. 23629 FOUND IN PLACE.
- 5) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- 6) THIS SURVEY IS BASED ON THE TWO EXCEPTION PARCELS OF THE FINAL PLAT OF SINCLAIR MEADOWS RECORDED DECEMBER 6, 2005 AS RECEPTION NO. 518097, SPECIAL WARRANTY DEED RECORDED APRIL 9, 1985 IN BOOK 484 AT PAGE 317 AS RECEPTION NO. 267339, SPECIAL WARRANTY DEED RECORDED SEPTEMBER 14, 1989 IN BOOK 601 AT PAGE 721, AS RECEPTION NO. 315036, AND QUITCLAIM DEED RECORDED MARCH 15, 2022 AS RECEPTION NO. 685997 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.
- 7) SITE IS ZONED PUB (PUBLIC) AND SETBACKS ARE AS DETERMINED BY PUD PLAN OR SPECIAL REVIEW, ACCORDING TO THE TOWN OF SNOWMASS VILLAGE WEBSITE. REQUIREMENTS FOR SETBACKS NEED TO BE VERIFIED WITH TOWN BEFORE PLANNING OR CONSTRUCTION OF SITE.
- 8) ERROR IN CLOSURE FOR THE DESCRIBED PARCEL IS LESS THAN 1:15,000.

SURVEYOR'S CERTIFICATE:

I, JASON R. NEIL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE & COMMUNITY PARK AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME, OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AS THE SAME ARE SHOWN UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS ____ DAY OF ____, A.D. 2024.

BY: JASON R. NEIL, P.L.S. #37935
FOR AND IN BEHALF OF
PEAK SURVEYING, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TOWN OF SNOWMASS VILLAGE PLAT ACCEPTANCE

APPROVAL OF THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AND COMMUNITY PARK WAS GRANTED BY THE TOWN COUNCIL OF SNOWMASS VILLAGE PURSUANT TO TOWN COUNCIL

RESOLUTION NO. ____ SERIES OF 20__

DATED: ____

BY: BILL MADSEN, MAYOR

ATTEST:

BY: MEGAN BOUCHER, TOWN CLERK

TOWN OF SNOWMASS VILLAGE APPROVAL

THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE & COMMUNITY PARK IS ACCEPTED BY THE TOWN OF SNOWMASS VILLAGE FOR RECORDING AS BEING CONSISTENT WITH TOWN OF SNOWMASS VILLAGE REQUIREMENTS.

APPROVAL AS TO CONTENT: DAVID A. SHINNEMAN, COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL AS TO FORM: JEFFREY KONKLIN, TOWN ATTORNEY

TITLE EXAMINER'S CERTIFICATE:

I, _____, AS TITLE EXAMINER FOR LAND TITLE GUARANTEE COMPANY, DO CERTIFY THAT ON OR BEFORE _____, I HAVE CAUSED AN EXAMINATION TO BE MADE OF TITLE FOR THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AND COMMUNITY PARK.

SAID PROPERTY IS FREE AND CLEAR OF ALL OTHER MONETARY LIENS AND ENCUMBRANCES.

DATED: ____

BY: _____, TITLE EXAMINER
LAND TITLE GUARANTEE COMPANY

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF SNOWMASS VILLAGE, BEING THE SOLE OWNERS IN FEE SIMPLE OF ALL OF THAT REAL PROPERTY DESCRIBED HEREIN, SITUATED IN THE TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION, COUNTY OF PITKIN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 6, T10S, R85W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 31, T9S, R85W OF THE 6TH P.M., THENCE S22°37'46"W, 1663.09 FEET TO THE NORTHWEST CORNER OF PARCEL 6, THE SNOWMASS CLUB SUBDIVISION, A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S89°24'37"E, 343.02 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE N75°21'09"E, 181.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE N53°07'48"E, 400.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6 TO THE NORTHEAST CORNER THEREOF; THENCE S25°43'40"E, 178.23 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 6 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY, 123.49 FEET ALONG THE SOUTHERLY LINE OF PARCEL 10 IN SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 761.23 FEET, A DELTA ANGLE OF 9°17'40" AND BEING SUBTENDED BY A CHORD THAT BEARS N68°45'10"E, 123.35 FEET; THENCE N73°24'00"E, 65.97 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 144.47 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1190.97 FEET, A DELTA ANGLE OF 6°57'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N76°52'30"E, 144.38 FEET; THENCE N80°21'00"E, 275.21 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE N09°39'00"W, 10.04 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE N82°57'06"E, 45.78 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE S07°02'54"E, 80.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT IS 80.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM, AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10 AND THE TRUE POINT OF BEGINNING; THENCE N82°57'06"E, 406.00 FEET PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT BEARS S07°02'54"E, AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10; FROM THE TRUE POINT OF BEGINNING; THENCE S07°02'54"W, 265.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINING 2.470 ACERS MORE OR LESS.

AND

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH P.M.; THENCE SOUTH 22°37'46" WEST, 1663.09 FEET TO THE NORTHWEST CORNER OF PARCEL 6, THE SNOWMASS CLUB SUBDIVISION, COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 89°24'37" EAST, 343.02 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE NORTH 75°21'09" EAST, 181.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE NORTH 53°07'48" EAST, 400.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 25°43'40" EAST, 178.23 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 6 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY, 123.49 FEET ALONG THE SOUTHERLY LINE OF PARCEL 10 IN SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 761.23 FEET, A DELTA ANGLE OF 9°17'40" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 68°45'10" EAST, 123.35 FEET; THENCE NORTH 73°24'00" EAST, 65.97 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 144.47 FEET ALONG SOUTHERLY LINE OF SAID PARCEL 10 AND ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID ARC HAVING A RADIUS OF 1190.97 FEET, A DELTA ANGLE OF 6°57'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 76°52'30" EAST, 144.38 FEET; THENCE NORTH 80°21'00" EAST, 275.21 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE NORTH 09°39'00" WEST, 10.04 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE NORTH 82°57'06" EAST, 45.78 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE SOUTH 07°02'54" EAST, 80.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT IS 80.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM, AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10 AD THE TRUE POINT OF BEGINNING; THENCE SOUTH 07°02'54" EAST 265.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT; THENCE LEAVING SAID BOUNDARY AND CONTINUING SOUTH 07°02'54" EAST 25.00 FEET; THENCE SOUTH 82°57'06" WEST 130.00 FEET; THENCE NORTH 07°02'54" WEST 296.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK ROAD; THENCE NORTH 80°21'00" EAST 87.49 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK ROAD; THENCE SOUTH 09°39'00" EAST 10.04 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK ROAD; THENCE NORTH 82°57'06" EAST 42.14 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK ROAD TO THE TRUE POINT OF BEGINNING, CONTAINING 0.862 ACRES MORE OR LESS.

COUNTY OF PITKIN
STATE OF COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND DESCRIBED IN THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE & COMMUNITY PARK AS SHOWN HEREON IN THE REAL PROPERTY RECORDS OF PITKIN COUNTY, COLORADO.

EXECUTED THIS ____ DAY OF ____, A.D., 2024.

TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION

BY: _____

BILL MADSEN, MAYOR

STATE OF _____)
COUNTY OF _____) S.S.

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2024 BY ____ AS ____ OF THE TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, AT ____ O'CLOCK ____ M., ON THE ____ DAY OF ____, 2024, AND IS DULY RECORDED IN BOOK ____ PAGE ____, AS RECEPTION NO. ____.

CLERK AND RECORDER

BY: _____
DEPUTY



Drawn By: SMS	NO.	Date	Revision	By	TOWN OF SNOWMASS VILLAGE PITKIN COUNTY, COLORADO	Project NO. 23065
Checked By: JRN					SUBDIVISION PLAT LITTLE RED SCHOOL HOUSE & COMMUNITY PARK	1 OF 1
Date: NOVEMBER 05, 2024						
Computer File: 065-SUB-EX-PLAT						

Staff Report

Compliance Analysis

Little Red School House (LRSH) Special Review, and Subdivision Plat applications

The Special Review and Subdivision Plat applications were submitted separately rather than concurrently, as the Town code allows. Consequently, some of the required submission items in the applications are duplicate.

The application has submitted mostly construction plan level drawings for review with the Special Review application rather than the typical final design-level drawings. Revisions to the construction level documents might be more costly than to final design drawings. Many of the construction details shown in the drawings are best reviewed at the time of a building permit application, if the land use applications are approved.

Sec. 16A-5-230. Special review.

(e) *Review Standards. An application for a special review use shall comply with the following standards:*

(1) *Consistent with Comprehensive Plan. The proposed use shall be consistent with the intent of the Town of Snowmass Village Comprehensive Plan.*

➤ Goal G of the Comprehensive Plan states, "Provide Reliable Services and Municipal Transparency."

▪ **Policy G.8 states, "Expand Childcare Facilities in Town as Needed to Support the Community's Demand."**

▪ The **Next Step** suggests to, "Support existing facilities to either expand their facility or to find a new location in the community."

➤ Goal D of the Comprehensive Plan states, "Preserve & Celebrate Snowmass' Unique Character, Arts & Culture."

▪ **Policy D.3 states, "The Snowmass Resort celebrated its 50th Anniversary in 2017, and the Town incorporation just met its 40th anniversary milestone. Until now, the Town has not considered the possibility of designating any buildings or spaces as "historic" and worthy of preserving. The Little Red Schoolhouse and several structures within the Anderson Ranch facility and near the Snowmass Center are the oldest in the community. ... The first step in evaluating the possibility of developing a historic preservation program would be to develop criteria for and inventorying potential properties that may have historic value to the community..."**

Town Staff comments: The Comprehensive Plan's "Plan Framework" section and its Conservation and Development Map depicts the Little Red School House (LRSH) and the adjacent LRSH community playground site as "Community Facilities / Institutional Areas" and "Publicly Owned or Protected Open Space Areas," respectively.

The Little Red School House was built in 1894 and the Town could take action in the future to follow up on this policy.

(2) *Comply with standards of Development Code. The proposed use shall comply with all other applicable standards of this Development Code, including, but not limited to:*

a. *Zone district standards. The purpose of the zone district in which it is located, the dimensional limitations of that zone district and any standards applicable to the particular use, all as specified in Article III, Zone Districts.*

Town Staff comments: The property is zoned Public (PUB). Educational facilities require a Special Review for consideration. The code does not specify development parameters for this zone district. Instead, the parameters are determined by Special Review in this case.

The application proposed the following development parameters (which are noted differently on some of the initial site plan drawings submitted) for the new one-lot subdivision covering the schoolhouse and community playground sites, and has since updated the parameters with an Addendum dated October 28, 2024 in response to review comments received:

Percentage of Open Space	60% minimum changed to 75% minimum
Maximum Floor Area Ratio	0.3:1 Floor Area Ratio changed to 0.1:1 FAR
Maximum Floor Area	14,601 square feet (7,569 sq. ft. actual)
Setbacks	15' front, side and rear
Building height	60' change to 28' maximum height, with LRSH at 23'
Parking	25-38 spaces (includes the future phase II expansion)

According to the landscape drawings, the open space calculates closer to 85 percent (or 124,604 square feet of the Lot 1's area). To continue to accommodate some flexibility with the proposal, the minimum open space standard above was modified to 75% minimum which should maintain the integrity of the park and playground areas.

The existing schoolhouse floor area is approximately 680 square feet (or a 712 square foot building footprint per Sheet L1.1). The current auxiliary building (planned for demolition) is approximately 920 square feet in floor area.

The proposal includes a 5,608 square foot addition (or 5,648 square foot building footprint per Sheet L1.1), limited to one-story per prior ownership design meeting discussions. The maximum floor space was modified to a 0.1:1 F.A.R. which proposes an entitlement of 14,601 square feet for possible future additions or accessory structures, although such additions may require another Special Review for consideration.

The proposed minimum setbacks are 15 feet around the proposed Lot 1's perimeter. The existing modified parking area and the expanded parking area encroaches into the proposed minimum setback area and up to the property / right-of-way line. Typically, setback areas are reserved as a buffer area and for landscaping. However, in this case, there is landscaping / open space between the property / ROW line to the roadway edge ranging from 25 to 30 feet in width. It is not likely that the roadway will be widened in the foreseeable future.

The application's Addendum dated October 28, 2024 modified the maximum height to 28 feet with the actual height of the existing school house and proposed addition closer to 23 feet in height. A future addition would likely require another Special Review application, with modified development parameters for consideration.

Overall, staff recommends the parameters as modified in the attached Addendum dated October 28, 2024 which seem reasonable for the current Special Review application.

- b. *Development evaluation standards. The applicable standards specified in Article IV, Development Evaluation Standards.*

Town Staff comments: Reference the Development Evaluation Standards section further below.

- (3) *Compatible. The proposed use shall be appropriate to its proposed location and be compatible with the character of surrounding land uses in the area, and shall not adversely affect the future development of the surrounding area.*

Town Staff comments: The uses on the property do not change and remain compatible with surrounding conditions. Only the building and parking areas increase in size.

- (4) *Adequacy of access. Access to the site shall be adequate for the proposed use, considering the width of adjacent streets, their grades, intersection safety, visibility and entrance into the area to be developed. When appropriate, public transportation, or other public or private transportation services, and appropriate pedestrian facilities, shall be made available to serve the use.*

Town Staff comments: The applicant plans to utilize the existing access off of Owl Creek Road.

- (5) *Design minimizes adverse impact. The design and operation of the proposed use shall minimize adverse impacts and shall not create a nuisance, considering such impacts as traffic congestion or traffic hazards, service delivery, parking and loading, trash removal, odors, noise, glare and vibration.*

Town Staff comments: The existing schoolhouse remains. The proposed building addition is one-story but with proposed modified parameters to allow up to 28 feet in height with a capacity of 60 students. If the existing schoolhouse is repurposed for an additional daycare classroom, it would increase the student capacity to 70 students. All other service functions can be accommodated.

- (6) *Design minimizes environmental impact. The proposed use shall minimize environmental impacts and shall not cause significant deterioration of water and air resources, wildlife habitat, scenic resources and other natural resources.*

Town Staff comments: Staff finds the improvements made to the drainage facilities should help to further mitigate impacts. The drainage would continue to outfall into the existing wetland areas but are planned to be reduced in size by roughly 0.01 acre from the existing wetland size of approximately 0.03 acre on the site. According to the application, this does not require an Army Corps of Engineers Nationwide wetlands permit. Federal wetlands permit a maximum possible disturbance of one-tenth (0.1) of an acre or 4,356 square feet without obtaining a Nationwide Permit from the ACOE. Per the Comprehensive Plan the project area is not within a designated environmentally sensitive wildlife area.

- (7) *Facilities. There shall be adequate public facilities available to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use would cause. In particular, the applicant shall demonstrate that adequate water supply and sewage disposal service is available for the proposed use, including sufficient water pressure and proximity to fire hydrants to provide for fire protection needs.*

Town Staff comments: Agreement with the adjacent owners is required to obtain the necessary easement(s) to provide sufficient utility functions meeting the Snowmass Water and Sanitation District or the Town Engineer requirements pursuant to the code criteria. An extra fire hydrant might be needed closer to the proposed new addition as well.

- (8) *Parking. Sufficient off-street parking shall be provided for the proposed use.*

Town Staff comments: There are no specified minimum off-street parking standards for educational facilities in the municipal code. For a Public (PUB) zone district, the off-street parking standards are determined by Special Review in this case. The application proposes a shared parking area of 26 spaces initially, including one handicap stall, to meet the needs of both the education facilities and the playground site. An additional 12 spaces are proposed as a phase II expansion with a secondary vehicular entrance which would increase the total to 38 spaces, including a handicap stall. Parking beyond 25 spaces will require another van accessible handicap stall by code.

According to the parking analysis in the application, not all of the parking spots will be occupied at all times during the day and the total parking demand during the day will be 22-24 spaces.

Town staff recommends showing the ingress and egress routes the shu? les/buses that might be u?lized to drop off children. A formal drop off or pull-out area could be designated or designed into the site layout; however, the exis?ng arrangements have been u?lized for several years without any known incidents.

Division 4. - Subdivision Regulations

Sections 16A-5-400-400.

Sec. 16A-5-440. - Review standards.

The proposed subdivision shall comply with the following review standards.

(1) Consistency with Comprehensive Plan. The proposed subdivision shall be consistent with the intent of the Comprehensive Plan.

Town Staff comments: Reference the prior comments under the Special Review sec?on above.

(2) Compatibility with surrounding land uses. The proposed subdivision shall be compatible with the character of existing land uses in the area and shall not adversely affect the future development of the surrounding area.

Town Staff comments: The Town of Snowmass Village previously approved via Town Council Resolu?on 42, 1984 a credit to the prior owner for the conveyance of a public facility to the Town involving the Li? le Red Schoolhouse Playground Site (Parcel 32 of rezoning Ordinance 10, 1987) via a deed with metes and bounds exhibit descrip?ons.

Pursuant to Town Council Resolu?on 26, 1988 approving a public lands dedica?on agreement with the Federal Deposit Insurance Corpora?on (FDIC), a subsequent Town Council Resolu?on 29, 1989 with metes and bounds descrip?on and map approved an Exemp?on from the Subdivision Regula?ons to permit the conveyance of Parcel 33 (the Li? le Red School House site iden?fied in rezoning Ordinance 10, 1987) to the Town.

Both of these sites were also reflected on an adjacent Sinclair Meadow subdivision plat as off-site 'Excep?on' parcels from that review.

Subdivision Exemp?ons under the current code Sec?on 16A-5-500 are only allowed for:

- 1) *Lot line adjustments between previously platted lots.*
- 2) *Lot combinations of platted lots.*
- 3) *Conveying title and/or fulfilling legal obligations when no development will result thereafter, without subdivision or PUD approval.*
- 4) *Condominiumization of a development, or approval of fee share estates.*

After searching Town records for platted information regarding the property it was determined that no subdivision plat exists for the schoolhouse and community playground properties. The County also recognizes the properties as unplatted. The adopted municipal code requires property to be subdivided prior to issuance of a building permit. The property needs to be formally platted describing the properties concurrently with the Special Review application.

(3) Comply with other applicable provisions. The proposed subdivision shall comply with all other applicable provisions of this Development Code, including, but not limited to, the applicable standards of Article III, Zone Districts, and Article IV, Development Evaluation Standards.

Town Staff comments: Reference the comments under the Development Evaluation Standards further below. Also, Town staff provided review comments on the subdivision plat itself generally following the standards in Section 16A-5-430(3) of the TOSV municipal code. Town staff requested an update with corrections prior to the TOSV decision-making board reviews. Acceptable subdivision plat updates have been received on October 28 and November 5, 2014 which are reflected in the latest attachment.

(4) Suitability for development. The property proposed to be subdivided shall be suitable for development, considering its topography, environmental features and any natural or man-made hazards that may affect its development potential.

Town Staff comments: The Little Red School House site (Parcel 33) and Community Playground site (Parcel 32 for the Little Red Schoolhouse 'playground site') were previously identified by a prior rezoning Ordinance 10, 1987 which zoned both properties to Public (PUB).

(5) Adequate public facilities. The proposed subdivision shall not be approved unless the Town Council determines that public facilities will be adequate to support and service the area of the proposed development or that needed public facilities and services will be made available concurrently to offset the potential impacts of such development. Public facilities and services to be examined will include, but not be limited to: storm drainage; roads and their maintenance; public transportation service and facilities; pedestrian circulation, sewerage and water service; solid waste disposal, fire and emergency medical services; and electrical service. The applicant shall show that:

a. Adequate facilities and carrying capacity exist at the time of development or will be provided to the subdivision and affected areas prior to the issuance of a building permit for any lot or phase of the development necessitating the demand for said facilities or capacity.

Town Staff comments: Certain utilities will need to be modified or expanded (water, sewer, drainage). A new water line will be connected to an existing line within the Sinclair Meadows common area west of the property. An expanded sewer line connection will need to occur off-site to the north of Owl Creek Road. There are draft conditions in the resolution regarding meeting SWSD requirements and the completion of an easement agreement with the affected owners prior to permit issuance. Drainage will still outfall to the existing wetland areas. Pedestrian improvements are being connected to existing trails.

b. The subdivision has been located so as to be reasonably convenient in relation to police and fire protection, emergency medical services and schools.

Town Staff comments: The sites are within one mile of emergency services.

c. The subdivision will accommodate the efficient provision of local and regional transit facilities and services.

Town Staff comments: There is already a local-serving bus stop on Owl Creek Road located near the premises.

(6) Spatial pattern shall be efficient. The proposed subdivision shall be located so as not to create spatial patterns that cause inefficiencies in the delivery of public services, or that require duplication or premature extension of public facilities.

a. Roads. Any new road developed to serve the proposed subdivision shall be continuous and in alignment with existing platted streets to which the street is to be connected. Where appropriate, new streets shall be planned so that they can create an interconnected Town road network, with provision for adequate road and utility easements. Where cul-de-sacs are incorporated in a subdivision, the applicant is encouraged to provide a trail or similar pedestrian link between them.

Town Staff comments: No new road developments or improvements are needed. The streets in place should adequately serve the facilities. The application's traffic report reveals the proposal could generate 365-402 vehicle trips per day with a student capacity of 60-70 students. The report indicates Owl Creek Road has the capacity to handle the additional traffic impact from the project which is anticipated to have a 0% impact against the Town code's maximum Level of Service (LOS) C.

Per the application's traffic report, the traffic along the Owl Creek Road segment should operate at Level of Service (LOS) A (meaning 'little or no delay') and the north approach from the driveway

should operate at LOS B (meaning 'short traffic delay'). The future forecast shows Owl Creek Road operating at LOS B-C by the year 2045.

From a 2015 traffic report the total daily traffic projection for Highline Road on east side of Owl Creek was 5,300 and for Brush Creek Road on the west side Owl Creek Road it was 11,000 but no segment along Owl Creek Road was measured. Against these projected daily traffic volumes (rather than for roadway capacity) the projected impact on Owl Creek Road's current estimate daily traffic is calculated to be less than 7% (worst case). The roadway's capacity impact remains well under the code's maximum LOS C standard.

b. Water and sewer lines. Any water or sewer line extension necessary to serve the proposed subdivision shall be consistent with the Snowmass Water and Sanitation District's service plan and with the Town's Comprehensive Plan.

Town Staff comments: The sewer line off-site will need to be modified or expanded. The applicant was encouraged to seek authorization from the adjacent property owner, including any easements. A condition is recommended that the Applicant meet the standards of Snowmass Water and Sanitation District or as approved by the Town Engineer pursuant to the code's criteria.

(7) Phasing. If the proposed subdivision is to be developed in phases, then each phase shall contain the required streets, utilities, landscaping and other improvements that are necessary and desirable for residents of the project. If the subdivision incorporates any amenities for the benefit of the Town, such as trail connections, these shall be constructed within the first phase of the project, or, if this is not possible, then as early in the project as is reasonable.

Town Staff comments: The project is intended to be redeveloped in one phase with the exception of a planned parking expansion of 12 spaces on the adjacent community playground site if the old schoolhouse is reutilized. This will require re-grading and likely retainage structures, and it is recommended that a building permit application at minimum be submitted regarding this phase II area for Zoning Plan compliance review at minimum. There are no residents of the project. The project, use, and pedestrian connections thereof are of benefit to the community.

ARTICLE IV - Development Evaluation Standards

This Article establishes evaluation standards for the review of development within the Town. These provisions are necessary and desirable in order to: (1) protect ecologically and environmentally sensitive areas; (2) use land, public and private services and facilities efficiently; (3) ensure development occurs in an orderly and timely fashion; and (4) ensure that a project's design is compatible with the existing scale and character of the Town.

Division 1. - Protection of Environmentally Sensitive Areas

Sec. 16A-4-20. - Sensitive wildlife habitat areas

Town Staff comments: Per the Comprehensive Plan, the site is not within designated environmental wildlife habitat areas.

Sec. 16A-4-30. - Brush Creek Impact Area

Town Staff comments: The project site is not within the Brush Creek Impact Area according to the Comprehensive Plan, and the closest sub-area within the Brush Creek Impact Area is on the adjacent Snowmass Club property.

Sec 16A-4-40. - Floodplain and wetland areas

Town Staff comments: The 25-foot wetland setback standards in the municipal code does not apply since the project site is not within the designated Brush Creek Impact Area according to the Comprehensive Plan. As noted in the application, an Army Corps of Engineer's Nationwide permit would not be required for disturbance of existing wetland area and if under one-tenth of one acre as proposed.

Sec. 16A-4-50. - Geologic hazard areas, steep slopes and ridgeline protection areas

Town Staff comments: These standards are not applicable to the project site.

Division 2. - Improvements Standards

Sec. 16A-4-210. - Streets and related improvements

Town Staff comments: According to the analysis in the application, traffic is expected to increase slightly. While no additional vehicle access is mandated, the application proposes a second vehicular access with a future phase II parking expansion. The current trail crossing would sit in between the two driveway entrances, approximately 140 feet from the existing driveway and 100 feet from the planned second entrance. Having two vehicular accesses closely converging on a trail crossing might increase hazards, unless appropriate signed and striped. This could be further addressed with a phase II review.

Sec. 16A-4-220. - Public trails

Town Staff comments: The existing and proposed trail realignment meet a Class I Paved surface trail width of 8 feet. The proposed subdivision could grant the required 20-foot easement / right-of-way for the trail but since the property is publicly owned, it does not seem critical.

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

Town Staff comments: According to the municipal code, development shall submit evidence that utility services are available or can and will be provided with suitable capacity, quality of discharge, with a suitable point of discharge. In the end, *"all water lines, sewer lines, fire hydrants and appurtenances shall meet the standards, specifications, rules and regulations of the fire protection and water and sanitation district, or as approved by the Town Engineer."*

According to the code, all solid waste disposal containers shall be animal-proof and conform to the specifications of the Colorado Parks and Wildlife Division. Also, fire lanes, emergency access, and fire apparatus access roads shall conform to the provisions of the Fire Code. If required by the Fire District or the Fire Code, such easements could be labeled on the site plans and granted on the subdivision plat. There is a related draft condition in the resolution. No review comments were received from the Fire District although they will have the opportunity to review a subsequent building permit application.

Sec. 16A-4-240. - Fire protection.

Town Staff comments: Reference the standards above. Fire access lanes need to conform to the Fire code, and the driveway into the parking area was modified to 22 feet in width to better accommodate emergency vehicles. The development should also reduce or minimize potential impacts of wildfire hazards. According to the landscape plan on Sheet L1.1, only new deciduous and ornamental trees are shown immediately around the existing schoolhouse and the addition and appears compliant.

Sec. 16A-4-250. - Storm drainage.

Town Staff comments: The proposed redevelopment provides adequate means for maintaining the historic drainage system according to the municipal code. The drainage plan provided in the civil plan set anticipates the discharge volumes and the general techniques for conveying the storm water through the site via the line locations, inlets, outlets, culverts, and sizes shown on the drawings. The drainage outlets will continue to utilize the existing wetland areas. According to the code, *"The drainage plan shall be prepared to meet the specification of the Town Engineer, and shall be as approved by the Town Council."*

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

Town Staff comments: Utility easements on the site or off-site need to be dedicated or granted where necessary according to the Snowmass Water and Sanitation District or Town Engineer requirements pursuant to the municipal code. Off-site utility line expansions or easement(s) agreements need to occur with the adjacent property owner prior to a building permit issuance. These are recommended conditions in the draft resolution for consideration.

Sec. 16A-4-270. - Survey monuments.

Town Staff comments: The new proposed subdivision plat references the survey monuments.

Division 3. - Site Design Standards

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

Town Staff comments: There are no specific off-street parking standards for educational facilities in the municipal code, and according to Table 4-3 in Section 16A-5-310 it is determined by Special Review. A local-serving bus stop on Owl Creek Road located near the premises should marginally assist in reducing the parking demand at the site.

The application proposes a shared parking area to meet the needs of both the educational facilities and the community playground site. The proposal plans to expand the existing parking lot from 16 to 25 spaces. The existing driveway access will continue to be utilized. The plans show a phase II expansion of the parking area of 12 spaces to the east on the current community playground site along with a second access on Owl Creek Road. Parking beyond 25 spaces will require by code another van accessible handicap stall.

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

Town Staff comments: The proposed landscape plans appear adequately designed. However, the trees for removal total approximately 98 inches in caliper; the proposed new tree caliper totals roughly 52 inches in caliper. The municipal code requires 1:1 mitigation. Additional trees to meet this standard could be proposed with the phase II parking expansion and is indicated as such in a draft recommending condition.

Since the existing and proposed parking encroaches into the proposed 15-foot setback, additional mitigation trees could be added in the public right-of-way to help screen the parking areas if deemed acceptable with Town Public Works and not interfere with required sight distance which currently meets

the 305-foot stopping distance along Owl Creek Road with a posted 35 mile per hour limit. Widening of Owl Creek Road does not seem needed in the near future.

Sec. 16A-4-330. - Energy conservation.

Town Staff comments: Despite being cut into the hillside, the proposed new addition appears oriented to maximize solar exposure from the roof form and to minimize the shadow effects on nearby structures due to the one-story design. A fully electric building is proposed.

Sec. 16A-4-340. - Building design guidelines to preserve community character.

Town Staff comments: The new separate building addition appears designed to complement the natural landforms on the site and it will be set into the slope. The roof form also reflects the angles and shapes in the natural landscape. The building massing is thus broken up. Overall, the design relates to surrounding buildings, incorporates design architecture, and reflects a human scale. Building materials appear to incorporate indigenous natural textures, integrates heavy timber, and illustrates naturally appearing siding (or wood-like appearing finishes).

Division 4. - Standards for Restricted Housing

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

Town Staff comments: The municipal code does not list a job rate for educational facilities. The job rates proposed include full-time staff of 8 for the classrooms, and 2 administrative staff, totaling 10 employees. The Applicant plans to develop off-site housing to mitigate the employee increase.

Division 5. - Sign Standards

Town Staff comments: The Cathy Robinson Park sign is planned for removal. It currently sits within the public right-of-way for Owl Creek Road. The proposed monument sign is planned as a joint identification sign for both the schoolhouse and the adjacent LRSH playground / park site. It is designed as a low-profile sign but must be set back 10 feet from the property line / right-of-way line per the code standards. A Town sign permit application is required prior to installation, unless waived and approved as part of the Special Review application and could be further confirmed during a building permit review. Proposed art sculptures would be exempt from the sign code as their primary purpose is not for advertising purposes.

MEMORANDUM

TO: Planning Commission

FROM: Community Development Department – Brian McNellis, Senior Planner

DATE: November 13, 2024

SUBJECT: Snowmass Center – MINOR AMENDMENT TO A PLANNED UNIT DEVELOPMENT (PUD), Faraway Ranch Subdivision

I. General Information:

- Owner/Applicant: Eastwood Snowmass Investors
- Property: Newly configured Parcels 1- 6 Faraway Ranch North Subdivision:
- Representative: Design Workshop, Inc.

II. Project Summary:

The owners of the Snowmass Center propose a reduction in the scope of work for the approved Faraway Ranch North - Planned Unit Development (PUD) adopted by way of Ordinance No. 17 of 2020.

The Minor PUD Amendment is intended to separate the commercial and residential components of the project and help accommodate the potential acquisition of Parcels 2, 3, and 4 by the Town of Snowmass Village for the development of future Workforce Housing. The application is specific to commercial development within Parcel 1 (Clark's Market, Post Office, etc.). The Minor Amendment will not change the allowable 58,344 square feet of commercial space approved as part of the PUD. However, it will remove all residential units (free market and deed restricted) from the Snowmass Center as currently required.

Note: It was established during the 2017 Sketch Plan Review that the applicant has satisfied the Restricted Housing mitigation for the approved commercial space by nature of a previous land dedication (Parcel C) upon which Town Hall was built (Resolution No. 34 of 1988).

The reduced parking plan includes 200 spaces (of which only 38 are subgrade). The proposal eliminates Buildings 6A and 6B as part of the site plan as well as the underground parking situated beneath those structures. A newly configured Transit Center is also included as part of the Minor Amendment to accommodate alternative transportation options at the Snowmass Center. Town staff were instrumental in the newly proposed design that has been included in the revised site plan.

Finally, the application includes an adjustment to the property line between Parcels 1 and 2 to allow the inclusion of 27 parking spaces (previously associated with Snowmass Center) for the benefit of future residential development on Parcel 2 (as requested by the Town).

III. PUD Preliminary Plan Process and Review by Decision-Makers:

Pursuant to Section 16A-5-390(3) of the Land Use Code, the items the Planning Commission and Town Council should consider during the review of a Minor PUD Amendment include the following:

- a. Consistent with original PUD. The proposed amendment shall be consistent with, or an enhancement of, the original PUD approval.

Staff Response: The proposal is consistent with the original PUD from a retail and office standpoint since the overall amount of previously approved commercial area will not change. However, the mixed-use character of the original PUD approval has been highly modified with the elimination of residential units on Parcel 1. Also, the revised site plan abandons the “Main Street” aspects of Upper Kearns with the removal of Buildings 6A and 6B.

The Minor Amendment significantly reduces the amount of underground parking. That said, the revised parking numbers appear to satisfy the newly adopted off-street parking standards.

The application has removed the park space from the revised site plan to accommodate snow storage. The applicant is still offering public amenity space on the roof of the redesigned Snowmass Center building.

Any future change to the previously approved residential areas associated with Lots 2, 3, and 4 will require a separate land use application for consideration by the Planning Commission and Town Council.

- b. No substantially adverse impact. The proposed amendment shall not have a substantially adverse effect on the neighborhood surrounding the land where the amendment is proposed or have a substantially adverse impact on the enjoyment of land abutting upon or across the street from the subject property.

Staff Response: Since the residential components have been eliminated and underground parking minimized, the overall construction timeline could be reduced.

- c. Not change character. The proposed amendment shall not change the basic character of the PUD or surrounding areas.

Staff Response: From an architectural standpoint, the character of the development (materiality and general vernacular) will remain consistent with the original approval. The loss of Buildings 6A and 6B will substantially change the intent of the adopted PUD by eliminating the double-sided streetscape, thereby abandoning the “Main Street” component of the approved design.

- d. Comply with other applicable standards. The proposed amendment shall comply with the other applicable standards of this Division 3, Planned Unit Development, including but not limited to [Section 16A-5-300\(c\)](#), General Restrictions, and [Section 16A-5-310](#), Review Standards.

Staff Response: The Minor Amendment is consistent with other applicable code sections in accordance with the original PUD approval (see the applicant responses in the application submittal – Attachment A).

IV. Issues for Planning Commission Considerations & Discussion

- The applicant has an opportunity to design an iconic architectural feature to make Snowmass Center an identifiable landmark (much like the Tower on the Snowmass Mall). A PUD allows for variations in height to accommodate these types of creative elements which should be considered by the applicant. One location possibility is the second level above the “atrium” (main entry to Clark’s) and perhaps enclose this

area during inclement weather to provide a public gathering place as a community benefit.

- Should the finished veneer of new retaining walls associated with Upper Kearns match those of the roundabout?
- The uncovered sidewalk in front of Clark's new storefront should be at least 12 feet wide to allow for unobstructed pedestrian movement along the streetscape.
- Are compact parking spaces (25) adequate to satisfy the overall parking requirements of the development? Will these impede the functionality of the loading docks?
- Should at least two of the new street level commercial spaces of the Snowmass Center be ready equipped for restaurant operation upon Certificate of Completion?
- Should Parcel 6 (dedicated open space) be expanded to include the proposed trail currently included in Parcel 1?
- Comments from the Transportation & Parking Department, Public Works, and the Roaring Fork Fire District (Attachments F - H) should be taken into consideration by Planning Commission.

V. Recommendation: In addition to other discussion items, Staff recommends the Planning Commission consider the items identified in Section IV above. If the Planning Commission is supportive of the Minor PUD Amendment, direct staff to craft a resolution of approval (with conditions) for review at a subsequent meeting - recommend 12/04/2024.

ATTACHMENTS:

- A. Application Letter and Code Section Responses
- B. Subdivision Plan reconfiguration
- C. Architectural Plans
- D. Landscape Plans
- E. Construction Management Plan
- F. Transportation & Parking referral memo
- G. Roaring Fork Fire District referral memo
- H. Public Works referral memo
- I. Ordinance No. 17 of 2020

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Basalt, Colorado 81621
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designworkshop.com

Mr. Dave Shinneman and Mr. Brian McNellis
Community Development Department
Town of Snowmass Village
Kearns Road
Snowmass Village, CO 81615

RE: The Snowmass Center Redevelopment PUD Minor Amendment Application.

Dear Dave and Brian:

The Eastwood Snowmass Investors LP (the Applicant) have entered into a preliminary purchase agreement with the Town of Snowmass Village for Parcels 2, 3 and 4 of the Snowmass Center Planned Unit Development subject to approval of a Minor PUD Amendment. The enclosed application includes proposed modifications to bifurcate the Project into separate residential and commercial components with development rights that would allow for separate development on different timelines. Lot Line adjustments are included to facilitate the sale of Parcels 2-4 and related requests in the contract purchase agreement.

The PUD Minor Amendment application has been prepared in accordance with Town of Snowmass Village Land Use Code Section 16A-5-390, consistent with the Pre-application meetings the team has had with Community Development Department staff. In addition, because lot line adjustments are proposed, the application includes responses to the Subdivision Exemption Application, as identified by staff during pre-application meetings.

In addition to this letter summarizing the elements of the PUD that are proposed to be modified, the following updated documents are included in the application which supports the modifications.

- Planned Development Guide Amendment
- Updated Lotting Plan and Plat Redlines
- Subdivision Improvement Agreement
- Development Agreement

Summary of Proposed PUD Amendments:

The Snowmass Center PUD is still considered to be a mixed-use development with community commercial and residential uses. The commercial and residential development are proposed to be separated to enable the Town to develop housing at a separate time. Parcel 1 is the heart of the Snowmass Center and will include a total of 58,433 sq ft of commercial space, as approved in the original PUD.

Sec. 16A-5-390. Amendment of final PUD.

(3) *Review standards. An application for a minor amendment to a final PUD shall comply with the following standards:*

- a. *Consistent with original PUD. The proposed amendment shall be consistent with, or an enhancement of, the original PUD approval.*

Response to Criteria

The proposed amendment is focused on Parcel 1 to enable the sale of other parcels to the Town of Snowmass Village (TOSV) for deed-restricted housing. The amendment proposes that Parcel 1 become entirely commercial space, with no more commercial square footage than was included in the original PUD approval (58,344 sq ft). Existing free-market (14 units) and deed restricted (10 units) housing is removed from Parcel 1.

The approved PUD included three different commercial buildings on Parcel 1 – a remodel and expansion of the existing Center (Building 1), and two new buildings (Buildings 6A and 6B), with a subgrade parking garage under the new commercial buildings. As part of this amendment, Buildings 6A and 6B and the parking garage are eliminated. The proposal includes an open-air partial garage to accommodate sufficient parking spaces, but parking is primarily accommodated as surface spaces. With the removal of Buildings 6A and 6B, all the commercial space is moved to the remodeled and expanded existing Center building (Building 1A).

The update also includes proposed parcel line adjustments to accommodate adequate snow storage and to enable the approved 27 space parking in the area accessed from Rim Court and behind the Center to be moved to Parcel 2 as requested as part of the contract agreement with TOSV.

Existing approved community benefits are maintained as part of this amendment, including dedicated space for the US Post Office, space for community gathering, an improved Transit Center, guaranteed lease extension offers for tenants with at least 1,500 sq ft of space in the Center, and financial support for the Rim Connector Trail and a soft surface connector trail. Commitments to construct the Center to LEED Silver standards also remain in place.

- b. *No substantially adverse impact. The proposed amendment shall not have a substantially adverse effect on the neighborhood surrounding the land where the amendment is proposed, or have a substantially adverse impact on the enjoyment of land abutting upon or across the street from the subject property.*

Response to Criteria

The proposed amendment is consistent with the approved uses and will not have an adverse impact on the neighborhood. The entire PUD remains mixed use, with the main adjustment being the location of all residential uses to Parcels 2 – 4, and

the use of Parcel 1 as commercial only. Parcel 5 remains useable as open space and includes trail connections to Woodbridge immediately to the east. A new community gather space is proposed on the roof (second level) of the Center.

As part of the original PUD, access to Alpine Bank was reconfigured. With this amendment, the access remains substantially similar to the approval, and the applicant commits to ensuring continued vehicular access to the Alpine Bank parcel throughout construction. Additionally, the original approval included a trail connection and associated subdivision of the Alpine Bank parcel. This trail configuration is maintained as part of this amendment.

The approved PUD maintained access to Town Hall while adding a Transit Center, and included provision for a new sidewalk along the Conoco parcel within TOSV right-of-way. These transportation-related items remain in the proposed PUD Amendment.

- c. *Not change character. The proposed amendment shall not change the basic character of the PUD or surrounding areas.*

Response to Criteria

The proposed amendment is consistent with the character of the PUD and the surrounding areas. The Center currently acts as a key commercial core within the Town, and will remain so as part of this amendment. The approved PUD includes a mix of uses, including commercial and residential uses, as well as open spaces. These uses remain in this amendment.

- d. *Comply with other applicable standards. The proposed amendment shall comply with the other applicable standards of this Division 3, Planned Unit Development, including but not limited to Section 16A-5-300(c), General Restrictions, and Section 16A-5-310, Review Standards.*

Response to Criteria

The proposed PUD amendment is consistent with these other applicable review criteria. See responses to these criteria below.

Sec. 16A-5-300. Purpose; overview; general restrictions.

- (c) *General Restrictions. Although one (1) of the purposes of these PUD regulations is to provide flexibility in the land development process, this Section is intended to define the limits of that flexibility. The following restrictions shall apply to all PUDs:*
 - (1) *Minimum land area. There shall be no minimum land area qualification in order to be eligible to apply for a PUD, provided that PUD approval shall not be granted solely to permit variations to develop a single lot, building or use.*

Response to Criteria

The total area of the PUD is unchanged as part of this amendment.

- (2) *Location. A PUD may be developed on any land located within the Town.*

Response to Criteria

The location of the PUD is unchanged as part of this amendment.

- (3) *Uses. The land uses permitted in a PUD shall be limited to those uses that are allowed, or are allowed by special review, in the underlying zone district.*

Response to Criteria

The proposed PUD amendment removes residential uses from Parcel 1, making it an entirely commercial parcel. Parcel 1 is located in the MU-2 zone district, and all land uses will comply with the requirements and limitations of the zone district, as may be amended. This is memorialized in the proposed PUD Agreement.

- (4) *Maximum buildout. The Comprehensive Plan contains an analysis of future buildout of single-family subdivisions and other developments within the Town limits. It identifies the maximum number of future lots/units and commercial/other space that may be developed within each subdivision, parcel or other development. The Unit Equivalency Chart, found in Table 5-4, defines what constitutes a unit by distinguishing between the various dwelling types and sizes and specifying an equivalency factor to be utilized to establish the number of existing units within a currently developed parcel and/or the future buildout units that will be generated by the proposed new development. The buildout analysis, for the purpose of determining maximum buildout, shall be conducted as follows:*

- a. *Undeveloped parcels. For undeveloped parcels containing no dwelling units, the Comprehensive Plan future buildout chart shall be used to establish the maximum number of future lots/units and commercial/other space that may be developed within the parcel, and the Unit Equivalency Chart shall be used to determine the number of future buildout units that are being proposed by the new development.*
- b. *Partially developed parcels. For partially developed parcels, each existing dwelling unit or residential lot shall first be counted as one (1) unit. The total number shall then be subtracted from the future buildout number specified within the Comprehensive Plan buildout chart to establish the available buildout unit amount. The Unit Equivalency Chart shall then be used to evaluate the existing development and to establish the existing buildout unit amount. The total of the available and existing unit/lot amounts shall then be considered as the future buildout unit amount used for determining maximum buildout, and the Unit Equivalency Chart shall be used to determine the number of future buildout units that are being proposed by the new development.*

- c. *Fully developed parcels. For parcels where the total number of the existing dwelling units, where each dwelling unit or residential lot is counted as one (1) unit, equals the future buildout number specified within the Comprehensive Plan buildout chart, the Unit Equivalency Chart shall be used to evaluate the existing development and to establish the existing buildout unit amount. The existing buildout unit amount shall then be considered as the future buildout unit amount for determining maximum buildout, and the Unit Equivalency Chart shall be used to determine the number of future buildout units that are being proposed by the new development.*

Response to Criteria

The amendment proposes to make Parcel 1 entirely commercial, with no more than 58,344 sq ft of commercial space. This is the same limitation as in the approved PUD. There are no additional development requests related to the commercial center.

As part of the contract purchase agreement, the town requested the applicant to include a request for up to 130 total residential units on Parcels 2, 3, and 4 (Section 29.6.3.10 of the Agreement Addendum).

The approved PUD included 10 deed restricted and 14 free-market residential units on Parcel 1, and a total of 50 free-market residential units on Parcels 2, 3, and 4. This results in a total residential density of 74 units in the approved PUD. The request in the purchase agreement would increase this by 56 units for a total of 130 residential units. This ability has been incorporated into the relevant development documents.

If the Town Council determines that the PUD complies with the applicable provisions of this Subsection (c), General Restrictions, the standards of Section 16A-5-310, Review Standards, and any other applicable provisions of this Code, then a PUD may develop up to, but not more than, sixty-five percent (65%) of the maximum number of future lots/units and commercial/other space identified for that subdivision or other development in the buildout analysis. The Town Council may approve a buildout that is less than or greater than sixty-five percent (65%), based on the following standards:

- a. *Lesser buildout. A lesser buildout may be approved by the Town if, during the evaluation of the compliance of the PUD with the applicable review standards, it is determined that there are site specific physical constraints on the property that would limit its appropriateness for buildout (such as the presence of wetlands, flood plains, steep slopes or wildlife habitat), or the applicant has been unable to adequately provide public improvements or services necessary for the development, or the buildout would be incompatible with surrounding land uses or with the character of the community as described in Section 16A-4-340, Building Design Guidelines to Preserve Community Character, or if other pertinent limitations are identified.*

- b. *Greater buildout. A greater buildout may be approved if the Town Council finds that the PUD achieves one (1) or more of the purposes described in Subsection (c)(6), Community Purposes for PUDs, and the PUD complies with the other applicable provisions of this Subsection (c), General Restrictions, the standards of Section 16A-5-310, Review Standards, and any other applicable provisions of this Code. No buildout may be permitted to exceed one hundred percent (100%) of the maximum number of future lots/units and commercial/other space listed for that subdivision, parcel or other development, except that under unique and exceptional circumstances where it can be sufficiently demonstrated by the applicant that the resulting development will, for good cause shown, exceed the PUD review criteria standards, a reconsideration and amendment of the future buildout analysis chart allocation for that subdivision, parcel or other development may be considered. The Town Council shall then adopt an ordinance, approved by at least three-quarters (¾) of the members of the Town Council present and voting, amending the future buildout analysis chart and identifying the reasons why the amendment is warranted.*

TABLE 5-4 UNIT EQUIVALENCY		
CATEGORIES	SQUARE FOOTAGE	UNIT EQUIVALENT
<i>MULTI-FAMILY I</i>	<i>Less Than 1,000 s.f.</i>	0.5
<i>MULTI-FAMILY II</i>	<i>1,000 s.f. - 1,500 s.f.</i>	0.50 + .05 Per Each Additional 100 s.f. Above 1,000 s.f.
<i>MULTI-FAMILY III</i>	<i>1,501 s.f. - 2,500 s.f.</i>	0.75 + .10 Per Each Additional 100 s.f. Above 1,500 s.f.
<i>MULTI-FAMILY IV</i>	<i>More Than 2,500 s.f.</i>	1.75 + .25 Per Each Additional 100 s.f. Above 2,500 s.f.
<i>SINGLE-FAMILY I</i>	<i>Less Than 2,500 s.f.</i>	1
<i>SINGLE-FAMILY II</i>	<i>2,500 s.f. - 4,500 s.f.</i>	1.0 + .10 Per Each Additional 100 s.f. Above 2,500 s.f.
<i>SINGLE-FAMILY III</i>	<i>More than 4,500 s.f.</i>	3.0 + .50 Per Each Additional 100 s.f. Above 4,500 s.f.
<i>HOTEL/LODGING I</i>	<i>Less Than 500 s.f.</i>	0.25
<i>HOTEL/LODGING II</i>	<i>500 s.f. - 1,000 s.f.</i>	0.25 + .10 Per Each Additional 100 s.f. Above 500 s.f.
<i>HOTEL/LODGING III</i>	<i>More than 1,000 s.f.</i>	0.75 + .25 Per Each Additional 100 s.f. Above 1,000 s.f.

Response to Criteria

The size of the potential 130 units on Parcels 2, 3, and 4 is not known at this time, and it was not included in the contract purchase agreement; therefore, a calculation is not possible at this time. The request for 130 total units (56 more than approved) is an increase of approximately 75%.

- (5) *Dimensional limitations. Certain dimensional limitations applicable to the property may be varied within a PUD. The limitations that may be varied are those of the underlying zone district; or, for properties for which a PUD or other development plan has previously been approved, the limitations set by that approval. For any property designated PUD or SPA without an underlying zone district, the applicant shall submit an application for an amendment to the Official Zone District Map to designate the underlying zone district for the property. This application shall be submitted in conjunction with the preliminary PUD application and shall be used to rezone the property at the time of final PUD approval to a zone district containing dimensional limitations in order to establish the applicable dimensional limitations for the property. Only the following dimensional limitations may be varied:*
- a. Maximum allowable height of any structure within the PUD;*
 - b. Minimum open space requirement for the PUD;*
 - c. Maximum allowable floor area of the PUD;*
 - d. Minimum area of lots within the PUD; and*
 - e. Minimum setbacks for buildings within the PUD.*

A dimensional limitation may be varied when the Town Council finds that the PUD achieves one (1) or more of the applicable purposes listed in Subsection (c)(6), Community Purposes for PUDs, that granting of the variation is necessary for that purpose to be achieved, and that the resulting development will be consistent with the provisions of Subsection (c)(7), Standards for Granting of Variations, and Section 16A-5-310, Review Standards.

Response to Criteria

The approved PUD identified the dimensional requirements for the PUD. Table 2, below, identifies the approved dimensions for Parcel 1 and the proposed dimensions. These dimensions are consistent with the underlying MU-2 zone district and the approved PUD.

Table 2: Snowmass Center Parcel 1 Dimensions			
	Parcel 1		Change
	Approved	Proposed	
Parcel Size (sq ft)	211,830	180,000	-31,830
Parcel Size (acres)	4.86	4.13	-0.73
Maximum FAR (ratio)	0.43:1	0.43:1	None

Maximum Commercial Space (sq ft)	58,344 (Building 1A: 47,404 Building 6A: 3,952 Building 6B: 6,988)	Building 1A: 58,433	None
Residential Units	Building 1A: 9 Free-Market Units and 10 Restricted Units; Building 6B: 5 Free-Market Units	None*	Removes 24 Residential Units*
Parking (spaces)	237 spaces (136 spaces in subgrade garage, 117 surface spaces; 202 Commercial, 16 Free-Market Residential, 19 Deed Restricted)	200 spaces (includes 29 compact spaces)**	-37 Spaces (associated with Residential Use removal and relocation of 27 spaces behind Center to Parcel 2)**
Building Height (feet)	Building 1: 43 feet Building 6A: 40 feet Building 6B: 47 feet	Building 1A: 43 feet	None
Setbacks (feet)	0 feet (all sides)	0 feet (all sides)	None
Minimum Open Space (%)	25%	25%	None
* No Residential units are proposed on Parcel 1. Pursuant to the Contract Purchase Agreement, this Amendment includes the ability to construct up to 130 residential units on Parcels 2 - 4.			
**27 total parking spaces located behind the Center are relocated to Parcel 2 through the lot line adjustment.			

In addition, because parcel lines are proposed to be adjusted to facilitate the reallocation of parking spaces above the Center to Parcel 2 and to accommodate snow storage requirements, Table 3, below, identifies the proposed parcel areas. The overall size of Parcel 1 is reduced to move the upper parking to Parcel 2, increasing the size of Parcel 2. Parcel 5 is reduced to provide additional space on Parcel 1 for snow storage. Parcel 4 is increased to accommodate the required stormwater detention basins for the housing units, moving this from Parcel 1 to Parcel 4. Parcel 6 is reduced in size due to the relocation of the transit area – this area is added to the right of way.

Table 3: Snowmass Center PUD Parcel Sizes			
	Approved Parcel Size	Proposed Parcel Size	Net Change
Parcel 1	211,830	180,000	-31,830
Parcel 2	22,007	31,507	9,500
Parcel 3	40,330	40,330	0
Parcel 4	63,681	105,396	41,715
Parcel 5	92,624	71,837	-20,787
Parcel 6	912,458	910,233	-2,225

- (6) *Community purposes for PUDs. The Comprehensive Plan identifies certain purposes the community intends to achieve as it develops. The following purposes shall be used in determining whether the buildout for a PUD may exceed sixty-five percent (65%) of that identified in the buildout analysis and whether any of the parcel's dimensional limitations should be varied:*

Response to Criteria

Dimensional variations are not required or requested for Parcel 1. As mentioned above, the town included language in the contract purchase agreement to enable a total of 130 dwelling units to be developed on Parcels 2, 3, and 4. The sale of the property to the town will likely result in the conversion of the approved free-market units (64 total in the approved PUD) to deed-restricted units. The project, if amended, will enable the town to contribute significantly to the affordable housing stock in the community.

Responses to these criteria are included, but the applicant does not believe the criteria are applicable to Parcel 1 given the fact that the proposed amendment complies with the dimensions in the original PUD.

- a. *Provision of restricted housing. A parcel's maximum buildout may be achieved and its dimensional limitations may be varied to offer an incentive to applicants to provide more restricted housing within the PUD than would otherwise be required by this Development Code, particularly in those priority locations for such housing identified within the Comprehensive Plan.*

Response to Criteria

This criterion is not applicable. This PUD amendment is requested in order to facilitate the sale of Parcels 2 – 4 to TOSV for use as restricted housing. The sale of the Parcels 2, 3, and 4 to the town will likely result in the conversion of the approved free-market units (64 total in the approved PUD) to deed-restricted units. The project, if amended, will enable the town to contribute significantly to the affordable housing stock in the community.

All residential units are proposed to be removed from Parcel 1, making the parcel entirely commercial. As identified in the original PUD, no housing mitigation is required for the commercial square footage increase. In addition, the contract

agreement with TOSV includes a provision requesting removal of all residential units from Parcel 1.

- b. *Encourage sustainable development. A parcel's maximum buildout may be achieved and its dimensional limitations may be varied to encourage sustainable development within the Town that diversifies the mix of lodging, retail and dining uses and that is consistent with the intent of the Comprehensive Plan. Sustainable development may be of the type that creates a sense of place where one can live and work within a small defined service area as well as where recreation, public transportation, open space, personal services and shopping are within reasonable walking distance. It may also be where the development includes positive social, environmental or economic benefits that significantly contribute to, greatly enhance or are determined necessary for the sustainability of the community as a whole.*

Response to Criteria

The proposed development aligns with the Town's vision for sustainable growth by creating a vibrant, mixed-use community hub that integrates commercial spaces while providing 4,000 sq ft of space for USPS and retaining the community's only grocery store. This development located key transportation improvements and commercial spaces in proximity to existing and anticipated residential areas. The design emphasizes a sense of place by creating a community center and gathering place that fosters social interaction and community engagement. This is seen in the updates to the interior gather space by the grocery store and USPS, as well as expanded outdoor spaces on the second level.

In addition, the Development Agreement has been updated to require any tenant renting 1,500 sq ft or more at the Center be guaranteed an offer to have their lease extended by a period of 10 years. This will help ensure that existing tenants have a long-term future at the Center.

- c. *Provide open space and/or avoid wildlife habitat. A parcel's maximum buildout may be achieved and its dimensional limitations may be varied to provide necessary site planning flexibility to enable the development to provide more and higher quality open space or to conserve critical wildlife habitat lands. This shall be accomplished in such a way as to maintain these lands as large, contiguous areas. Such lands shall not be fragmented into small, unconnected areas by development, unless the applicant demonstrates that this arrangement will result in the most suitable development pattern for the property, and that the lands providing valued open space or critical wildlife habitat have been protected. Where applicable, connections of such lands on the site to such lands on adjacent properties shall be accomplished.*

Response to Criteria

The PUD Amendment is focused on Parcel 1, and all previously approved improvements and land dedications will remain in place.

- d. *Encourage better design. A parcel's dimensional limitations may be varied (but its maximum buildout may not be achieved) to allow for greater variety in the type, design and layout of buildings. Structures shall be designed to be compatible, in terms of height, mass, scale, orientation and configuration, with other buildings in the PUD and with surrounding uses, yet shall avoid uniformity of design. Various types of residential uses may be combined within the PUD (when allowed by the underlying zone district), to promote more efficient land use patterns and increased open space.*

Response to Criteria

The proposed development features a thoughtfully designed building that accommodates key commercial tenants, including USPS, the grocery store, the liquor store, and other community-focused businesses. At the heart of the design is an internal atrium, a central gathering space that fosters community interaction and provides a welcoming environment for residents and visitors alike. The building's layout also includes versatile spaces on both upper and lower levels, ideal for cafes or coffee shops, further enhancing the building's role as a vibrant social hub. This design approach not only meets the needs of essential services but also creates a dynamic, engaging space that strengthens the community's sense of place.

- e. *Develop necessary public facilities. A parcel's maximum buildout may be achieved and its dimensional limitations may be varied to provide an incentive for an applicant to develop, or contribute to the development of, necessary public facilities, such as public parking and transportation facilities, public recreation facilities and other public facilities consistent with the intent of the Comprehensive Plan and the Town's goals and objectives. The facilities may be located within or outside of the PUD, but shall be facilities beyond the required mitigation for the project that meet the needs not only of project residents, but also of other residents of and visitors to the Town and shall promote, generally, the public health, safety and welfare.*

Response to Criteria

The project includes 200 parking spaces to support commercial uses, ensuring convenient access for customers and employees. Additionally, the proposed amendment allows for continued transportation access with a transit center, reinforcing the site's role as a key transportation hub. Existing approved trail connections are preserved, while new sidewalks are incorporated into the design, providing high-quality, safe connections for pedestrians and bicyclists. These elements work together to create a well-integrated, accessible environment that

supports multiple modes of transportation and encourages sustainable mobility within the town.

Achieving one (1) or more of the applicable purposes listed above does not, by itself, grant any development entitlement for the buildout of a PUD to exceed sixty-five percent (65%) of that identified in the buildout analysis or for any of the parcel's dimensional limitations to be varied.

Response to Criteria

This criterion is not applicable, as the total number of residential units is not changed by the PUD amendment.

(7) Standards for granting of variations. Any PUD dimensional limitation variation authorized in Subsection (c)(5), Dimensional limitations, may be granted by the Town Council, provided that it complies with the following standards:

- a. Height. Variations to increase the maximum allowable height of structures may be obtained pursuant to the following provisions:*
 - 1. A request to grant a variation to increase the maximum allowable height for any individual structure may be granted by the Town Council, provided that at least fifty percent (50%) of the structure for which the variation is sought, as measured utilizing the structure's footprint, conforms to the height limits of the underlying zone district, provided further that no portion of the structure exceeds the height limit of the underlying zone district by more than seventy-five percent (75%).*
 - 2. 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, as determined through the use of detailed view plane analysis, which may include computer-generated visualizations, story poles and other methods acceptable to the Planning Director, will not be substantially adversely affected. The surrounding properties to be considered will include those immediately adjacent to the PUD and those that are identified by the Planning Commission and the Town Council during their respective review and public comment periods.*
 - 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 (¾) of the Town Council members present and voting, for good cause shown and by identifying the reasons why the height variation is warranted.

3. *For the purposes of administering paragraph (7)a, the Town Council may grant by simple majority vote, a height variation for certain structures, such as flagpoles, antennas and other similar structures which have only a nominal footprint. Ski-lift towers and related facilities are exempt from requiring height variation approval.*
4. *In circumstances where two (2) structures have been connected by an enclosed walkway, corridor, atrium or other enclosed space whose width or height is less than fifty percent (50%) of either the width or height of either of the otherwise separate structures measured from the side being connected, the provisions of paragraph (7) shall be applied to each structure separately rather than as one (1) structure.*

Response to Criteria

This criterion is not applicable, as no dimensional variations are proposed.

- b. *Open space and minimum lot area. A variation to reduce the minimum open space requirement or to reduce minimum lot area (in order to cluster lots) may be permitted if:*
 1. *Such variation will not be detrimental to the character of the proposed development or to surrounding properties;*
 2. *The proposed development shall include open space for the mutual benefit of the entire development; and*
 3. *The open space that is provided is accessible and available to at least all dwelling units and lots for which the open space is intended.*

Response to Criteria

As part of the original PUD, significant open space was provided, including nearly 23 acres of Open Space that has been dedicated to the town. In addition, the commitment for 25% of each parcel to be open space remains.

- c. *Minimum building setbacks. Minimum building setbacks shall be established by the PUD plan, provided adequate distance shall be left between buildings for necessary access and fire protection, and to ensure proper ventilation, light, air and snowmelt between buildings, and to minimize the effects of transmission of noise between units and between buildings.*

Response to Criteria

Zero (0) foot setbacks were established as part of the original PUD. These are unchanged as part of this amendment.

- (8) *Parking. The number of parking spaces in the PUD shall be that required for the underlying zone district, unless a reduction in that requirement is granted, pursuant to Section 16A-4-310(c), Reduction of Required Parking.*

Response to Criteria

The PUD amendment updates the overall parking configuration and provides 200 spaces for the commercial uses. The original PUD included parking above the Center, accessed off of Rim Court, in surface spaces in front of the Center along the new main street, and in a subgrade parking garage. This PUD amendment consolidates the parking in front of the Center and removes the large parking garage. In order to respond to the requirements of the purchase agreement and the town's request to utilize the parking spaces accessed from Rim Court, the parking configuration is relocated entirely to the front of the center and consists of 200 parking spaces. Given the grades on the site, the parking is a combination of surface spaces and a small parking garage. The parking changes are identified in Table 4, below.

Table 4: Snowmass Center Parcel 1 Parking		
Parcel 1	Approved	Proposed
Total Parking Spaces	237 spaces (202 commercial; 35 residential)	200 spaces (all commercial)
Parking Location - Parking Garage	136 spaces (subgrade parking structure under Buildings 6A and 6B; 120 commercial, 16 residential)	38 spaces (anticipated to be open-air)
Parking Location - Surface Spaces	101 spaces (82 commercial, 19 residential)	162 spaces
Parking Location - Rim Court	27 spaces (19 deed-restricted, 8 commercial)	0 spaces All removed to transfer to Parcel 2, at the town's request

Based on Section 16A-4-310, the development in the original PUD and in this amendment is 201 parking spaces, as divided in Table 5, below. Given the requested adjustments to remove parking access off of Rim Court to the town, as well as snow storage requirements, a total of 200 parking spaces are able to be accommodated on the site. A Parking Plan was included in the approved PUD and is proposed to be updated to reflect the updated parking configuration.

Table 5: Snowmass Center Parcel 1 Parking			
	Space	Parking Requirement	Rounded Total Requirement
Commercial Space	52,043	173.48	
Restaurant Seats	110	27.5	
Total Commercial Requirement		200.98	201

- (9) *Road standards. A PUD may be permitted to deviate from the Town's road standards, to enable the development to achieve greater efficiency of infrastructure design and installation through clustered or compact forms of development or to achieve greater sensitivity to environmental features, when the following minimum design principles are followed:*
- a. *Safe, efficient access. The circulation system shall be designed to provide safe, convenient access to all areas of the proposed development using the minimum practical roadway length. Access shall be by a public right-of-way, private vehicular or pedestrian way or a commonly owned easement.*
 - b. *Internal pathways. Internal pathways shall be provided to form a logical, safe and convenient system for pedestrian access to dwelling units and common areas, with appropriate linkages off-site.*
 - c. *Emergency vehicles. Roadways shall be designed to permit access by emergency vehicles to all lots or units. An access easement shall be granted for emergency and utility vehicles, as applicable, to use private roadways in the development for the purpose of providing emergency services and for installation, maintenance and repair of utilities.*
 - d. *Principal access points. Principal vehicular access points shall be designed to provide for smooth traffic flow, minimizing hazards to vehicular, pedestrian or bicycle traffic. Where a PUD abuts a major collector, arterial road or highway, direct access to such road or highway from individual lots, units or buildings shall be prohibited when other reasonable access options are available.*
 - e. *Snow storage. Adequate areas shall be provided to store snow removed from the internal street network and from off-street parking areas.*

Response to Criteria

The proposal meets road requirements for the town in the phasing plan and in the final proposal. There are internal pathways that are provided on Parcel 1 to ensure access from surrounding trails and through the parking area.

Emergency access is provided for as required in the interim and final condition. Snow storage meets town requirements and is accommodated in the parking areas, and in lot area added from Parcel 5 to Parcel 1.

- (10) *Adequate public facilities. A final plan shall not be approved unless the Town Council determines that public facilities will be adequate to support and service the area of the proposed development or that needed public facilities and services will be made available concurrently to offset the potential impacts of such development. Public facilities and services to be examined will include, but not be limited to: storm drainage, roads and their maintenance, public transportation service and facilities, pedestrian circulation, sewerage and sanitary facilities, water availability and*

serviceability, solid waste disposal, fire and emergency medical services and electrical service. The applicant shall show that:

- a. Adequate facilities and carrying capacity exist at the time of development or will be provided to the PUD and affected areas prior to completion of each building or phase of the development necessitating the demand for said facilities or capacity;*
- b. The PUD has been located so as to be reasonably convenient in relation to police and fire protection, emergency medical services and schools;*
- c. The PUD will accommodate the efficient provision of local and regional transit facilities and services.*

Response to Criteria

The Center is served by public facilities, and as determined in the original PUD process there are adequate public facilities to service the development. In addition, the amendment preserves the transit center, ensuring adequate transportation facilities are located at the Center into the future.

Sec. 16A-5-310. Review standards.

In addition to demonstrating compliance with the provisions of Section 16A-5-300(c), General Restrictions, and with all other applicable provisions of this Code, a proposed PUD shall also comply with the following review standards.

- (1) Consistency with Comprehensive Plan. The PUD shall be consistent with the intent of the Town's Comprehensive Plan.*

Response to Criteria

The Snowmass Center PUD is consistent with the Comprehensive Plan. The Executive Summary of the plan states “Although many actions are identified in the 2018 Comprehensive Plan, there are several strategic initiatives contained in the Plan that should be the primary focus and be fully embraced.” The PUD and this subsequent amendment meets all of these strategic initiatives, including the protection and preservation of open spaces, economic and environmental sustainability and resiliency, multi-modal connections, managed parking, updated to older buildings, and support of workforce housing.

• Preserve and protect open spaces and our environment

The PUD preserved 20.95 sq ft of open space. This represents nearly 75% of the overall PUD. It includes solar panels to help off-set energy usage in the development, and it implements an extensive stormwater system that will improve the overall health of Brush Creek.

• Promote environmental and economic sustainability and resiliency

The PUD increases the total leasable square footage by 40% to 58,433 sq ft through a combination of new commercial space and updates to decades old space that includes significant amounts of non-leasable circulation space and rentable spaces that no longer meet the expectations of a business owner or customer. The project will update all mechanical systems within the building, making them more energy efficient and in line with current building and energy codes. The approved PUD required that the Center be developed to a LEED Silver standard. This requirement remains in this proposed amendment.

The proposal reserves 4,000 sq ft of space for a right-sized and modern post office and preserves the only grocery store in the community. The phasing plan is proposed to minimize disruption to Center tenants, enabling them to remain in existing spaces while the remodel and expansion is being completed with a goal of requiring each tenant to move once, if they are relocating. The construction plan also seeks to ensure Clarks Market can remain open throughout construction.

- **Focus on improved access and safety to make Snowmass Village more walkable and bikeable**

The PUD implements key bike and pedestrian connections, creating a complete connection from the Snowmass Center to Melton Ranch via the Rim Connector Trail and the rebuilding of the Melton Trail. As part of this amendment, extensive streetscape improvements are included that will make the Center easily navigable as a pedestrian or bicyclist.

- **Continue to improve the multi-modal connections between Base Village, the Mall and the Snowmass Center**

The approved transit center remains as part of this amendment. This creates a dedicated area for transit service that no longer has to compete with vehicle, shuttle, or delivery traffic. As an interim condition while construction is underway, bus spaces are reserved to enable easy bus loading and unloading for both up valley and down valley town routes.

- **Manage parking and transit to encourage efficient, effective, and sustainable mobility choices**

The project includes parking that meets the town's shared parking requirements. A detailed parking study was completed as part of the original PUD to understand the anticipated traffic patterns and parking needs for the commercial uses. The overall parking spaces provided exceed the peak demand identified in the parking and traffic study. A total of 200 parking spaces are provided for the commercial space, at a ratio of 1 parking space per approximately 292 sq ft of commercial space.

- **Focus new development and/or redevelopment within the identified CPAs.**

The project is located in the Snowmass Center CPA identified in the Comprehensive Plan.

- **Encourage the update and renovation of older buildings in the Village**

The Snowmass Center is over 40 years old, and is showing its age. Critical systems are in need of being updated and will be improved and right-sized as part of this remodel and redevelopment. The ceiling heights in the second floor are around eight (8) feet, which is much lower than modern standards. When the HVAC ducting is accounted for, the spaces are closer to seven (7) feet in height. A series of sloping hallways and staircases creates a confusing space that is difficult to fill with tenants. Updating and modernizing this building will provide an improved commercial experience for customers and tenants alike.

- **Continue to support a viable workforce and our commitment to workforce housing by exploring opportunities that best balance the character and resources of the Town**

The PUD Amendment is proposed as part of the contract purchase agreement with the Town. If it moves forward, it will enable the Town to process a future PUD Amendment for the approved residential parcels to be converted from free-market residential to deed-restricted residential.

- **Strengthen local economic opportunities to assure vibrancy**

This proposal focuses on creating a vibrant space that is connected to Snowmass through multiple modes of transportation. It creates new and improved commercial and for local residents and enables long-time tenants to remain at the Center.

- (2) *Preservation of community character. The development proposed for the PUD shall be consistent with the standards of Section 16A-4-340, Building Design Guidelines to Preserve Community Character, shall be compatible with, or an enhancement of, the character of existing land uses in the area and shall not adversely affect the future development of the surrounding area.*

Response to Criteria

Responses to Criteria in Section 16A-4-340 are included in this application.

- (3) *Creative approach. The development proposed for the PUD represents a creative approach to the development and use of land and related physical facilities to produce better developments and to provide amenities for residents of the PUD and the public in general.*

Response to Criteria

This PUD amendment provides an opportunity to creatively plan for the future of the Snowmass Center. This amendment makes Parcel 1 entirely commercial, allowing for the town to pursue a potential purchase of the parcels above for community deed restricted housing. The Center includes significant improvements to community infrastructure,

including opportunities to maintain and improve crucial community-serving commercial spaces.

- (4) *Landscaping. Proposed landscaping for the PUD shall provide sufficient buffering of uses from one another (both within the PUD and between the PUD and surrounding lands) to minimize noise, glare and other adverse impacts, shall create attractive streetscapes and parking areas and shall be consistent with the character of the Town.*

Response to Criteria

A detailed Landscaping Plan is included in the application. It identifies extensive improvements to the streetscape through plantings and community gathering spaces.

- (5) *Comply with development evaluation standards. The PUD shall comply with all applicable provisions of Article IV of this Development Code, Development Evaluation Standards.*

Response to Criteria

The application includes responses to all applicable review standards, as identified by staff during the pre-application conference.

- (6) *Suitability for development. The property proposed for the PUD shall be suitable for development, considering its topography, environmental features and any natural or man-made hazards that affect its development potential.*

Response to Criteria

This parcel, as identified in the approved PUD, is suitable for development. All necessary mitigation for rockfall and erosion are addressed in the plan, as detailed in the Civil Sheets and Engineering Report.

- (7) *Spatial pattern shall be efficient. The PUD shall be located to avoid creating spatial patterns that cause inefficiencies in the delivery of public services, or that require duplication or premature extension of public facilities.*
- a. *Roads. Any new road developed to serve the PUD shall be continuous and in alignment with existing platted streets to which the street is to be connected. Where appropriate, new streets shall be planned so that they can create an interconnected Town road network, with provision for adequate road and utility easements. Where cul-de-sacs are used in the development, the applicant is encouraged to provide a trail or similar pedestrian link between them.*
- b. *Water and sewer lines. Any water or sewer line extension necessary to serve the PUD shall be consistent with the Snowmass Water and Sanitation District's service plan and the Town's Comprehensive Plan.*

Response to Criteria

All roads within the subdivision are continuous. The inefficient parking area drive lanes that exist today are removed and replaced with a completed street system. This includes a vehicular connection connecting Lower Kearns Road and Upper Kearns Road. Fire access and emergency access is provided on roads, and all roads include necessary utility easements. Upper and Lower Kearns Roads are to be dedicated to the Town, pursuant to the approved PUD.

All water and sewer lines meet SWSD requirements, and TOSV Comprehensive Plan. The Civil Engineering plans outline all water and sewer lines.

- (8) *Phasing. If the PUD is to be developed in phases, then each phase shall contain the required streets, utilities, landscaping and other public facilities or improvements that are necessary and desirable for residents of the project. If the PUD incorporates any amenities for the benefit of the Town, such as trail connections, these shall be constructed within the first phase of the project, or, if this is not possible, then as early in the project as is reasonable. The pace and phasing shall be evaluated with regard to construction impacts along with possible interruption of construction as it would affect the community as a whole.*

Response to Criteria

Development phasing for Parcel 1 is required in order to maintain access to the Center throughout construction and to minimize impacts to tenants. Additionally, maintaining fire access is required if the Center is to remain in operation during construction, including for the grocery store and USPS. The following phased construction approach is proposed and shown in more detail in the Construction Phasing Plan. A total of four phases of construction are included in the draft CMP. In addition, a request for a total of ten years of vested rights from the date of the PUD approval is requested.

- Phase 1A and 1B will include site preparations. These ensure safe site and traffic flow, as well as the creation of an interim bus location. Initial infrastructure improvements are anticipated in this phase of work, including a looped waterline.
- Phase 2A and 2B focuses on improvements to the eastern side of the site. Construction will first begin on the eastern addition. This will include the new loading dock and the USFS space. A temporary construction and staging easement will be required on Parcel 2 to enable the completion of the eastern addition.
- Phase 3A and 3B will include roadway and building improvements to complete the new space for tenant relocations.
- Phase 4 includes the removal of the existing western annex and construction of the addition to the front of the building.
- Phase 5 is construction of spaces above the grocery store.
- The existing annex, or a portion thereof, will remain in place until such time as the Town is ready to move forward with construction of the residential units above. This

is required because the annex acts as a retaining wall for the existing road behind the Center. Once the Town moves forward with the residential units, updates to retaining areas will be required to maintain grades and access. (See Phase 4 of CMP.)

- The road behind the Center will remain in place for fire access only until Rim Court is constructed.
- A temporary bus drop off will be located on the western portion of the site, near the existing annex. This can accommodate two buses – one for down valley and one for up valley drop offs and pick ups – and will require the buses to circulate through the Center to avoid a left hand turn from Lower Kearns onto Brush Creek Road. (See Phases 1 – 3 of CMP.)
- Once the town moves forward with construction of Rim Road and Rim Court, the existing annex and fire lane can be removed. The existing west and north walls of the Center will remain in place to accommodate phasing between the Center and the parcels anticipated for sale to the town.

(9) *Construction interruptions. The development application shall provide a reasonable restoration and/or remediation contingency plan to mitigate impacts resulting from any potential extended interruption of construction affecting the community as a whole. Surety or security may be necessary to ensure implementation of the plan.*

Response to Criteria

Phases 1 – 3 of the construction require the existing annex to remain in place to support fire access and enable streamlined tenant relocation. The proposed CMP will result in the construction of the new eastern annex (location of new loading dock and USPS space) in the initial phases, and will likely result in a period of time when there is more than 58,433 sq ft of space on the site. Once the western annex is demolished, the approved total of 58,433 sq ft of commercial space will be developed and occupied. During construction, reasonable closures may be required. To the extent possible, these will be limited to partial closures. More detail is included in the draft development documents and PUD Guide.

Sec. 16A-4-340. Building design guidelines to preserve community character.

(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.*
 - a. *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.*

- b. *Indigenous details. Indigenous details and landscape accents, such as streams, boulders, trees and wildflowers, should be used to connect the development to natural conditions.*
- c. *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.*
- d. *Signs. Interpretive information and signs should be used to draw attention to nature and mountain ecology.*
- e. *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 to Criteria

The development area for the proposed amendment to Parcel 1 is unchanged from the original PUD. The development has been designed to be sensitive to the natural environment and integrate into existing site conditions. There are significant grades on the site, and updated site circulation and construction phasing has taken this into consideration, seeking to minimize the impact to areas in steep slopes.

- (2) *Scale and mass. Buildings shall be designed to ensure that they are not perceived as being monumental in scale.*
 - a. *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.*
 - b. *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.*
 - c. *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.*
 - d. *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 to Criteria

The proposed updates to Building 1A have been designed to be sensitive to the mass and scale of the area, and to be consistent with the allowances of the existing PUD. The height limit of 43 feet is maintained, and the overall design is substantially similar to the approved massing. Additional articulation to Building 1A to add fenestration and create a visual entry element near the grocery store has been incorporated into the design.

In an effort to create a human scale to the development, the design includes generous sidewalks that allow for landscaping and spill out seating to encourage dwell time. This includes an atrium and interior space, similar to what exists today, and the creation of outdoor seating areas and ample sidewalk spaces for a café and/or restaurant seating. The design includes street trees that reflect a Main Street design, as well as incorporates signage and lighting details to extend the environment of the Snowmass Center.

In addition, there are significant amenity spaces on the second level of the building. The updates to the second level seek to maintain views to the south and the ski area, taking advantage of areas of sun on the site.

The Architectural sheets illustrate this in more detail.

- (3) *Building materials. Buildings shall be designed with natural materials and details that are indigenous to Colorado and that are nonreflective.*
- a. *Authenticity. Materials should be predominantly authentic in their appearance, with natural textures and weathering.*
 - b. *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 to Criteria

Building materials proposed for the PUD Amendment are consistent with the existing approvals. Therefore, these building materials have been carefully chosen to respond to the tones and textures of the natural environment in Snowmass Village. Durable, rugged, and low maintenance building materials are characteristic qualities of these selections with a proven track record of performance in Colorado. For example, the project uses natural types of stone veneer, weathered metals, and heavy timber wood detailing toward this end. Considering the requirement for non-combustible materials and fire mitigation techniques, particular attention has been paid to balance the look and feel of these materials within a natural color palette that complements the surrounding mountain landscape. The Architectural sheets and the PUD Guide describe this approach in greater detail.

- (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 to Criteria

As with the existing approval, the PUD Amendment is positioned to take advantage of the passive solar orientation and expansive view to the south of Snowmass Ski Area. Roof overhangs, horizontal projections, and trim details modulate the solar gain appropriately throughout the year- allowing sunlight into the building during the winter while shielding it during the summer. On the northside of the project, glazing is used more sparingly to acknowledge the performance challenges associated with shade and shadow inherent with this exposure. Further, with this passive solar approach to design, the east and west sides of the building footprint are minimized relative to the long axis as well as the low-angle sun. The Architectural Solar Diagrams graphically illustrates these attributes.

- (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 to Criteria

The building placement and Ridgeline Protection was completed as part of the original PUD review, and all buildings in the PUD were found to comply. This amendment removes two buildings (Buildings 6A and 6B), which reduces the overall impact of the project on views. The site design and public open plazas have been designed to capitalize on the views to the ski mountain, Mt. Daly, and down valley. Parcel 5 remains undeveloped, maintaining views from Woodbridge. The Site Plan and Architectural plans further illustrate compliance with this standard.

Sec. 16A-4-50. Geologic hazard areas, steep slopes and ridgeline protection areas.

(f) Ridgeline Protection Areas.

- (1) *Ridgeline protection areas. Ridgeline protection areas are those lands that are visible from Brush Creek Road, Owl Creek Road or the Town Community Park and are at the crest or highest elevation of a ridge or hillside, or are within fifty (50) feet of elevation, measured vertically, from the crest of a ridge or hillside. These lands frame the natural mountain setting within the Town and include lands outside the Town boundary. It is the intent of the Town to ensure that the mountaintops surrounding Snowmass Village retain their natural appearance by preventing structures from being built at or near the crest of a ridge or hillside.*
- (2) *Ridgeline penetration prohibited. Except as provided in subparagraph (f)(3) below, no development of new structures shall be designed or located within a ridgeline protection area in such a way that it will appear to penetrate above the crest of a ridgeline protection area as seen from Brush Creek Road, Owl Creek Road or the*

Town Community Park when viewed from within the park or road surface edge at a height of five (5) feet. In addition, any existing structure that is located within a ridgeline protection area that is demolished may only be rebuilt if its design complies with the standards of this Subsection (f).

Response to Criteria

The building placement and Ridgeline Protection was completed as part of the original PUD review, and all buildings in the PUD were found to comply. This amendment focuses on removing residential development from Parcel 1 and maintaining Parcel 1 as an entirely commercial parcel. The development is substantially similar to that approved for Building 1A in the original PUD. The requirements of this standard to maintain views is met as part of the redesigned commercial building.

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

(c) Reduction of Required Parking. Parking may be proposed to be reduced by one (1) or more of the following options:

- (1) Shared parking. Off-street parking facilities for separate uses may be provided collectively, if the total number of spaces provided is not less than the sum of the separate requirements of each such use. However, no parking space or portion thereof shall serve as the required space for more than a single use, unless the Town specifically authorizes a shared parking arrangement. In order to obtain approval of a shared parking arrangement, the applicant shall be required to show in a Parking Management Plan that the peak use period for the uses will not overlap with one another, that the uses are located on the same or adjoining sites, and that the total number of spaces that would be required for all uses has not been reduced by more than twenty percent (20%).*

Response to Criteria

The approved PUD included a shared parking plan. With the removal of residential uses from Parcel 1, a shared parking plan is no longer proposed. The Parking Plan has been updated to reflect this change.

- (2) Alternative parking plan. The Comprehensive Plan recommends that day skier parking be reduced west of the Woodbridge pedestrian bridge and be increased east of that bridge. In order to accomplish this recommendation, applicants proposing development that will be located west of the Woodbridge Bridge are encouraged to, but applicants proposing development that will be located east of said pedestrian bridge may propose to, develop fewer spaces on site than would be required by Table 4-3, both subject to the submission of a Parking Management Plan. For the number of required parking spaces to be reduced, the applicant shall comply with one (1) or a combination of the following options:*
 - a. Create parking in desired location. The applicant may develop that parking which would have been required on site in a location that is consistent with the*

recommendations of Chapter 8, "Future Transportation Plan," of the Comprehensive Plan. The Town may place appropriate limitations on the approval of the development to ensure the off-site spaces are available for use by the public no later than the time the development receives its certificate of occupancy;

Response to Criteria

As was the case in the approved PUD, the parking spaces are conveniently located adjacent to the commercial center of the community.

- b. Offer options to automobile usage. The applicant may commit to offering transportation options to residents, visitors or guests of the development that will reduce or eliminate the need for parking on site. Such options may include provision of limousine or van services, payment for enhanced transit services by the Town or RFTA, purchase of transit passes for employees and similar approaches, shared vehicle(s), commonly shared drop-off, pick-up or pull out space, E-bikes, cycling, equestrian (such as a hitching rail provision), and other transportation modes over and above the minimum standard; or*

Response to Criteria

As was the case in the approved PUD, this PUD amendment includes alternative transportation improvements. A transit center creates an improved transit facility at the Center and is located in close proximity to the grocery store and USPS. Previously approved trail connections remain in place, and the required sidewalk improvement along the Conoco property line remains in the approval. The parking configuration includes a mix of standard parking spaces and compact parking spaces, as well as the required number of handicapped spaces. Two dedicated spaces for shuttles are included near the entrance to USPS, as was the case in the original PUD approval. Additional details on parking can be seen in the Parking Site Plan (see the Landscape Set) and the written Parking Plan.

- c. Provide compact size parking spaces. The applicant may propose, within a predominantly enclosed parking structure and in conjunction with at least one (1) of the other options, to include compact size parking spaces as part of the required parking, up to a maximum of fifteen percent (15%) of the total enclosed parking being provided. Said spaces will only be considered within portions of the structure sufficiently enclosed or screened to prevent fallen, plowed or windblown snow from accumulating within the compact size parking spaces. The appropriate number of compact spaces will be determined based upon the nature of the proposed uses, public/private parking and access requirements, parking lot management, signage, location and grouping of the compact spaces, design, layout and vehicular circulation patterns within the proposed parking structure.*

Response to Criteria

Compact parking spaces are proposed as part of the updated plan. Additional details can be seen in the Parking Site Plan (see the Landscape Set) and the written Parking Plan.

- d. *Tandem/stacked parking. The applicant may propose, in conjunction with at least two (2) of the other options, to include tandem/stacked parking spaces as part of their required parking. Tandem/stacked parking will only be considered in conjunction with the overall parking management plan and may only be allowed if there will be valets or other persons employed to assist in the parking of automobiles. A suitable form of guarantee must be provided, ensuring that a valet or other persons will always be available when the parking lot is in operation. The appropriate number of tandem/stacked parking spaces will be determined based upon:*
1. *The operational nature and parking requirements of the residential project being served;*
 2. *The parking lot management plan; and*
 3. *The tandem/stacked parking location, design, layout and vehicular circulation patterns within the proposed parking lot or structure.*

Response to Criteria

Tandem parking spaces are not proposed.

- e. *Contribute cash-in-lieu. The applicant may make a one-time cash payment to the Town, in the amount of twenty-five thousand dollars (\$25,000.00) per space. Approval of the payment-in-lieu shall be at the option of the Town Council.*
1. *Payment due at building permit. The payment shall be due and payable at the time of the issuance of a building permit.*
 2. *Use of funds. All funds collected by the Building and Planning Department shall be deposited in a separate interest-bearing account. Monies in this account shall be used solely for the planning, design and construction of new public parking spaces in locations that are consistent with the recommendations of the currently adopted Comprehensive Plan.*
 3. *Refund. Any payment made for a project for which a building permit is not issued or is cancelled may be refunded if the current owner of the property submits a request for a refund to the Finance Director. All requests for refunds shall be accompanied by a copy of the receipt issued for payment of the fee.*
 4. *Review of fee schedule. In order to ensure that the payment-in-lieu schedule is fair and represents current cost levels, it shall be reviewed within two (2) years of its effective date, and every two (2) years thereafter. Any necessary*

amendments to this Section shall be initiated by the Town Council to address the results of the review.

Response to Criteria

Cash-in-lieu is not proposed as part of the updated parking design. The proposal includes removal of 27 total parking spaces from Rim Court at the request of the town.

1. Separation of Residential and Commercial Land Uses

To create two separate projects with different development timelines, residential uses have been removed as a proposed land use on Parcel 1. Redevelopment of the Snowmass Center proposes commercial-only land uses and is described in more detail below. As part of the contract purchase agreement, the town has requested the ability to develop up to 130 residential units on Parcels 2-4. This is incorporated in the application. Changes to the residential land uses on Parcels 2, 3, or 4 are not contemplated in this amendment application. Table 1 identifies the dimensional changes. These are all related to the bifurcation of uses.

2. Reconfiguration of Commercial Land Uses on Parcel 1

The Center, previously referenced as Building 1A is proposed to be reconfigured with no net increase to the previously approved total commercial area of 58,433 sq ft. Buildings 6A and 6B are removed from Parcel 1. The reconfigured building includes three levels of commercial unified by pedestrian spaces on the ground and second level. The north wing of the building has been removed as part of this amendment (this area previously included residential units), which creates space for a new rooftop gathering area on the second level.

The proposed ground floor uses have not changed and include a community atrium, grocery store, liquor store, two other leasable spaces, and a 4,000 square foot post office. Level 2 includes commercial uses which are expected to be compatible with the rooftop gathering spaces. Level 3 is expected to be office spaces. A pedestrian staircase between the east and west wing connect the ground floor uses to the rooftop gathering space on the second level and continues up to connect to a sidewalk on Rim Court. Offices on level 3 are accessed from vertical circulation cores from either the ground floor or the second level rooftop.

3. Reconfiguration of Commercial Parking

As part of reconfiguration of Parcel 1 buildings, the below grade-parking structure has been removed. Using the existing grades on the site, a partial subgrade garage that is significantly smaller than the original approval is included. A combination of 162 surface parking spaces and 38 underground parking spaces supports the commercial land uses on Parcel 1. These 200 total spaces include a combination of standard spaces, compact spaces, and ADA spaces.

Lower Kearns Road continues to be looped along the main frontage of the Center, and a new lower tier of surface parking has been added in place of buildings 6A and 6B. The below grading parking structure is accessed from this lower surface parking area and is to the benefit of the commercial uses. The structure is anticipated to be open air along the south façade. The below grade and surface parking will be managed together, as identified in the Parking Plan.

The approved PUD includes 27 spaces behind the Center, access off of Rim Court. As requested by the town in the contract purchase agreement, a lot line adjustment is proposed to include these spaces on Parcel 2, to the benefit and use of the Town. The PUD Guide has been updated to reflect this adjustment.

There are two loading and unloading spaces located in a pull-out along Lower Kearns Road. There is no change to management of short-term spaces (up to 5), maximum allocation of

parking time, and approach to staff monitoring of parking areas. The management approach for special events remains the same. (See Parking Plan included with the PUD Guide)

4. Transit Area Improvements and Phasing Plan

The design team has met a number of times with Town staff to review potential adjustments to site access and the location of a transit center. Based on these conversations, an updated access plan from Upper Kearns to the Center is proposed. An area for buses in an updated transit area is also included. This area has been designed based on conversations with the Town engineering and transportation teams, and our team remains a willing to refine roadway and transit design as part of the process. The updated design can be seen on the Site Plan in the Landscape Plan set (Sheet L-1.1 and 1.2). As discussed in meetings with town staff in September, the Civil Plan set will be submitted as a supplement to this application and will include detail related to these areas.

To allow for a flexible timeline for the residential development above the Center, an interim transit plan has been developed for the Center, which is seen in the Construction Management Plan and on Sheet L-1.12 in the Landscape Plan Set. The interim plan provides circulation and pedestrian connectivity to the Center. It also accommodates several phasing goals:

- The existing building is a Type V-B construction which requires emergency access along the front and rear side of the building. The roadway grading and layout of the interim transit plan preserves the emergency access to the building until the final improvements are made by the Town along Parcel 2.
- The interim plan allows for construction of the new commercial parking for the Center and maintains access to the Town Hall access drive.
- Allows for separate timelines for the Center and the residential projects.
- Allows the western side of the building to remain and function for tenants. Once the eastern addition of the redeveloped building is complete and tenants are in place, the western portion of the Center will be demolished, freeing up the land for the long-term roadway and transit center improvements to be constructed.

5. Rooftop Gathering and Playground Relocation

As part of the amendment, a new outdoor space is proposed on the roof of the Center (second level). This is located on the roof of Clark's and will provide an active park-like space for the development. Because the residential units are relocated from Parcel 1, the playground use on Parcel 5 is removed, with the intention that this new space on Building 1 will function as a community gathering place, and can be seen in the Landscape Plan Set (Sheets L-1.1, 1.4 and 1.8.1).

6. Reconfiguration of Parcel 1

Parcel 1 is proposed to be modified to accommodate requests related to the contract purchase agreement. The changes are a result of the following:

- At the Town's request, the parcel line along Rim Court has been shifted south include 27 parking spaces into the Town's right-of-way. These spaces are to benefit of the Town and do not contribute to commercial parking for the Center.

- With omission of the residential uses on Parcel 1, less land area is needed to maintain the approved floor area ratio for the project. The northern area wrapping around Parcel 4 has been removed from Parcel 1 and assigned to Parcels 2 and 4.
- The parcel line along the western side of the Center's parking lots has been straightened to account for a direct roadway connection to Alpine Bank's property.
- Reduction in below grade parking and an increase in surface parking necessitates additional snow removal. This is accounted for with additional area on the east side of the Center's parking (south of the loading dock turnaround), reallocating lot area from Parcel 5 to Parcel 1.
- Reduction in parcel sizes for Parcels 1 and 6 are also included and are a result of moving parcel area into road rights of way to accommodate the alternative transit center location.

7. Construction Management Plan, Construction Easements and Phasing

A new construction management and phasing plan has been prepared for redevelopment of the Center (Refer to Exhibit F). Phase 1A and 1B construct the interim transit improvements, utilities, parking structure and surface parking which is used to access the garage. This approach maximizes parking early in project for the existing tenants. Phase 2A and 2B includes lower Kearns Road, the eastern surface parking lots, the loading dock and the east building expansion. Once Phase 2 is complete, tenants on the west side of the building can be relocated to the new addition. Phase 3A and 3B completes the parking plan and connects the east building expansion to the rest of the building. Phase 4 demolishes and rebuilds the south building frontage, allowing the grocery store to continue operations from the new space while the existing space is rebuilt (Phase 5).

8. Parcel 1 Storm Water Management Plan

The stormwater management plan has been slightly modified for the new roadways, building footprint and site features. Water quality treatment devices are shifting in location, however the concept for treating stormwater remains the same overall.

The proposed debris flow and rockfall mitigation plan remains the same for the residential parcels. The existing berm and runoff swale above the Center will remain in place until the mitigation plan can be implemented for the residential parcels. Please refer the debris flow and rockfall mitigation analysis for the Center from Tetra Tech in Exhibit E.

9. Parcel 1 Infrastructure and Roadway Improvements Plan

The infrastructure plan has been slightly modified to reflect the reduced parking structure, surface parking lots and new building footprint. To allow the residential parcels to develop on a separate timeline, utilities are routed and stubbed to allow for future connections without rework on Parcel 1.

Roadways remain the same except for internal parking circulation within Parcel 1, and refinements related to the relocation of the transit center on the uphill side of Upper Kearns Road. Access to the Alpine Bank parking lot has been slightly modified with a more direct access drive alignment. Retaining walls have been modified to the parking areas.

10. Summary of Agreement Modifications

Draft updates to the Development Agreement, Subdivision Improvement Agreement, and PUD Guide are included. These edits facilitate the bifurcation of the residential and commercial uses. In addition, per Section 29.6.3.2 of the Contract Purchase Agreement, the developer obligation for restricted housing is removed if development on Parcel 1 does not exceed 58,433 sq ft. For this reason, an updated deed restriction framework is not provided and is referenced as being removed as a requirement in the Development Documents.

Thank you for your time reviewing the materials associated with this proposed PUD Amendment. The proposed adjustments are consistent with the intent of the contract purchase agreement. Please reach out if you have any questions or require any additional information.

Best Regards,



Jessica Garrow, FAICP
Principal, Design Workshop



Darla Callaway, AICP, PLA
Principal, Design Workshop

Table 1: Snowmass Center PUD Amendment Dimensional Changes												
	Parcel 1		Parcel 2		Parcel 3		Parcel 4		Parcel 5		Parcel 6	
	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed
Parcel Size (sq ft)	211,830	180,000	22,007	31,507	40,330	40,330	63,681	105,396	92,624	71,837	912,458	910,233
Parcel Size (acres)	4.86	4.13	0.51	0.72	0.93	0.93	1.46	2.42	2.13	1.65	20.95	20.95
Maximum FAR (ratio)	0.43:1	0.43:1	0.98:1	0.98:1	0.67:1	0.67:1	0.91:1	0.91:1	N/A	N/A	N/A	N/A
Maximum Commercial Space (sq ft)	58,344 (Building 1A: 47,404; Building 6A: 3,952; Building 6B: 6,988)	Building 1A: 58,433	None	None	None	None	None	None	None	None	None	None
Residential Units	Building 1A: 9 Free-Market Units and 10 Restricted Units; Building 6B: 5 Free-Market Units	None*	10 Free-Market Units	10 Free-Market Units*	10 Free-Market Units	10 Free-Market Units*	30 Free-Market Units	30 Free-Market Units*	N/A	N/A	N/A	N/A
Parking (spaces)	237 spaces (136 spaces in subgrade garage, 117 surface spaces; 202 Commercial, 16 Free-Market Residential, 19 Deed Restricted)	200 spaces (includes 29 compact spaces)	22 spaces	49 spaces (22 spaces approved in garage, plus 27 spaces behind the center)	23 spaces	23 spaces	66 spaces	66 spaces	N/A	N/A	N/A	N/A
Building Height (feet)	Building 1: 43 feet; Building 6A: 40 feet; Building 6B: 47 feet	Building 1A: 43 feet	46 feet	46 feet	Building 3A: 43 feet; Building 3B: 45.5 feet	Building 3A: 43 feet; Building 3B: 45.5 feet	Building 4A: 54 feet; Building 4B: 63 feet	Building 4A: 54 feet; Building 4B: 63 feet	N/A	N/A	N/A	N/A
Setbacks (feet)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	N/A	N/A	N/A	N/A
Minimum Open Space (%)	25%	25%	25%	25%	25%	25%	25%	25%	Active Park: 0.96 acres; Open Space: 1.17 acres	Open Space / Park: 1.65 acres	Open Space: 20.95 acres	Open Space: 20.95 acres
* No Residential units are proposed on Parcel 1. Pursuant to the Contract Purchase Agreement, this Amendment includes the ability to construct up to 130 residential units on Parcels 2 - 4.												
**27 total parking spaces located behind the Center are relocated to Parcel 2 through the lot line adjustment.												

Snowmass Center Exhibit List

Exhibit A – Review Criteria Responses

Exhibit B – Landscape Drawing Set (L Sheets)

Exhibit C – Architecture Drawing Set (A Sheets)

Exhibit D – Civil Drawing Set (C Sheets) *(Note, these sheets will be provided as a supplement)*

Exhibit E – Tetra Tech Mudflow Report

Exhibit F – Construction Management Plan

Exhibit G – Draft PUD Guide and Parking Plan

 G.1 – PUD Guide Clean version

 G.2 – PUD Guide Redlines

Exhibit H – Draft Subdivision Improvements Agreement

 H.1 – SIA Clean version

 H.2 – SIA Redlines

Exhibit I – Draft Development Agreement Redlines

 I.1 – Development Agreement Clean version

 I.2 – Development Agreement Redlines

Exhibit J – Draft Platting (Lot Lines)

 J.1 – Plat Redlines

 J.2 – Lotting Plan

Exhibit K – Letter of Authorization

Exhibit L – PUD Amendment Application Form

Exhibit M – Subdivision Exemption Application Form

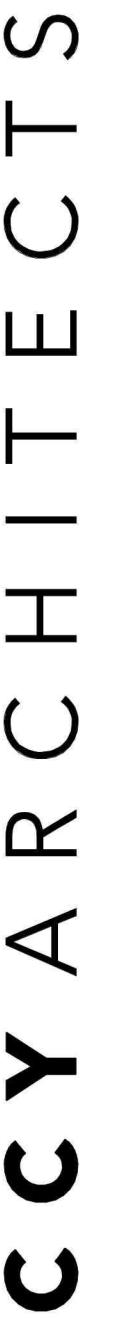
Exhibit N – Application Fee Agreement

Exhibit O – Title Work

Exhibit P – Property Survey

Exhibit Q – Public Notice List

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615



SMC BUILDING 1A
16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

[illegible]

PROJECT DIRECTORY

OWNER

EASTWOOD DEVELOPMENTS INC.
0133 PROSPECTOR ROAD, #4102
ASPEN, CO 81611
416-445-9920
CONTACT: JORDAN SARICK

ARCHITECT

CCY ARCHITECTS, LTD.
228 MIDLAND AVENUE
P.O. BOX 529
BASALT, CO. 81621
970-927-4925 FAX 970-927-8578
CONTACT: CHRIS TOUCHETTE (CTOUCHETTE@CCYARCHITECTS.COM)

PLANNER / LANDSCAPE ARCHITECT

DESIGN WORKSHOP
120 EAST MAIN STREET
ASPEN, CO 81611
970-925-8354
CONTACT: JESSICA GARROW (JGARROW@DESIGNWORKSHOP.COM)

SHEET INDEX

A-001	OVERALL SITE
A-002	SOLAR DIAGRAMS
A-003	SNOWMELT PLAN
A-004	AREA PLANS - FAR
A-005	AREA PLANS - NET
A-006	1A - OVERALL LOWER LEVEL 00
A-007	1A - OVERALL MAIN LEVEL 01
A-008	1A - OVERALL LEVEL 02
A-009	1A - OVERALL LEVEL 03
A-010	1A - OVERALL ROOF
A-011	1A ENLARGED MAIN LEVEL 01 - EAST
A-012	1A ENLARGED MAIN LEVEL 01 - WEST
A-013	1A ENLARGED LEVEL 02 - EAST
A-014	1A ENLARGED LEVEL 02 - WEST
A-015	1A ENLARGED LEVEL 03 - EAST
A-016	1A ENLARGED LEVEL 03 - WEST
A-017	1A ENLARGED ROOF - EAST
A-018	1A ENLARGED ROOF - WEST
A-020	1A ELEVATIONS
A-021	1A ELEVATIONS
A-022	1A ELEVATIONS
A-023	1A ELEVATIONS
A-024	1A COLOR & MATERIALS
A-025	1A COLOR & MATERIALS
A-026	PARKING ELEVATIONS
A-030	1A SECTIONS

BUILDER

HASELDEN CONSTRUCTION
2520 SOUTH GRAND AVE., #204
GLENWOOD SPRINGS, CO 81601
970-366-4633

SURVEYOR

SOPRIS ENGINEERING LLC
502 MAIN ST # A-3
CARBONDALE, CO 81623
970-704-0311
CONTACT: COLBY CHRISTOFF (CCHRISTOFF@SOPRISENG.COM)

BUILDING KEY PLAN



DATE:

/5/2024

ISSUE:

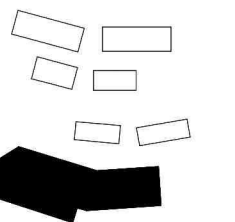
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REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
8014

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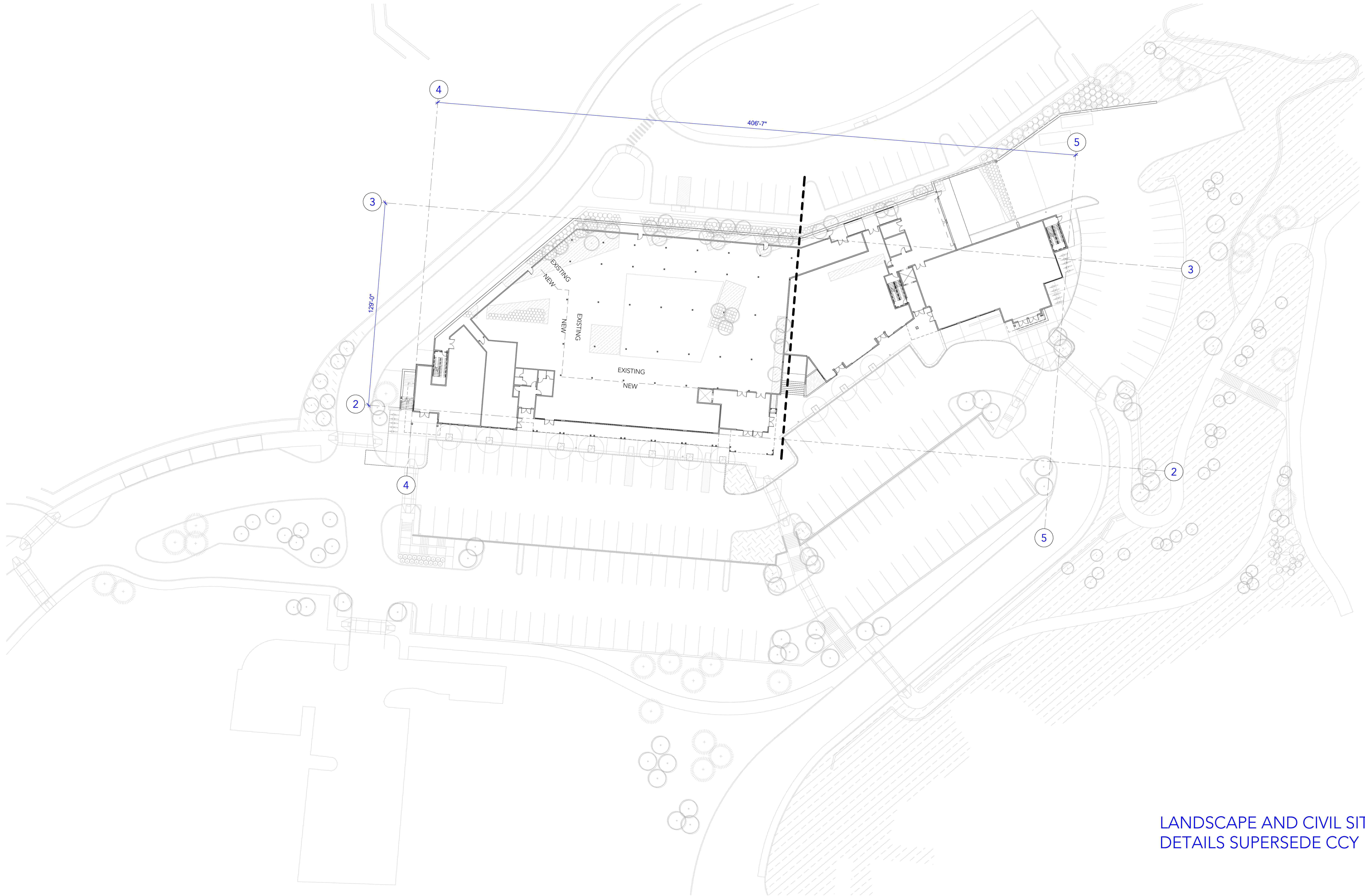
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COVER SHEET

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COVER



LANDSCAPE AND CIVIL SITE
DETAILS SUPERSEDE CCY

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1" = 30'-0"

DATE:
9/5/2024

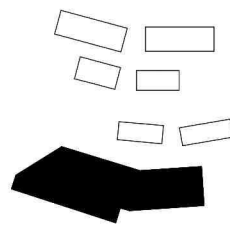
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REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

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OVERALL SITE

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A-001

DATE:
9/5/2024

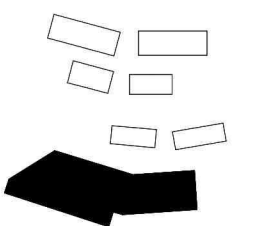
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REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

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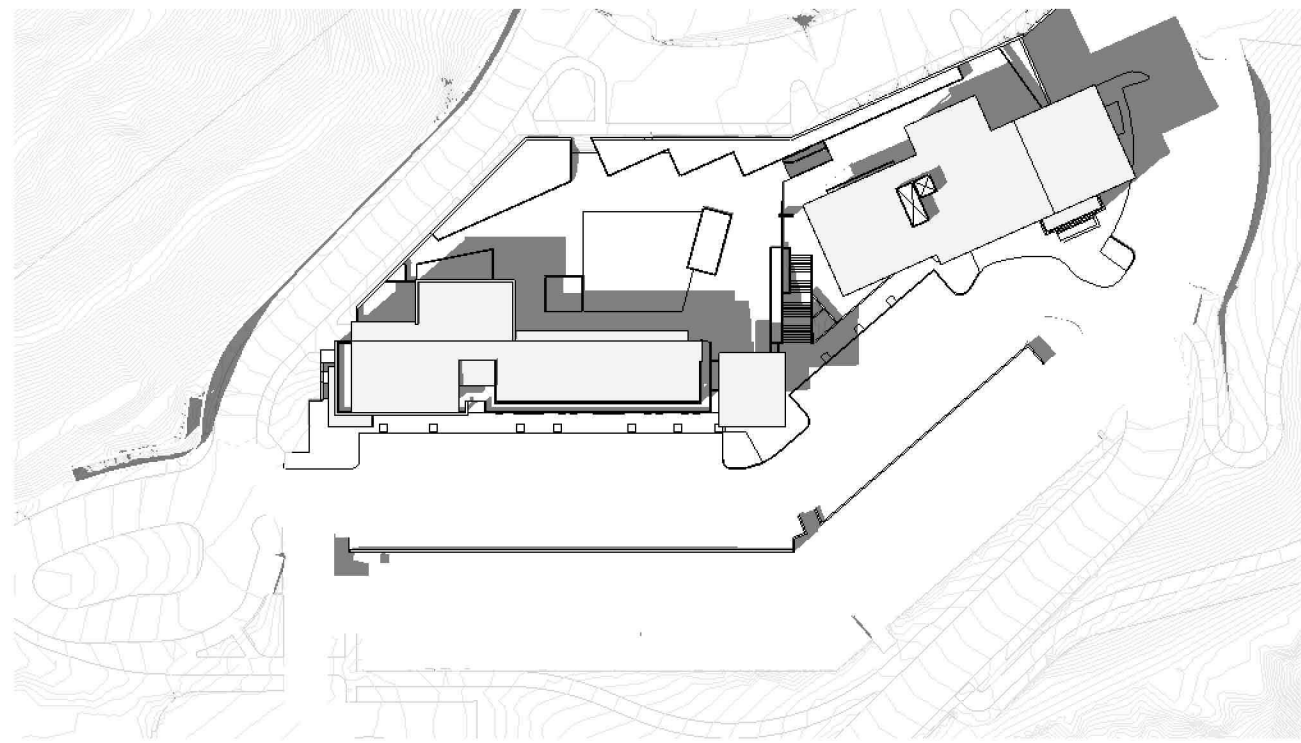
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SOLAR
DIAGRAMS

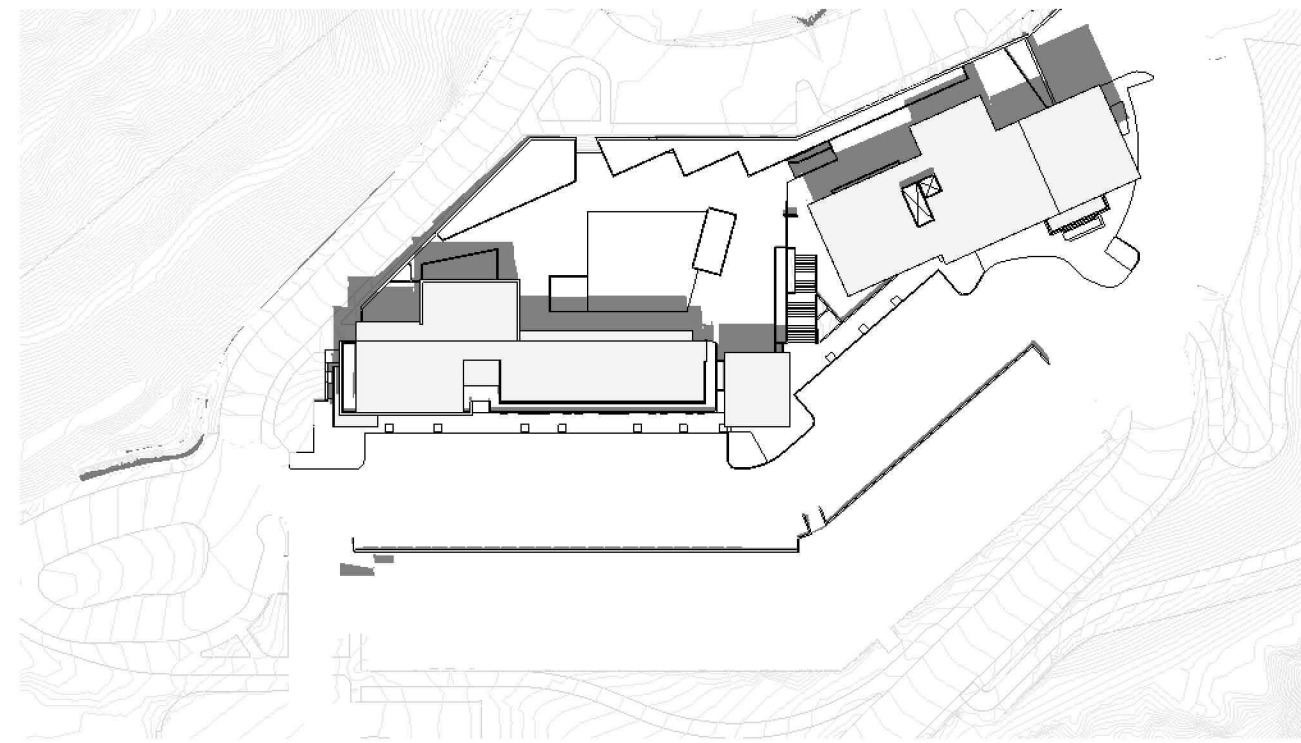
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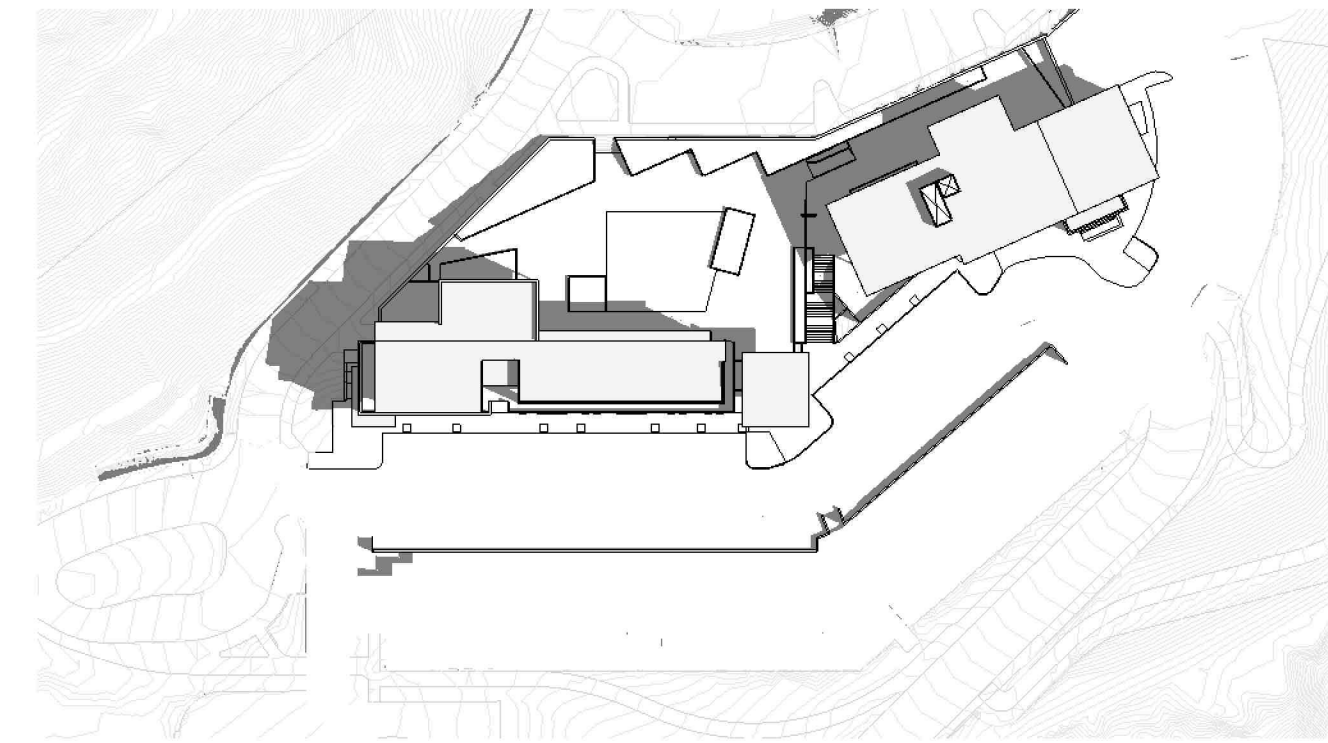
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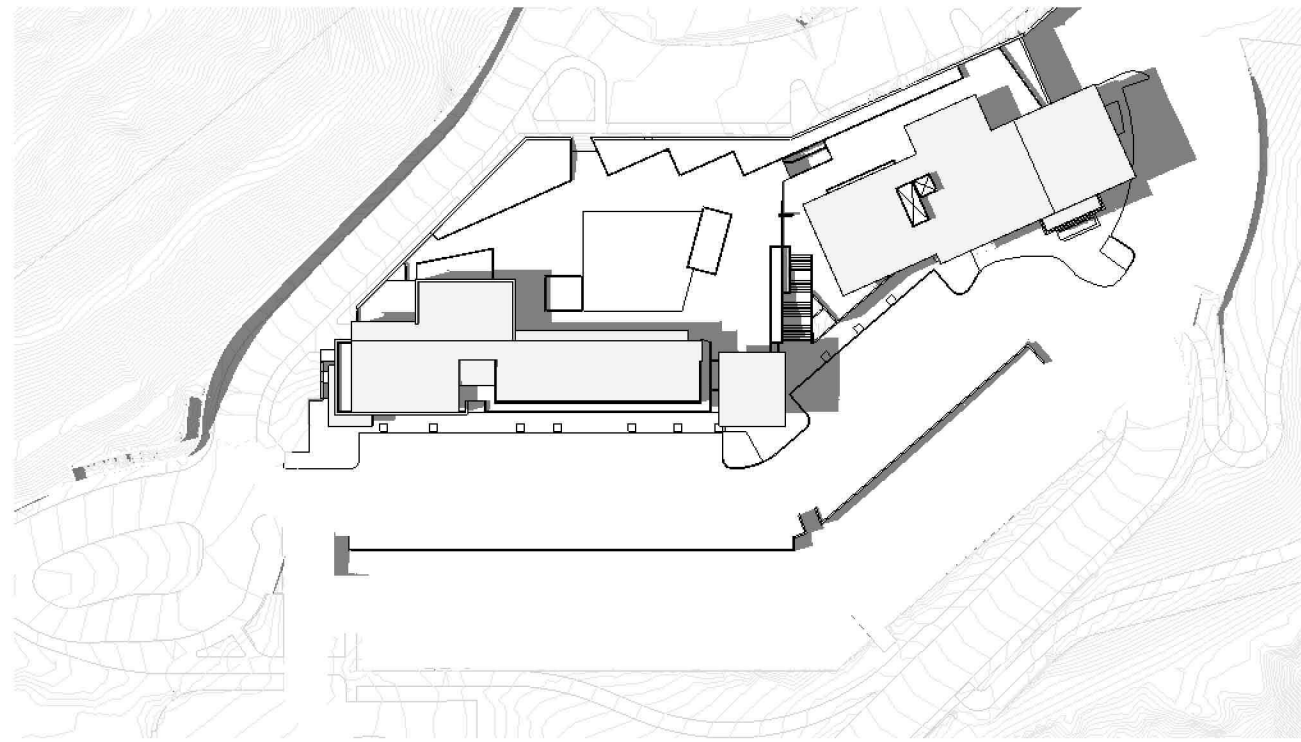
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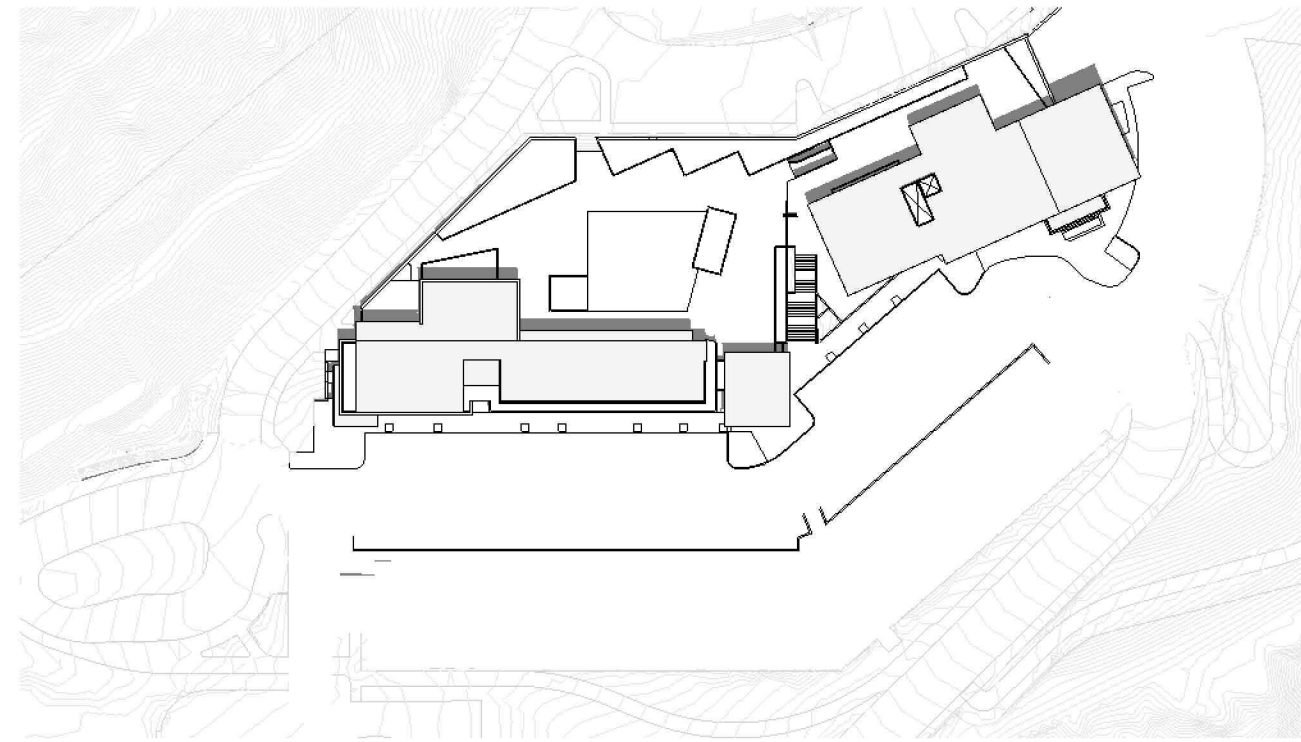
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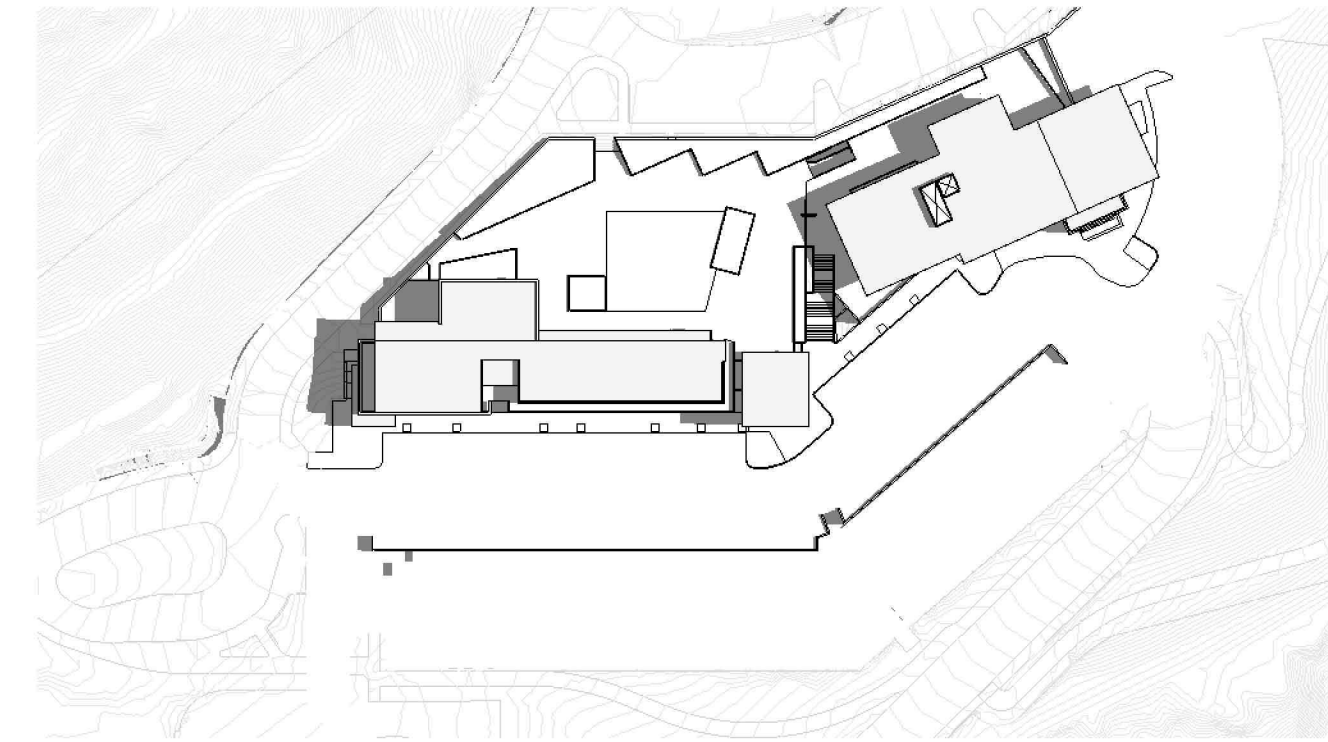
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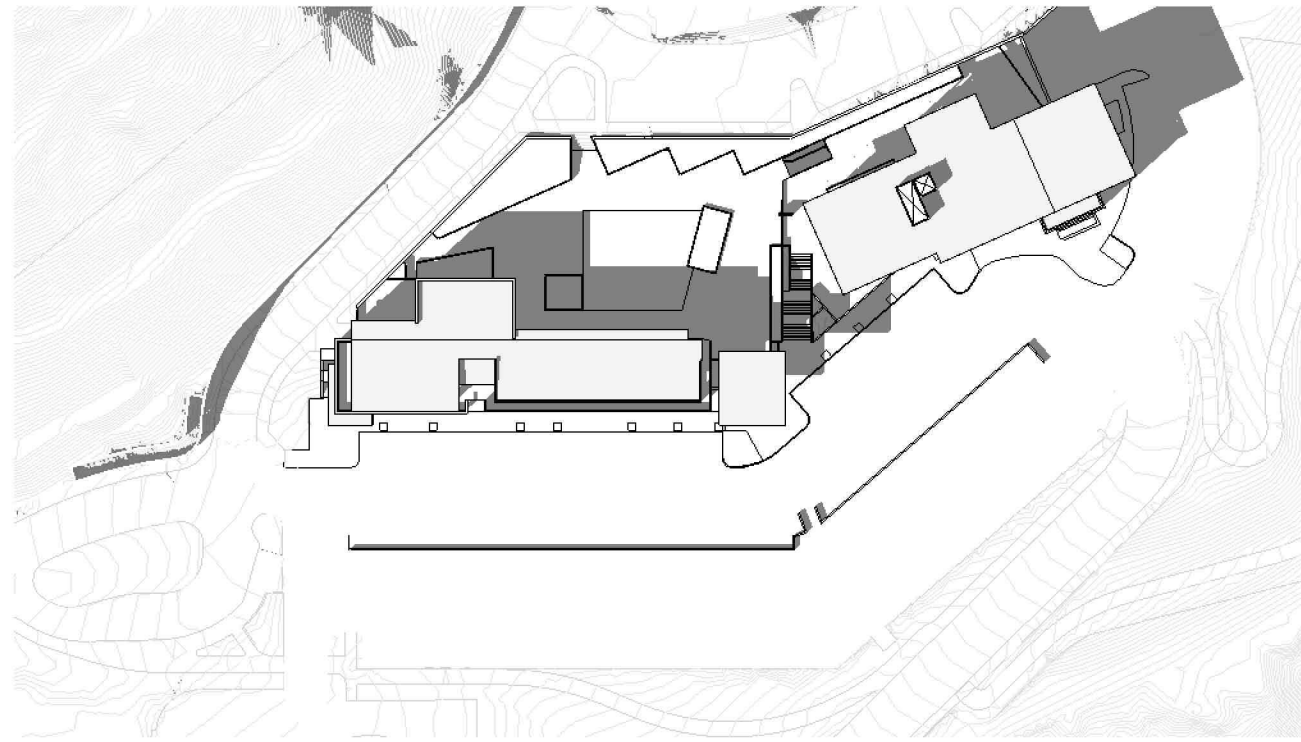
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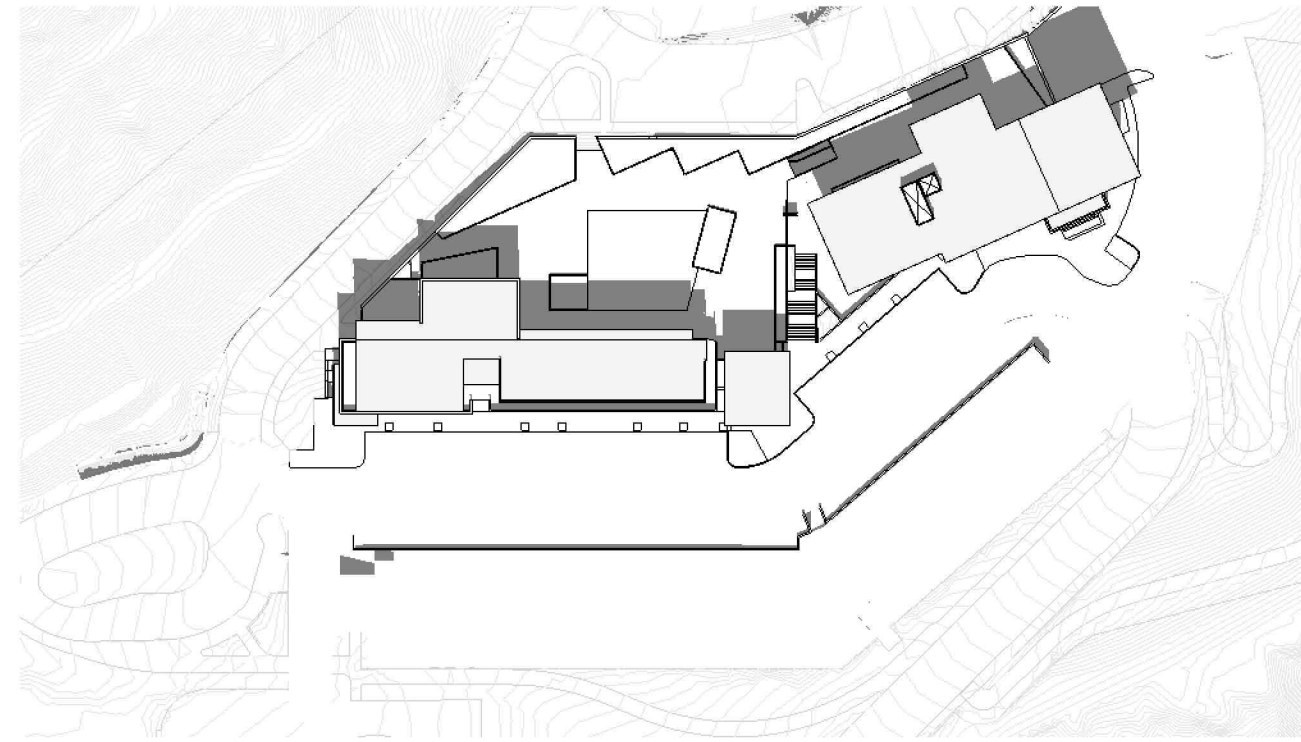
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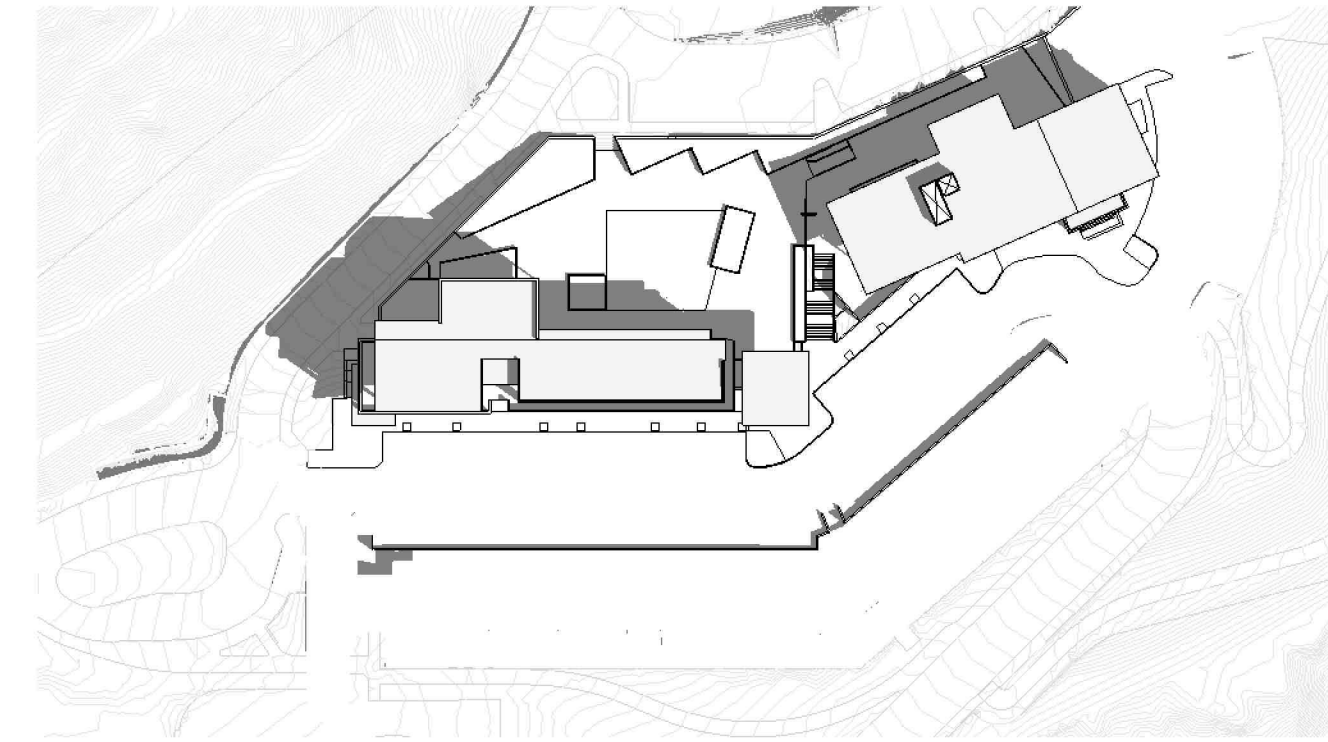
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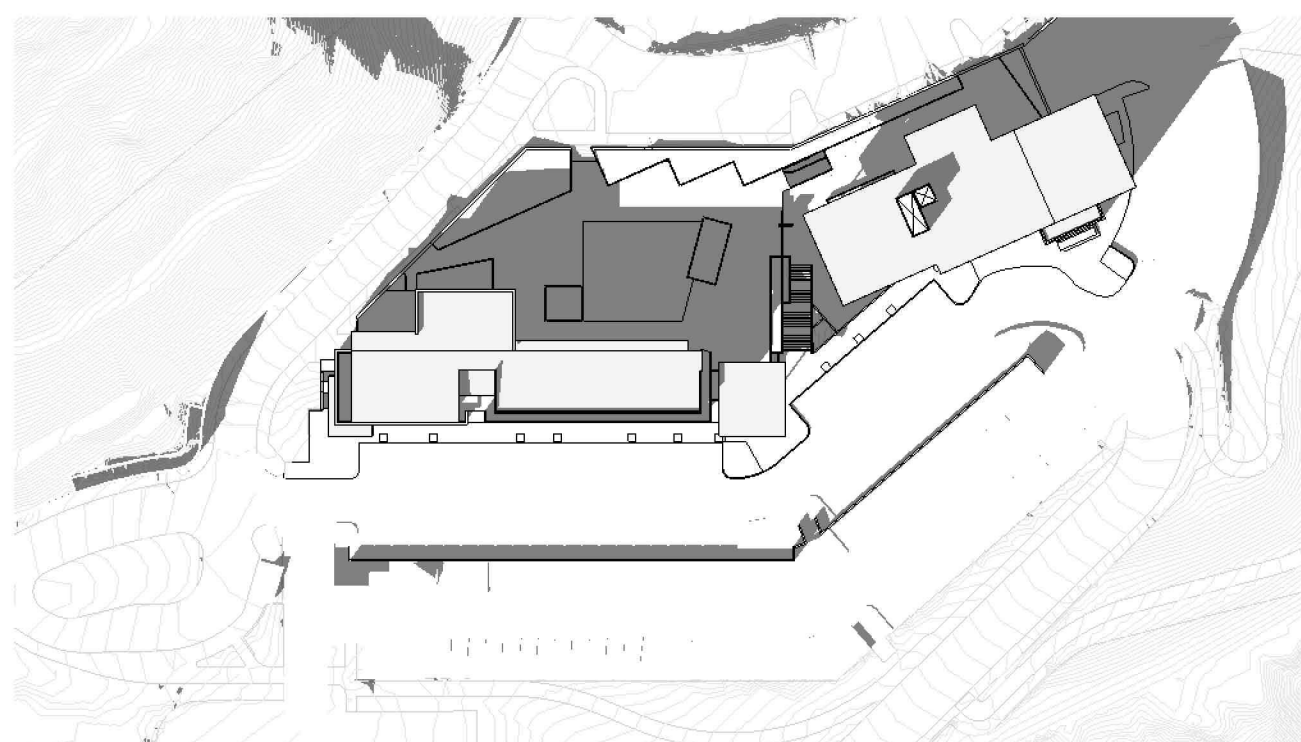
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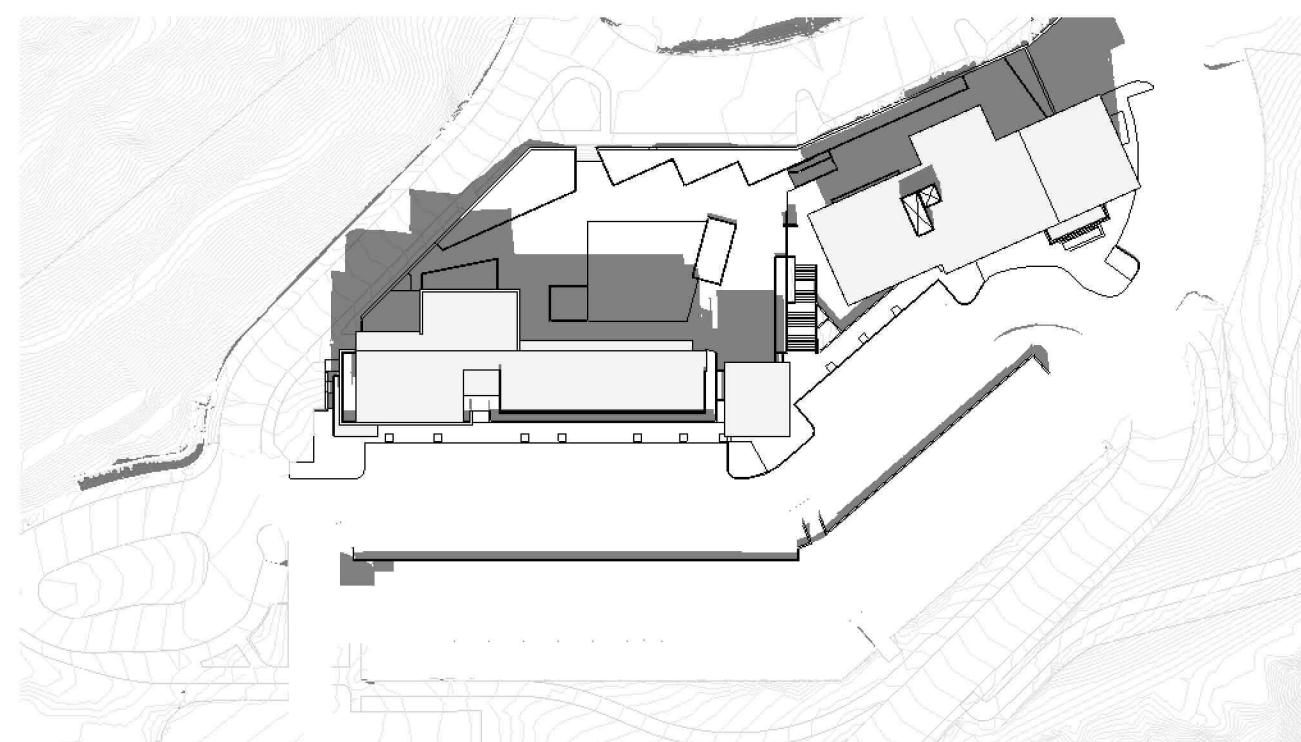
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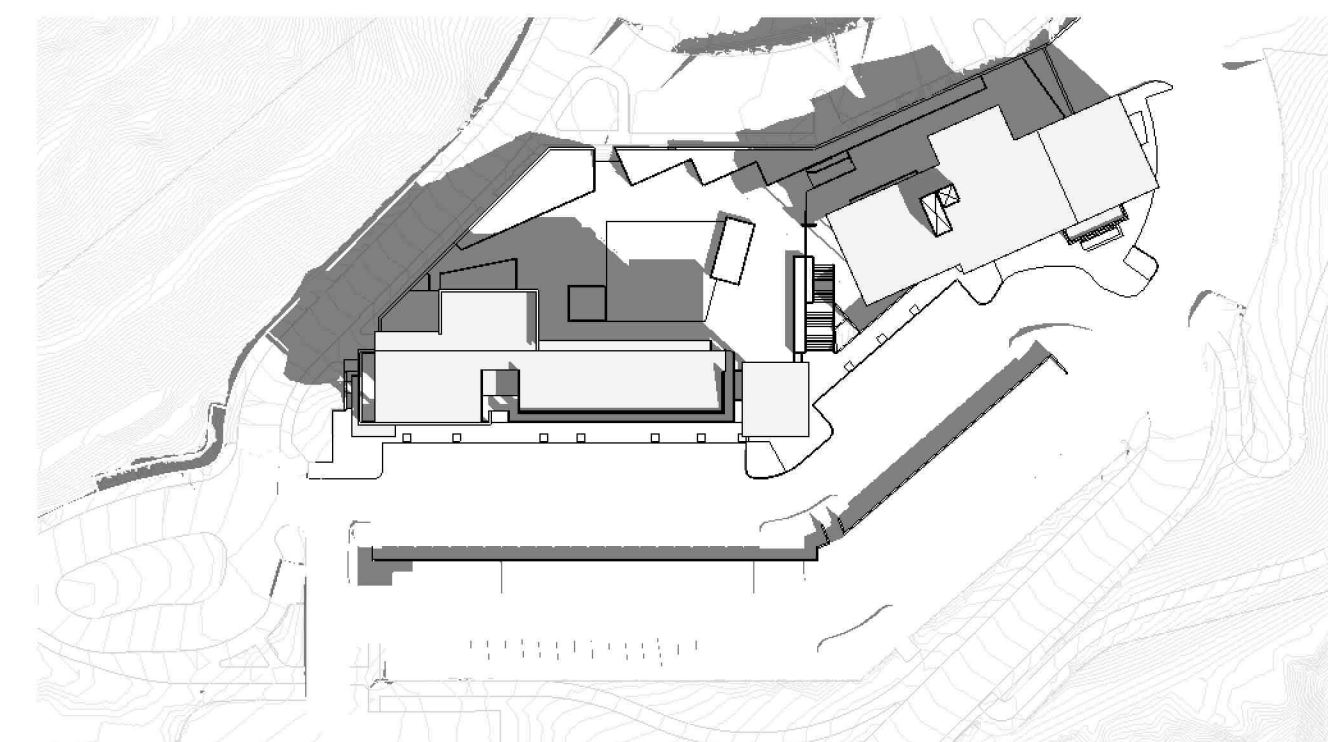
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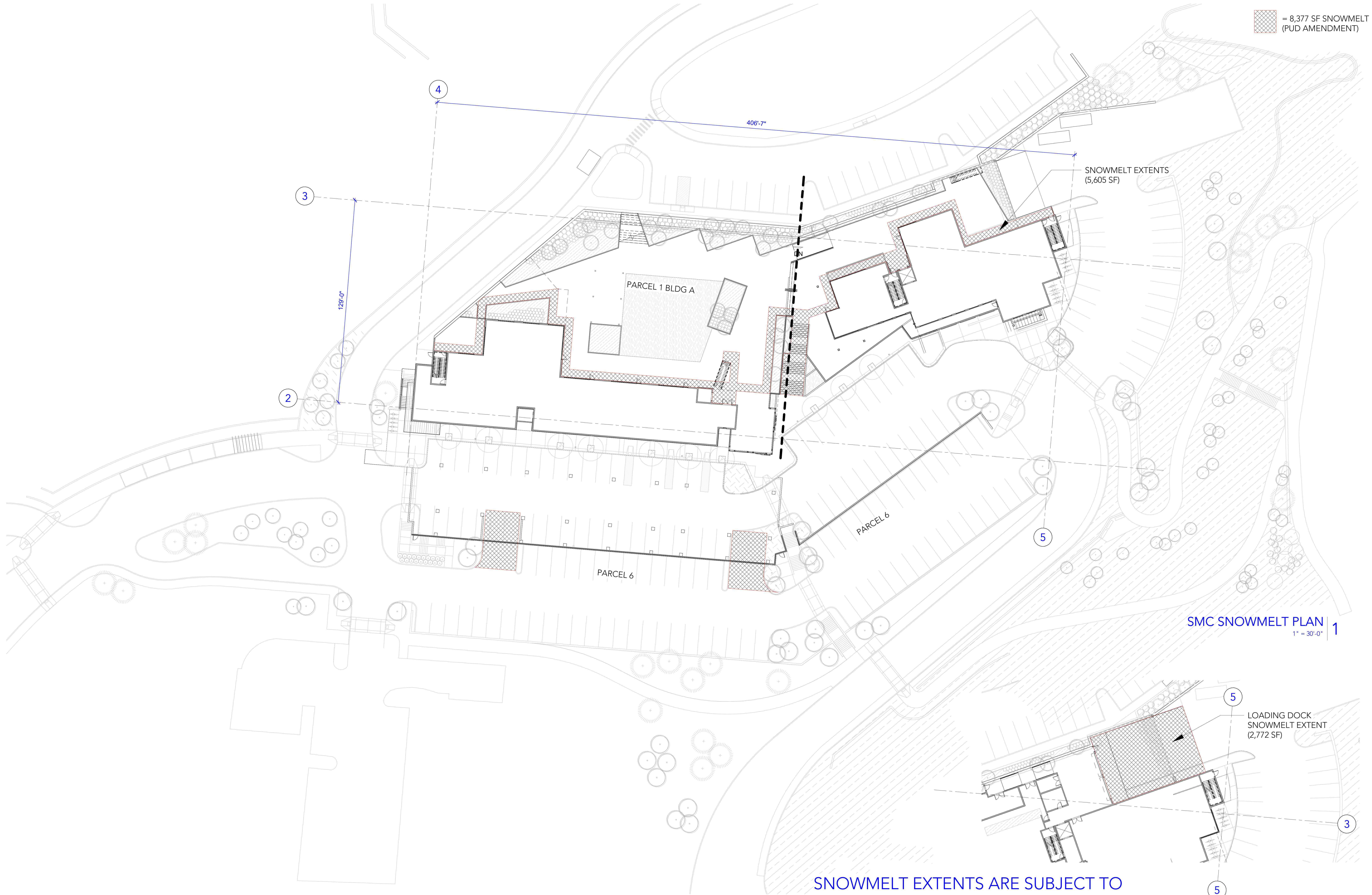
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12



SMC EXISTING FINISH FLOOR
12/21 9A
1" = 100'-0"

11



8,377 SF SNOWMELT
(PUD AMENDMENT)

SNOWMELT EXTENTS
(5,605 SF)

PARCEL 1 BLDG A

PARCEL 6

PARCEL 6

SMC SNOWMELT PLAN | 1
1" = 30'-0"

SNOWMELT EXTENTS ARE SUBJECT TO
FUTURE DETAILED DESIGN REVISIONS
AND ARE TO BE FINALIZED AT THE TIME
OF BUILDING PERMIT SUBMISSION

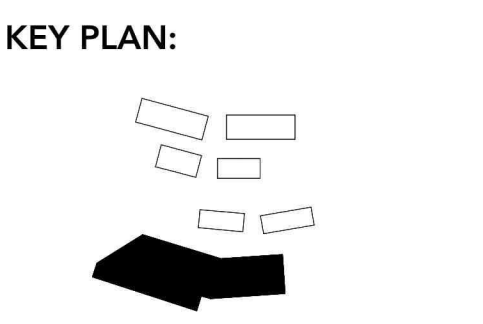
LOADING DOCK
SNOWMELT EXTENT
(2,772 SF)

SMC LOADING DOCK PLAN | 2
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DATE:
9/5/2024
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

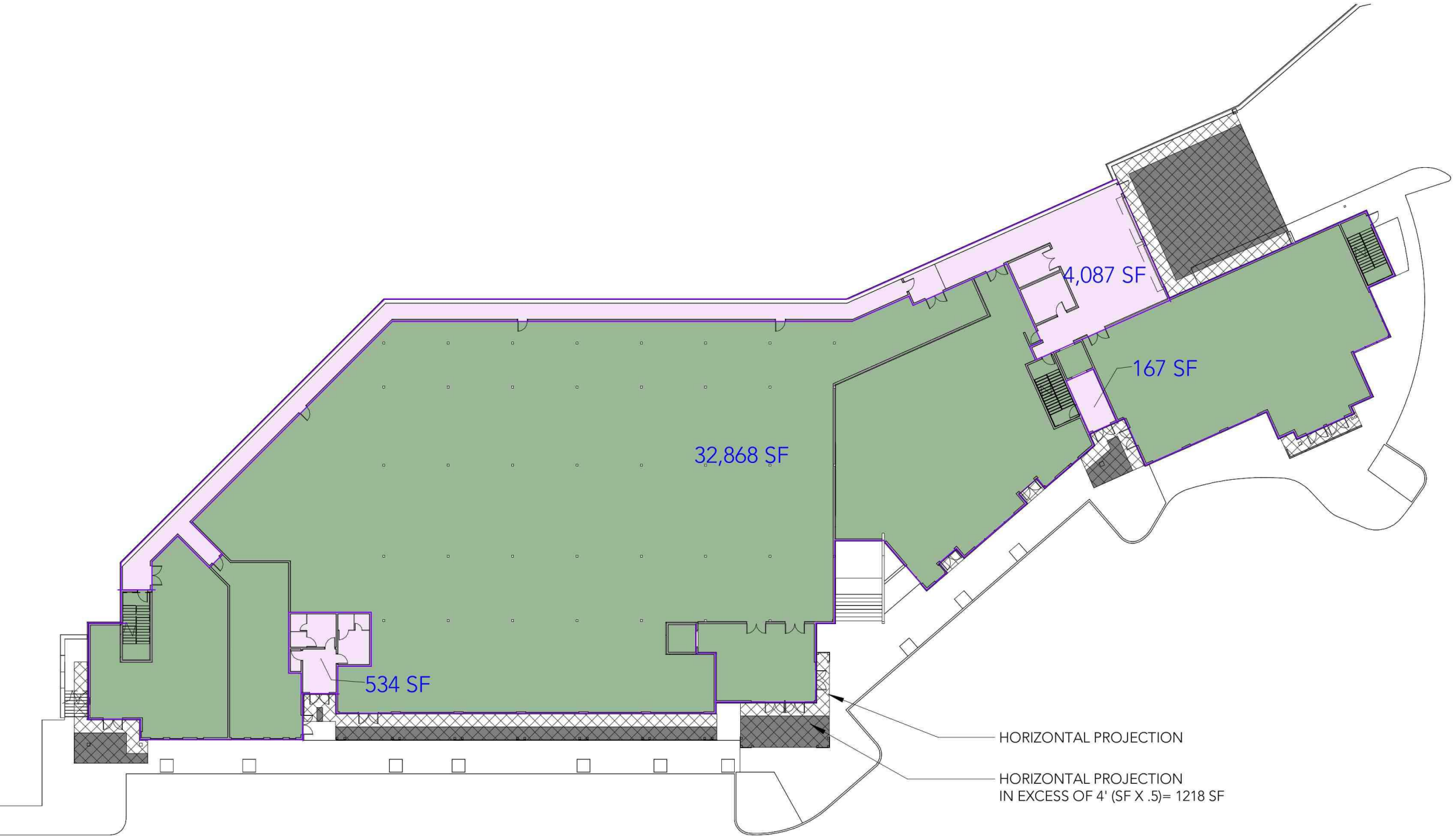
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REV. #	DATE	DESCRIPTION



SNOWMELT
PLAN

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A-003

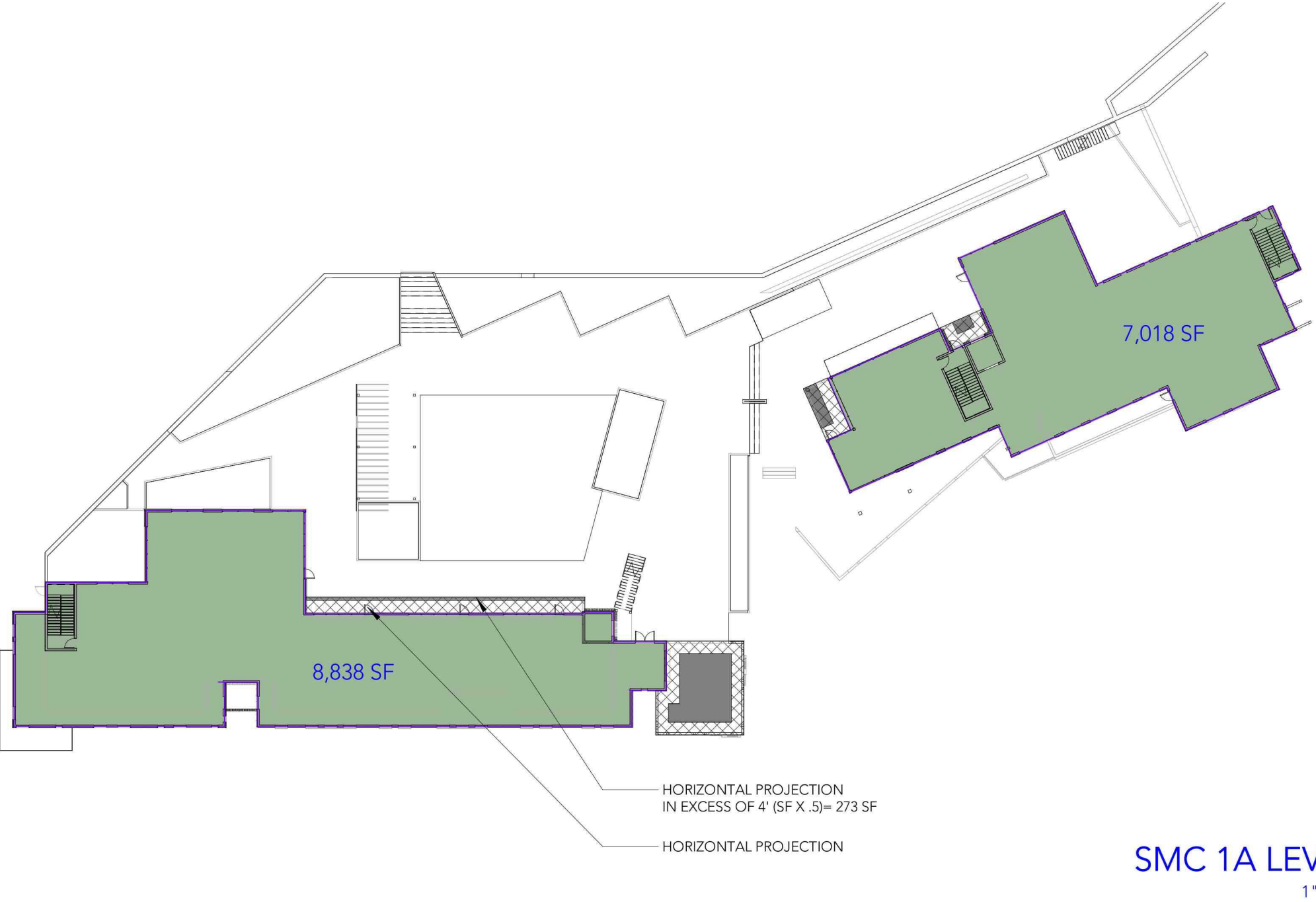


Gross Building Area Legend

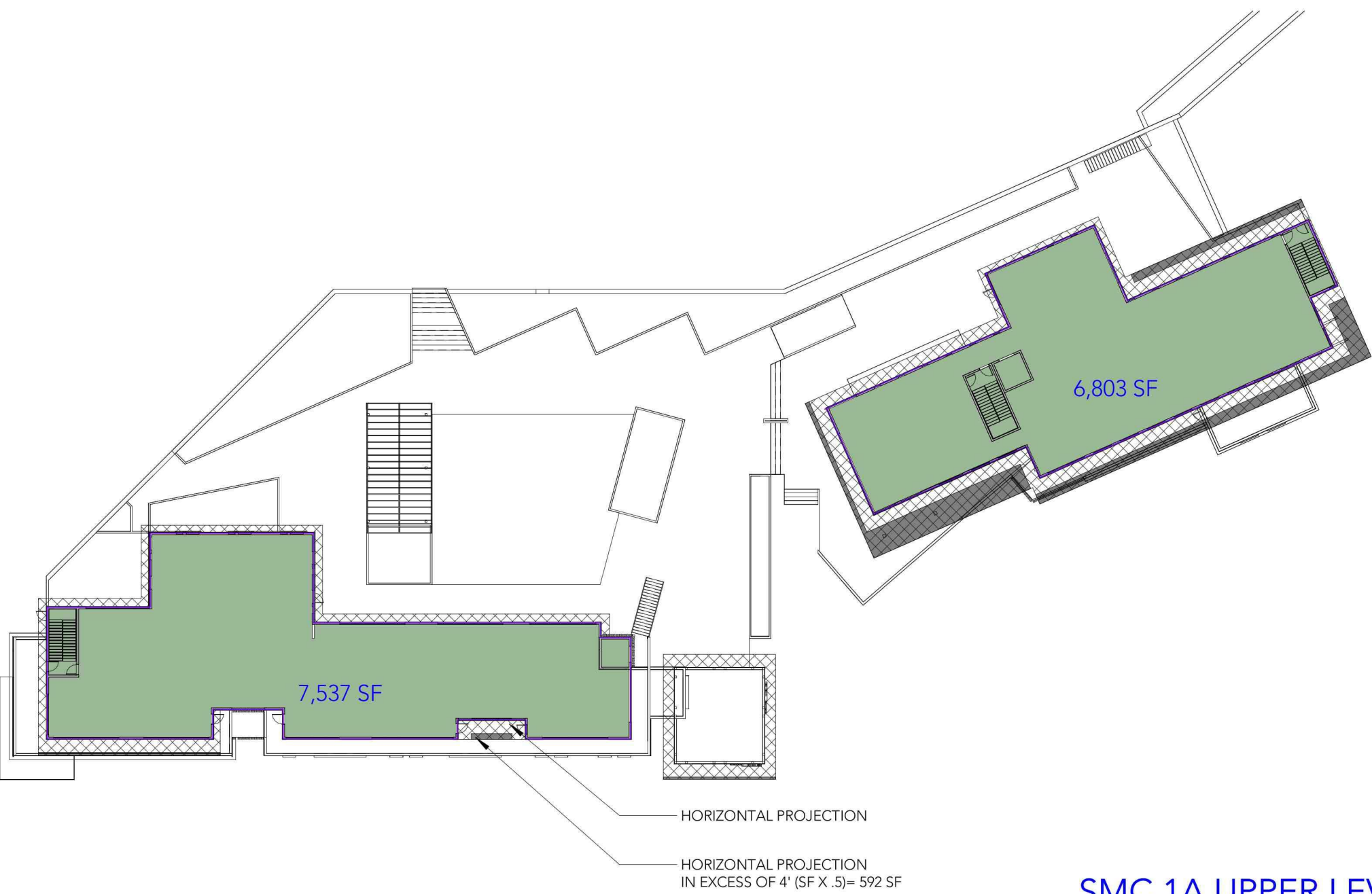
- Exempt
- Gross Building Area

Snowmass Center Redevelopment Minor PUD Amendment September 5, 2024			
Area Calculations	Gross	FAR	Net Commercial
Lower Level			
East Basement	4,902	3,902	
West Basement	954	954	
Parking Structure	15,622		
Main Level	37,656	32,868	
Clark's Market			19,584
Sundance			4,257
US Post Office			4,005
Retail-1			1,775
Retail-2			1,102
Horizontal Projections		1,218	
Second Floor			
East Commercial	7,018	7,018	6,286
West Commercial	8,838	8,838	8,296
Horizontal Projections		273	
Third Floor			
East Office	6,803	6,803	6,091
West Office	7,537	7,539	7,037
Horizontal Projections		592	
	89,330	70,005	58,433

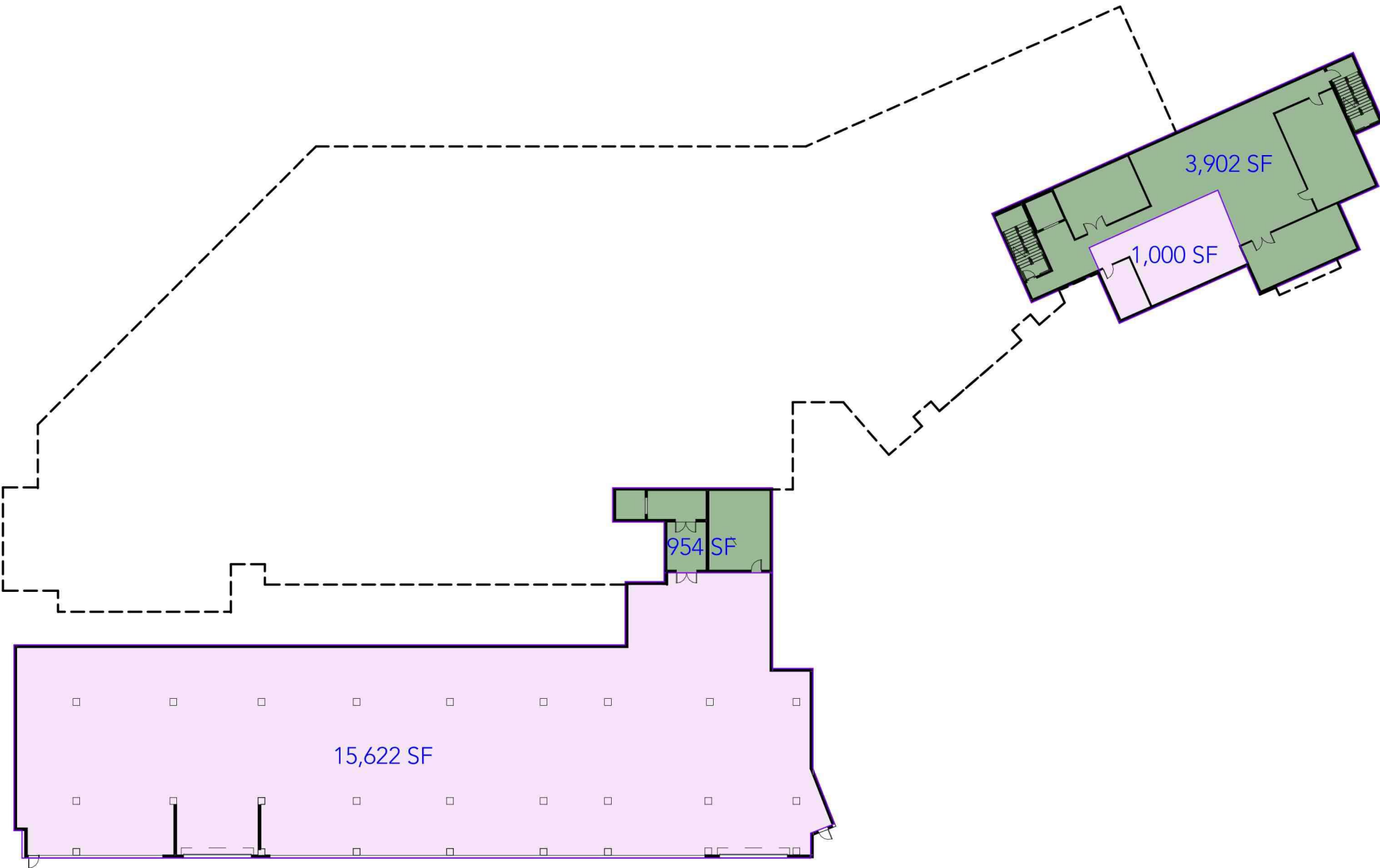
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SMC 1A LEVEL 2
1" = 40'-0" 3



SMC 1A UPPER LEVEL
1" = 40'-0" 2



SMC 1A PARKING LEVEL
1" = 40'-0" 1

DATE:
9/5/2024

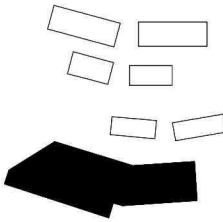
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REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
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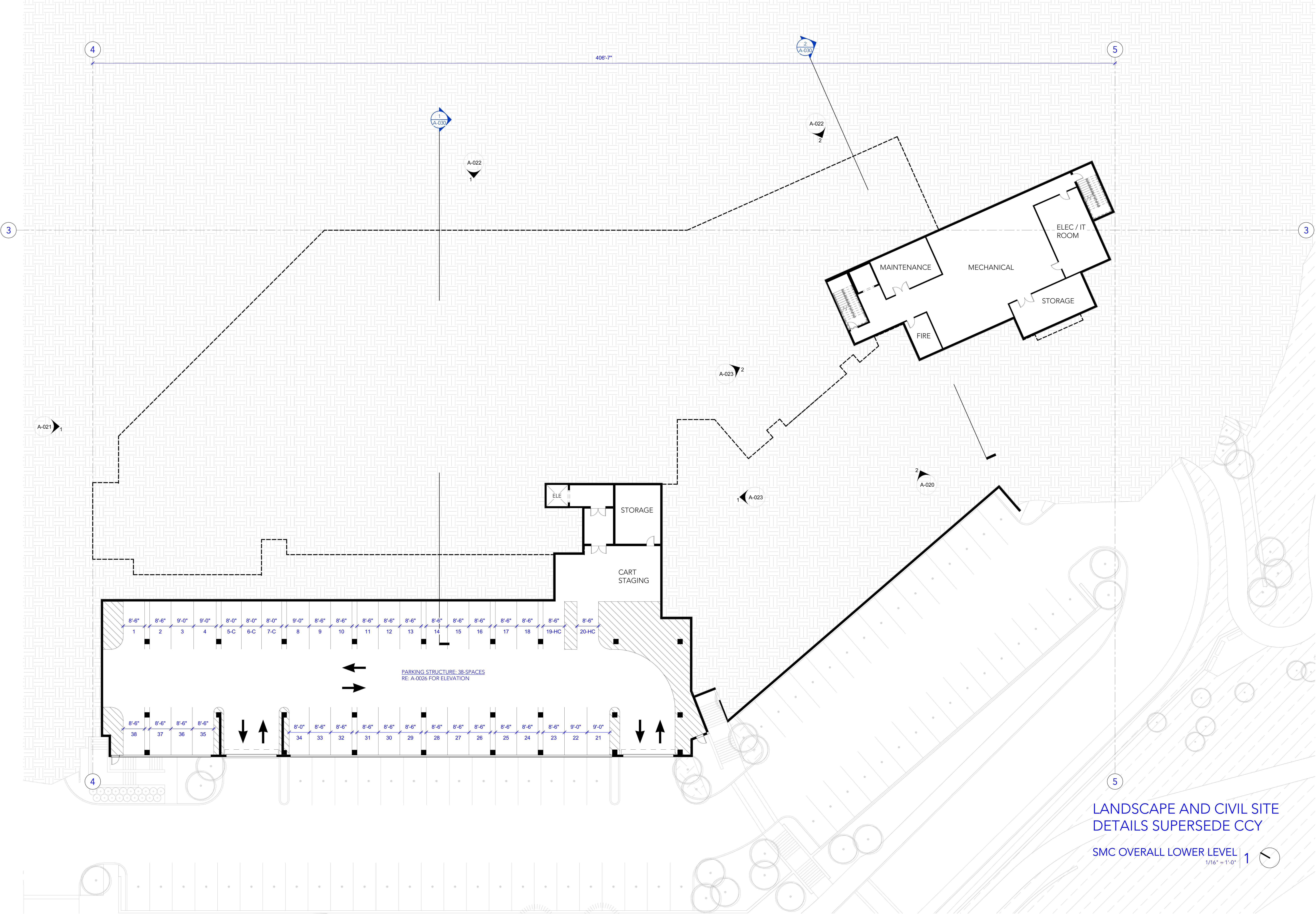
REV. #	DATE	DESCRIPTION

KEY PLAN:



AREA PLANS - FAR

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DATE:
9/5/2024

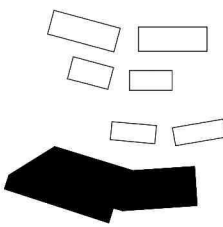
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SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: AuthorHECKED BY: Checker

HISTORY:

REV. #	DATE	DESCRIPTION
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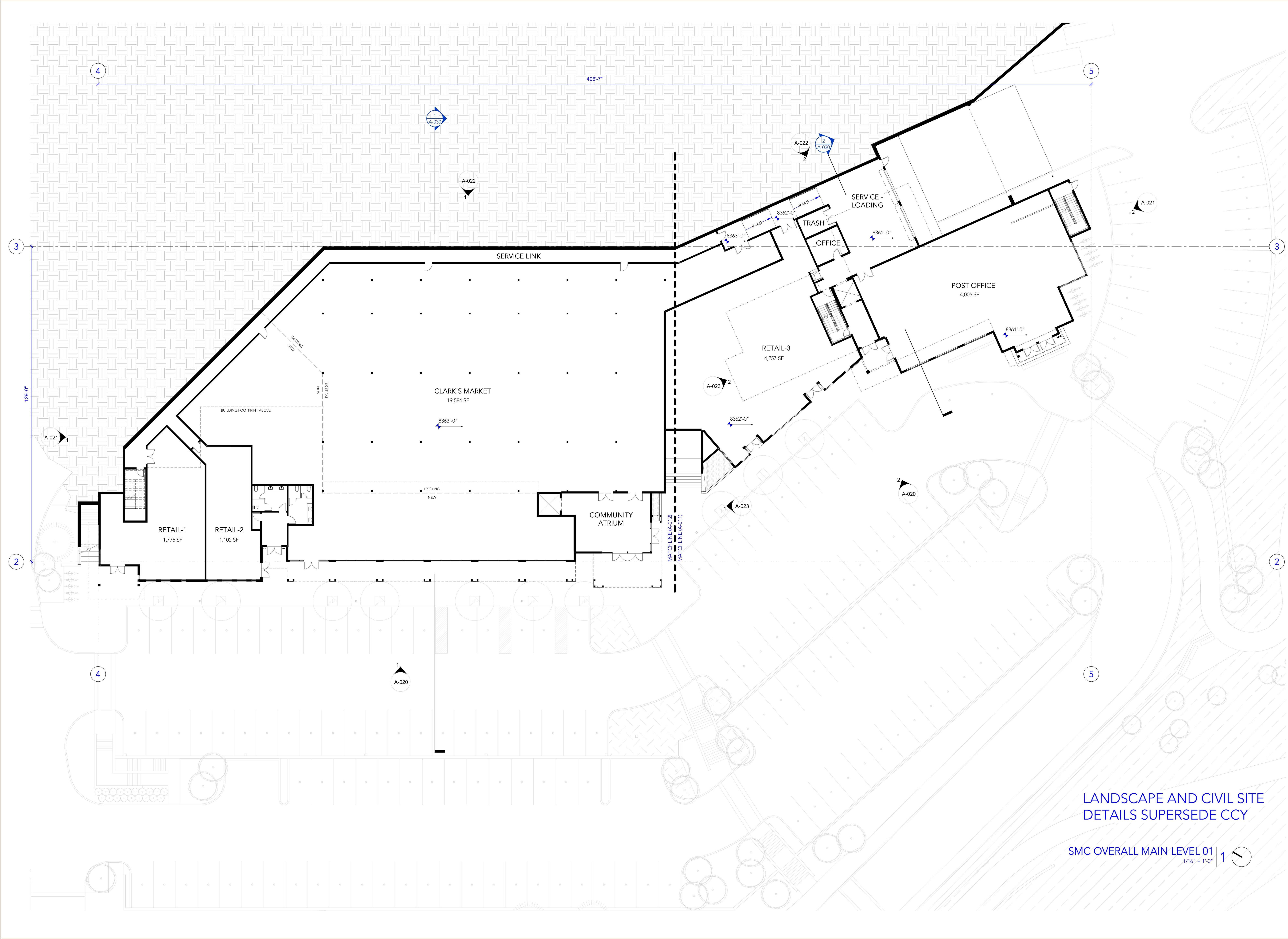
KEY PLAN:



1A - OVERALL
LOWER LEVEL
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SCALE: 1/16" = 1'-0"

A-006



DATE:
9/5/2024

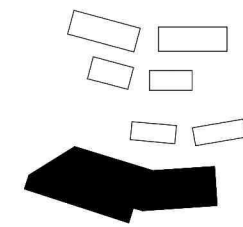
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

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HISTORY:

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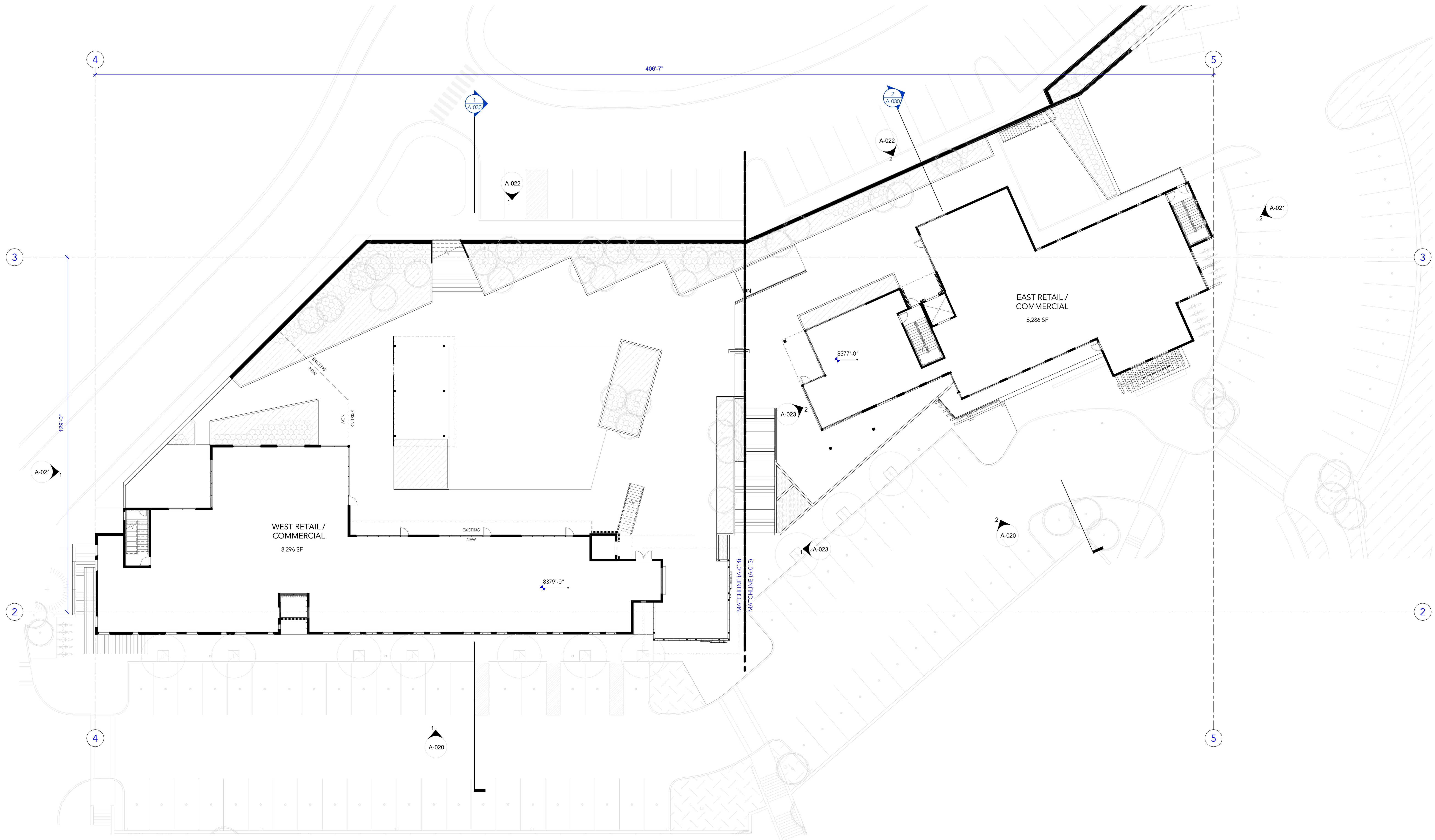
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1A - OVERALL
MAIN LEVEL 01

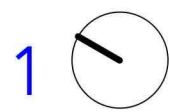
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A-007



LANDSCAPE AND CIVIL SITE
DETAILS SUPERSEDE CCY

SMC OVERALL LEVEL 02
1/16" = 1'-0"



CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

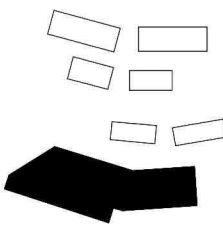
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

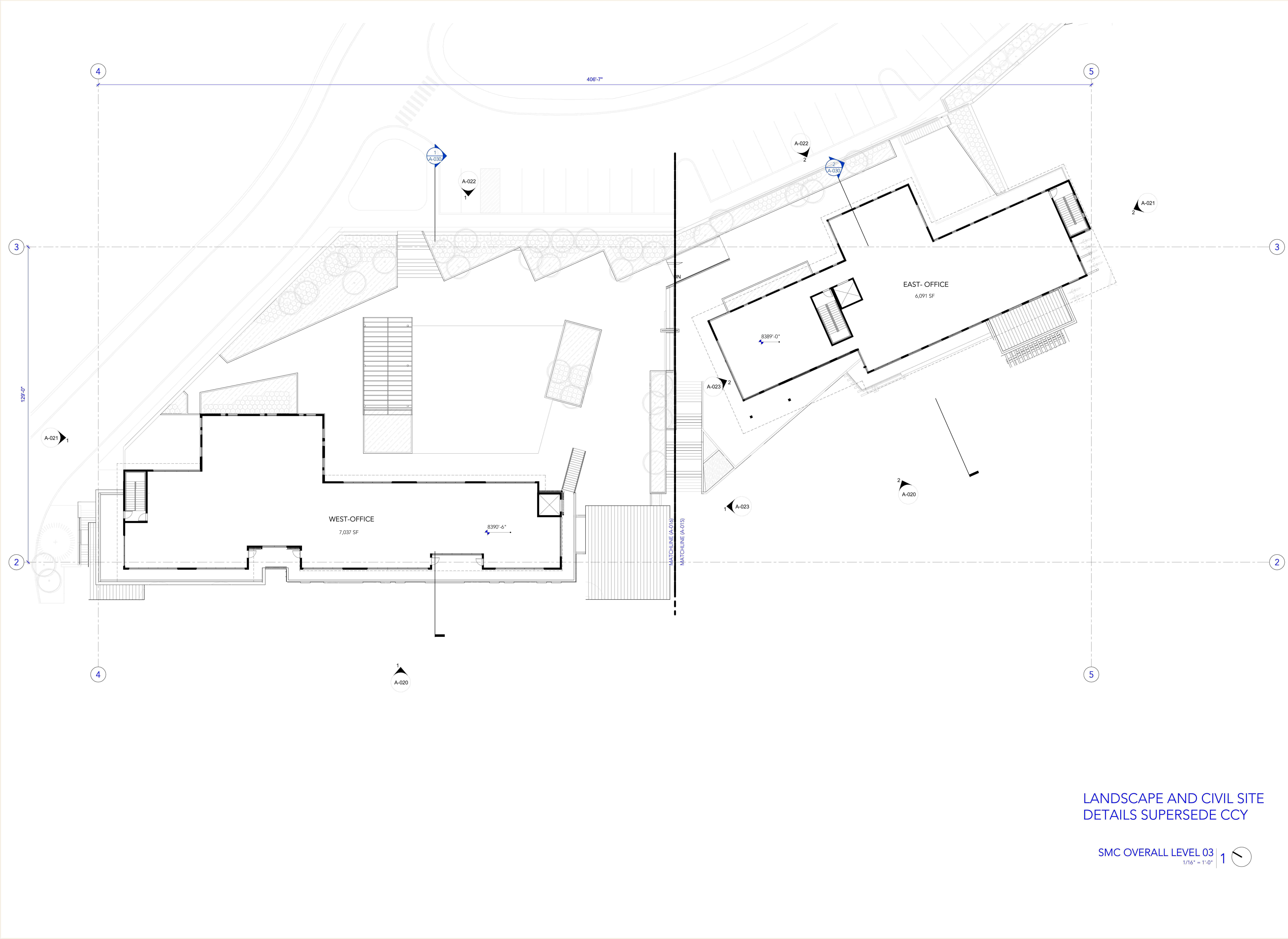
KEY PLAN:



1A - OVERALL
LEVEL 02

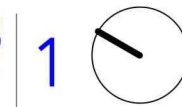
SCALE: 1/16" = 1'-0"

A-008



LANDSCAPE AND CIVIL SITE
DETAILS SUPERSEDE CCY

SMC OVERALL LEVEL 03
1/16" = 1'-0"



CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

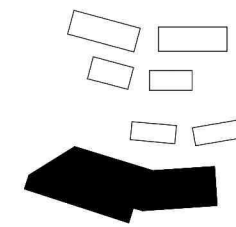
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

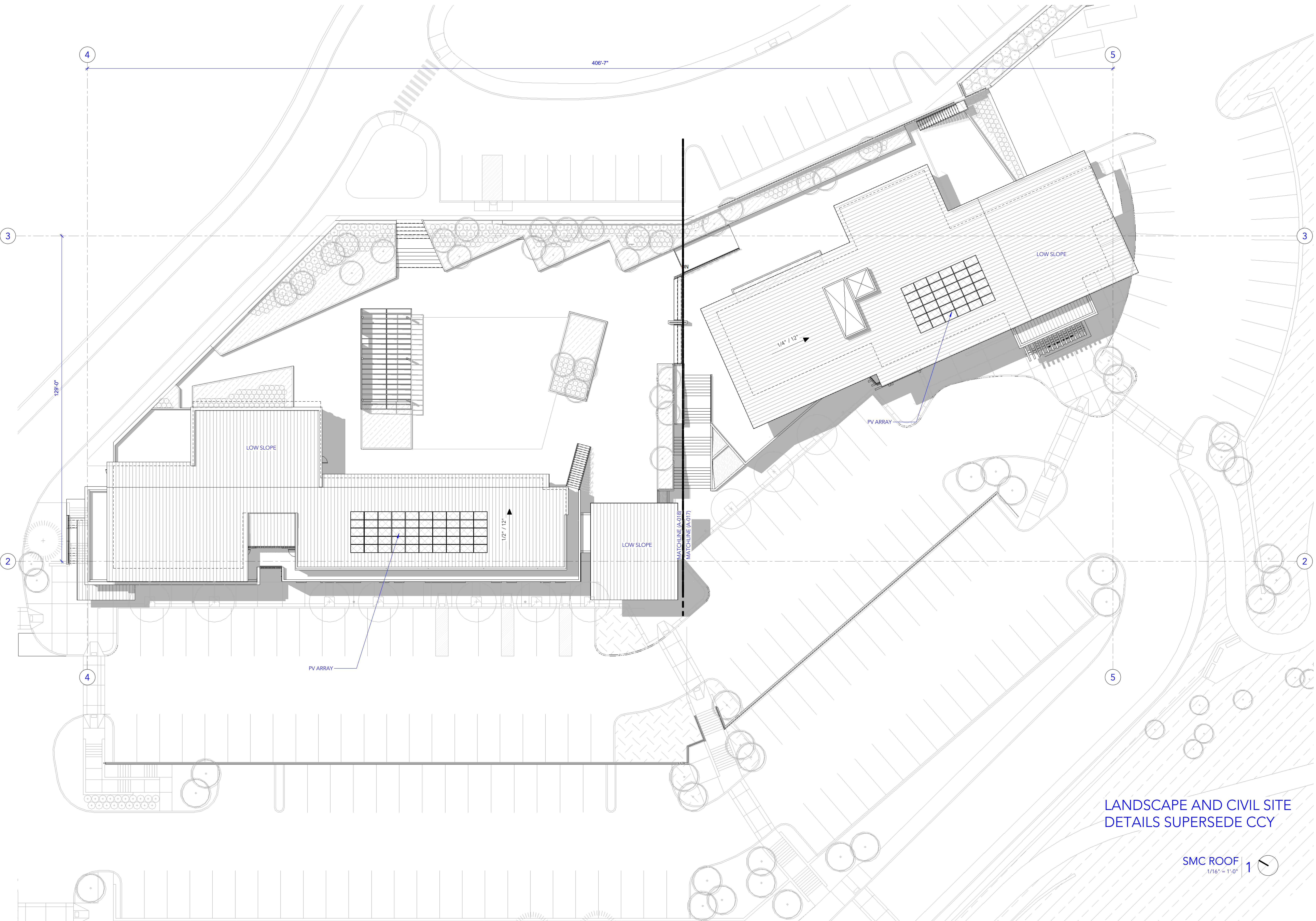
KEY PLAN:



1A - OVERALL
LEVEL 03

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

A-009



CCY ARCHITECTS

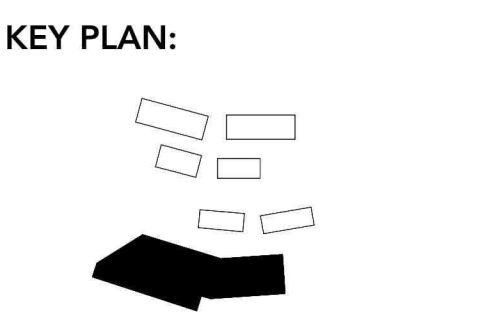
SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

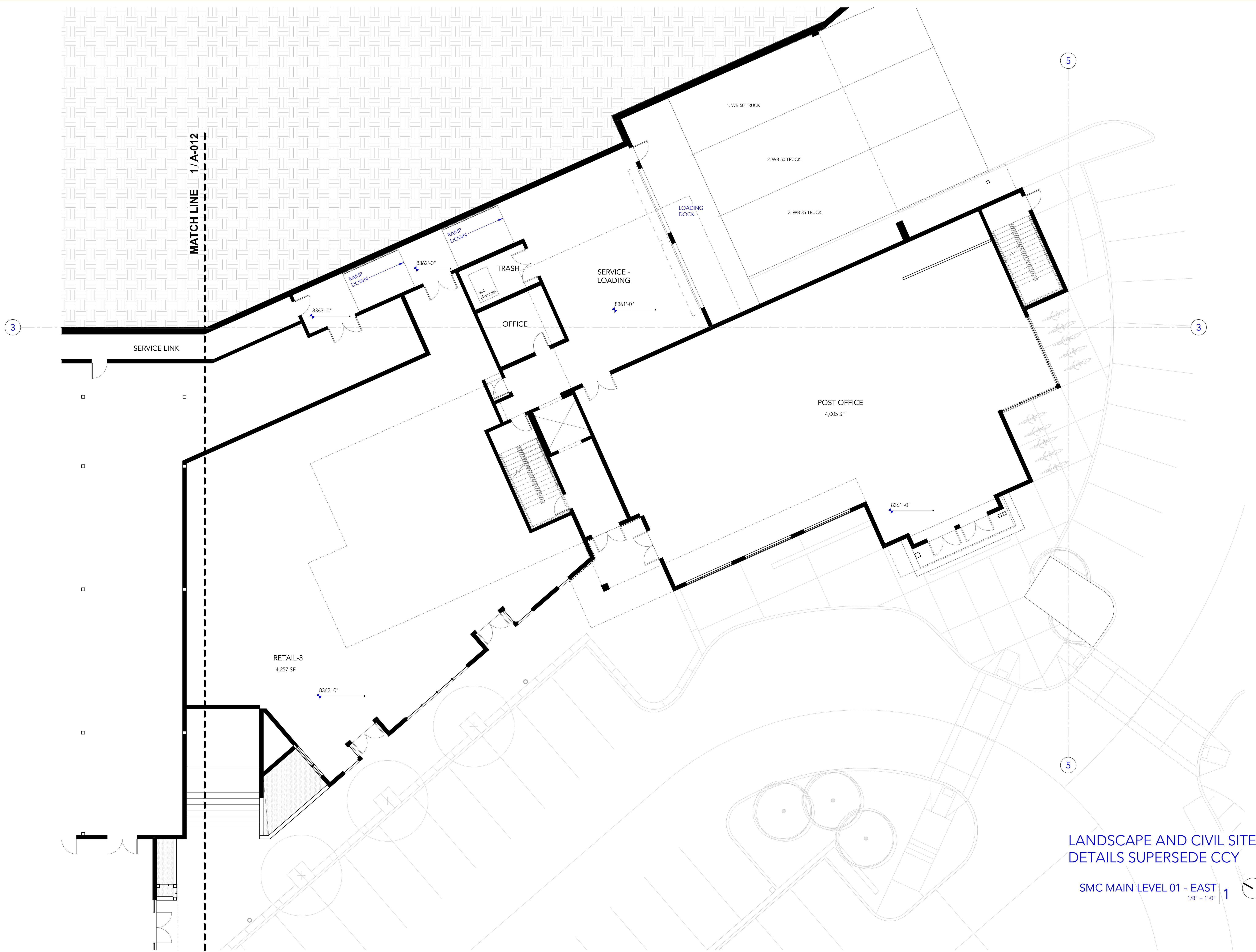
HISTORY:		
REV. #	DATE	DESCRIPTION



1A - OVERALL
ROOF

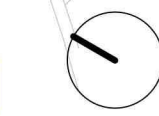
SCALE: 1/16" = 1'-0"

A-010



LANDSCAPE AND CIVIL SITE
DETAILS SUPERSEDE CCY

SMC MAIN LEVEL 01 - EAST
1/8" = 1'-0"



CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

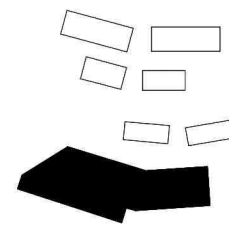
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

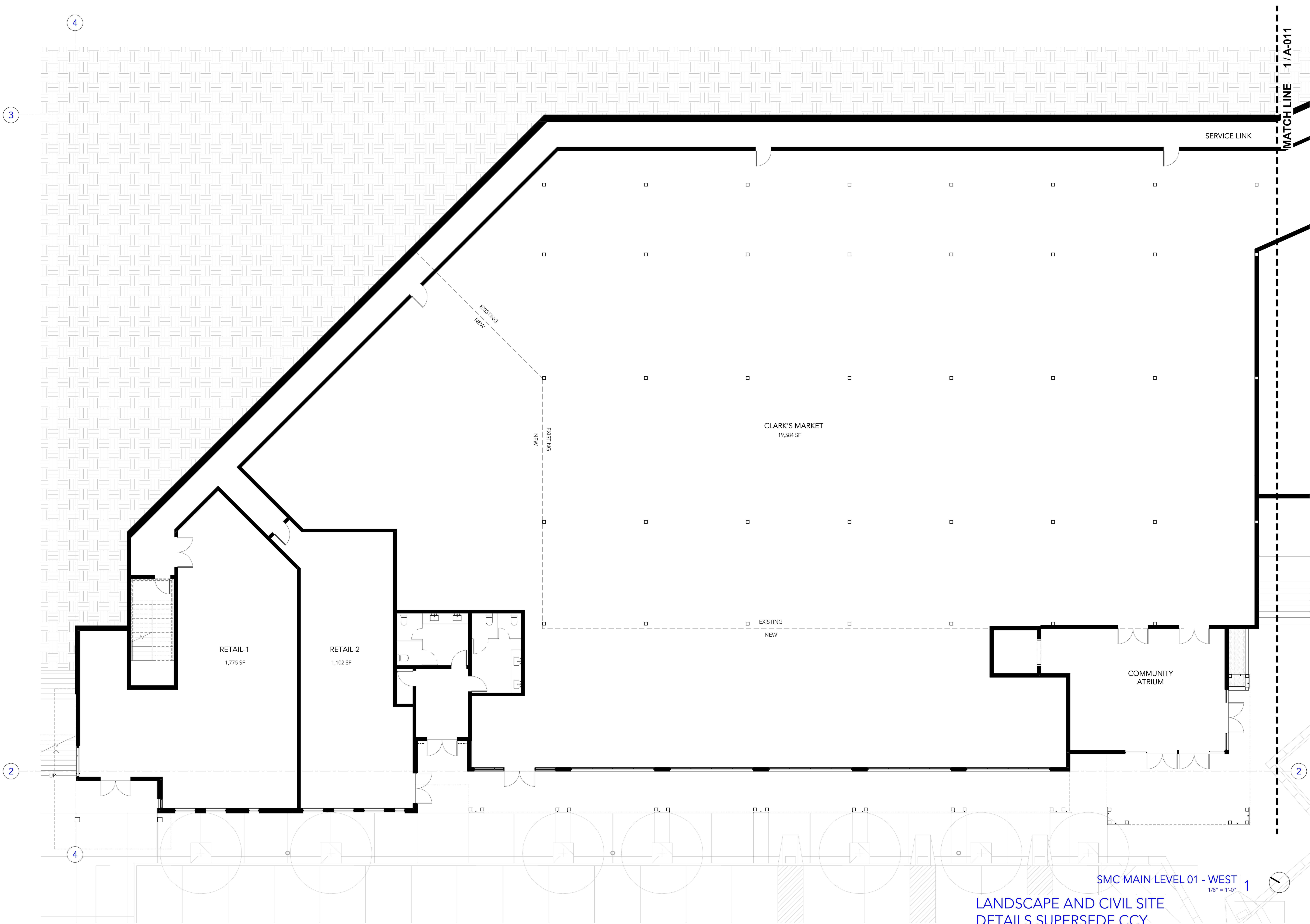
KEY PLAN:



1A ENLARGED
MAIN LEVEL 01 -
EAST

SCALE: 1/8" = 1'-0"

A-011



CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:

9/5/2024

ISSUE:

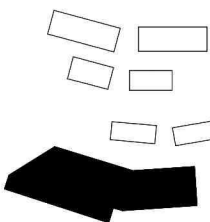
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION
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KEY PLAN:

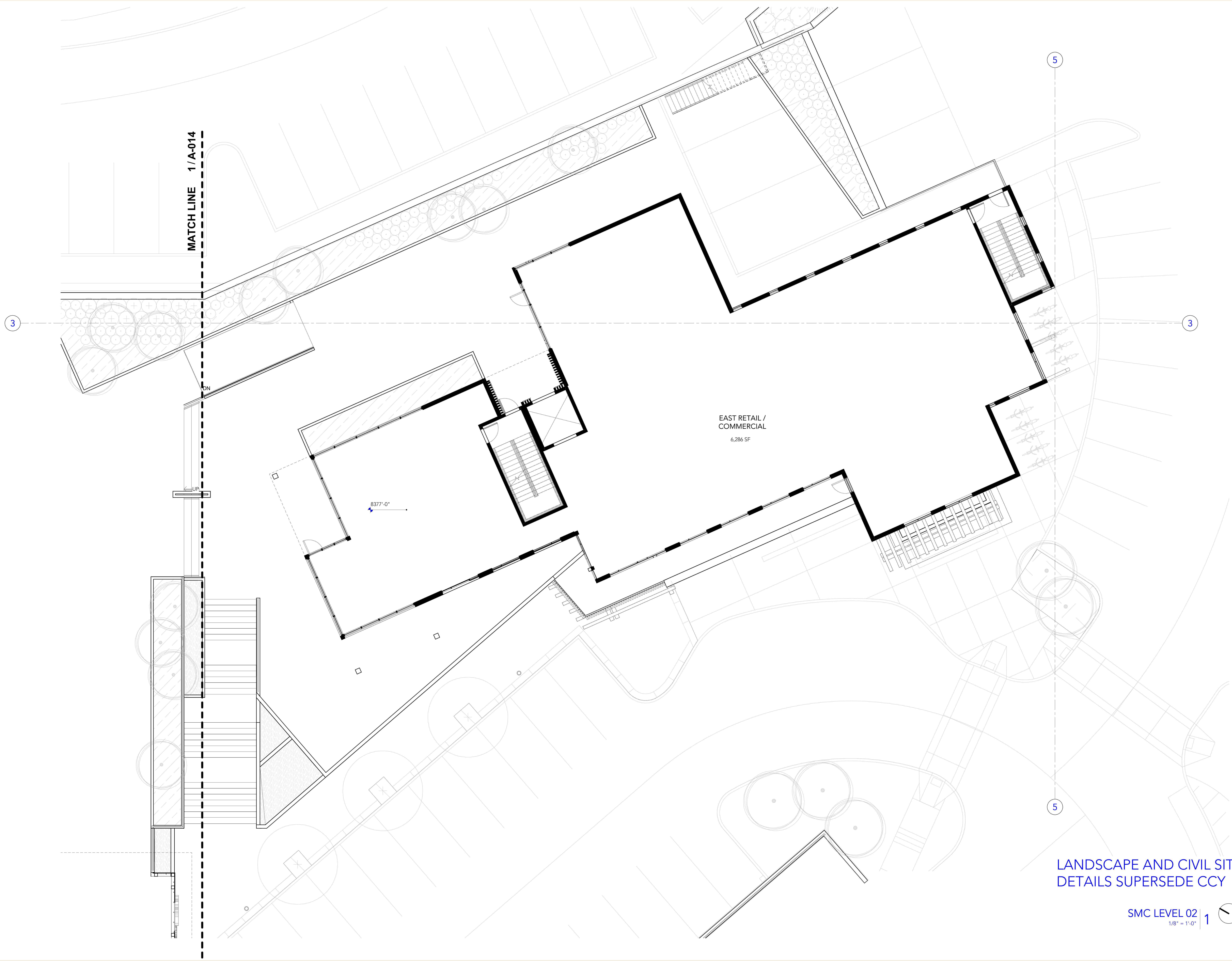


1A ENLARGED
MAIN LEVEL 01 -
WEST

SCALE: 1/8" = 1'-0"

A-012

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Basalt, Colorado 81621
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MATCH LINE 1/A-014

EAST RETAIL /
COMMERCIAL
6,286 SF

8377'-0"

LANDSCAPE AND CIVIL SITE
DETAILS SUPERSEDE CCY

SMC LEVEL 02 | 1
1/8" = 1'-0"

CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

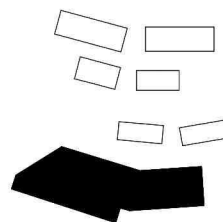
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

KEY PLAN:

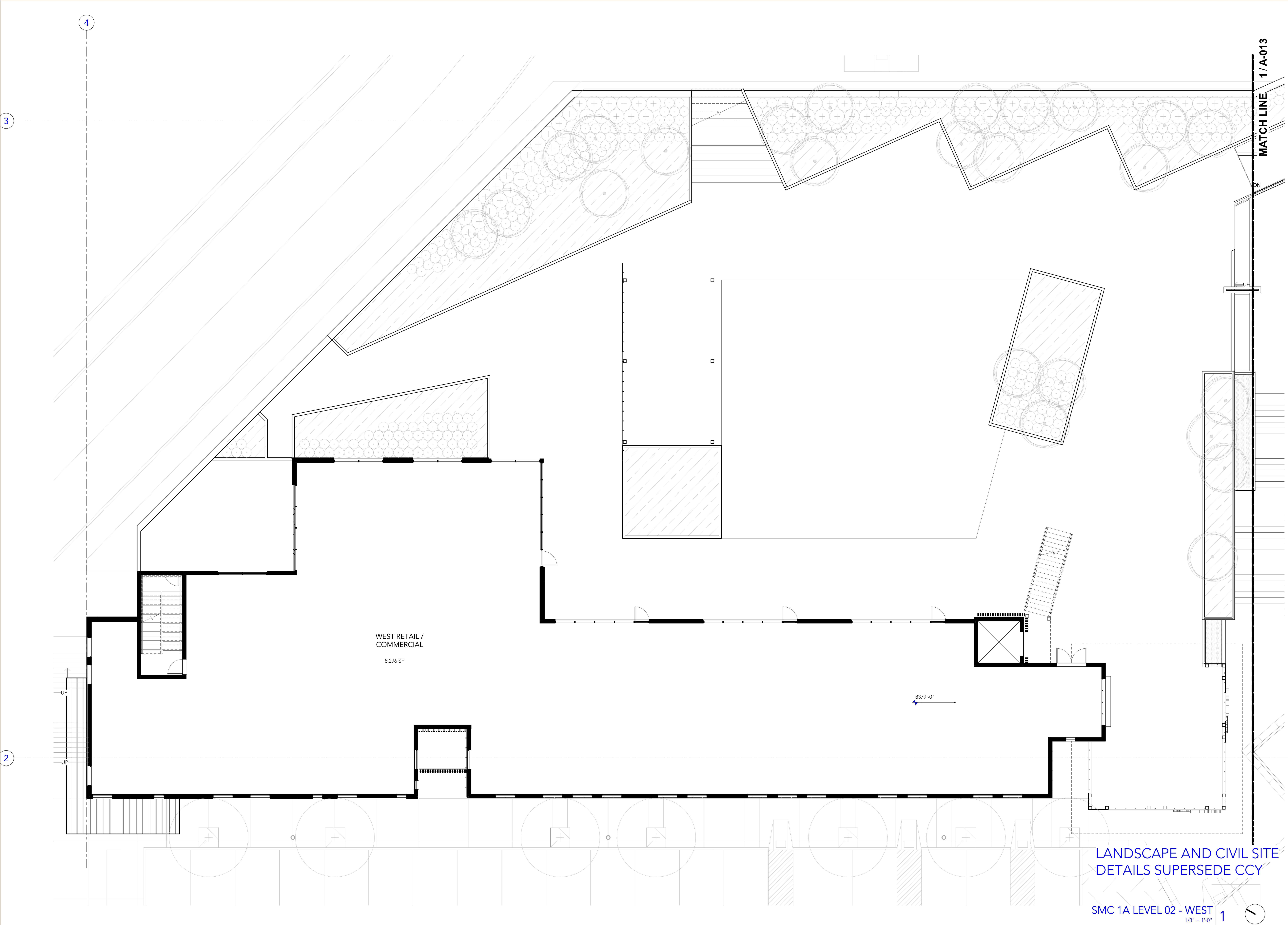


1A ENLARGED
LEVEL 02 - EAST

SCALE: 1/8" = 1'-0"

A-013

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CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

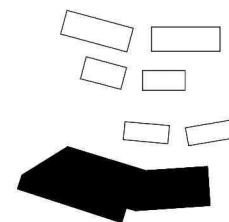
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION
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KEY PLAN:

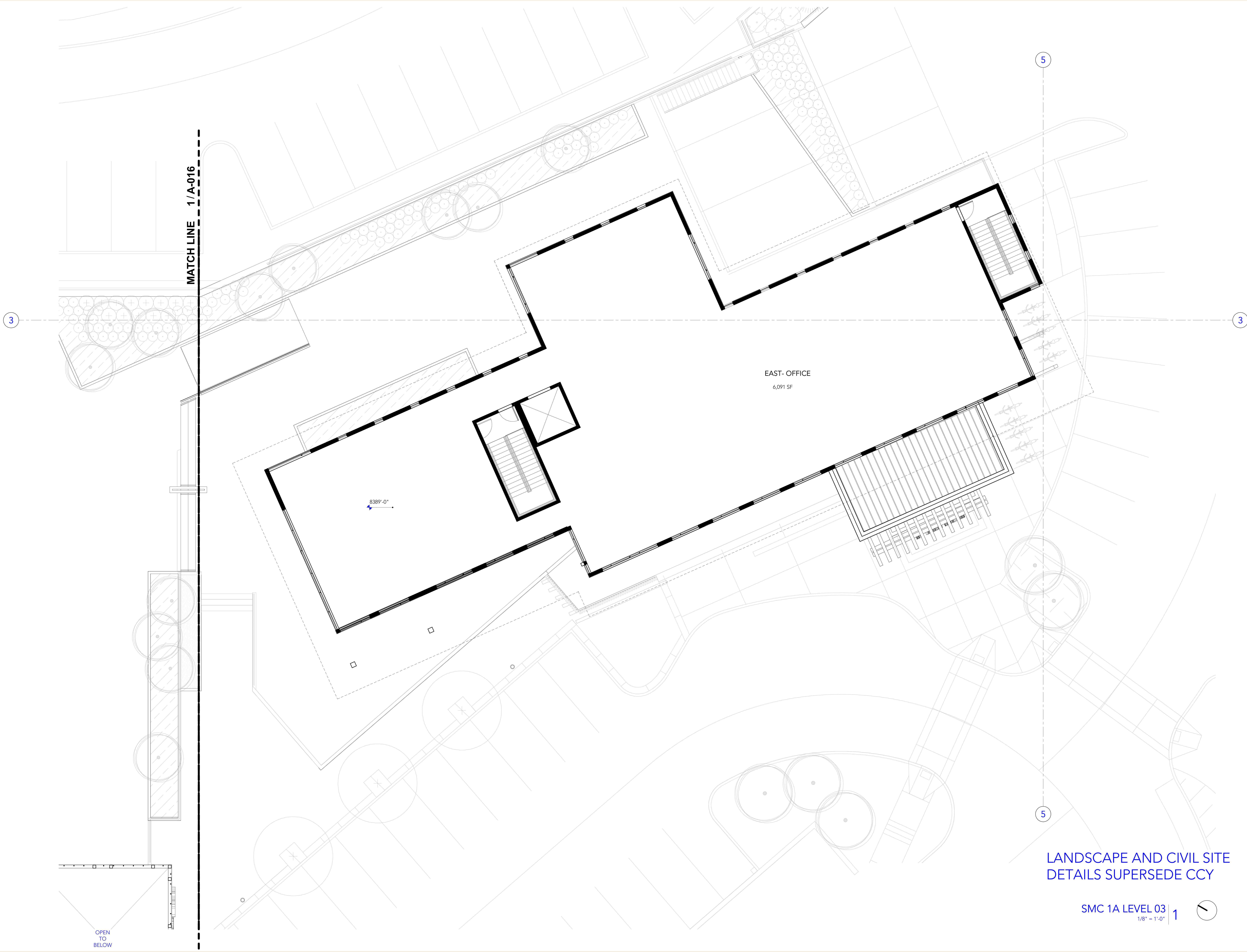


1A ENLARGED
LEVEL 02 - WEST

SCALE: 1/8" = 1'-0"

A-014

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CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

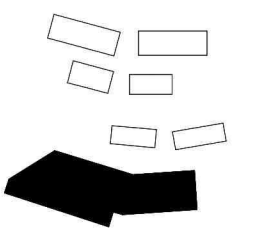
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

KEY PLAN:

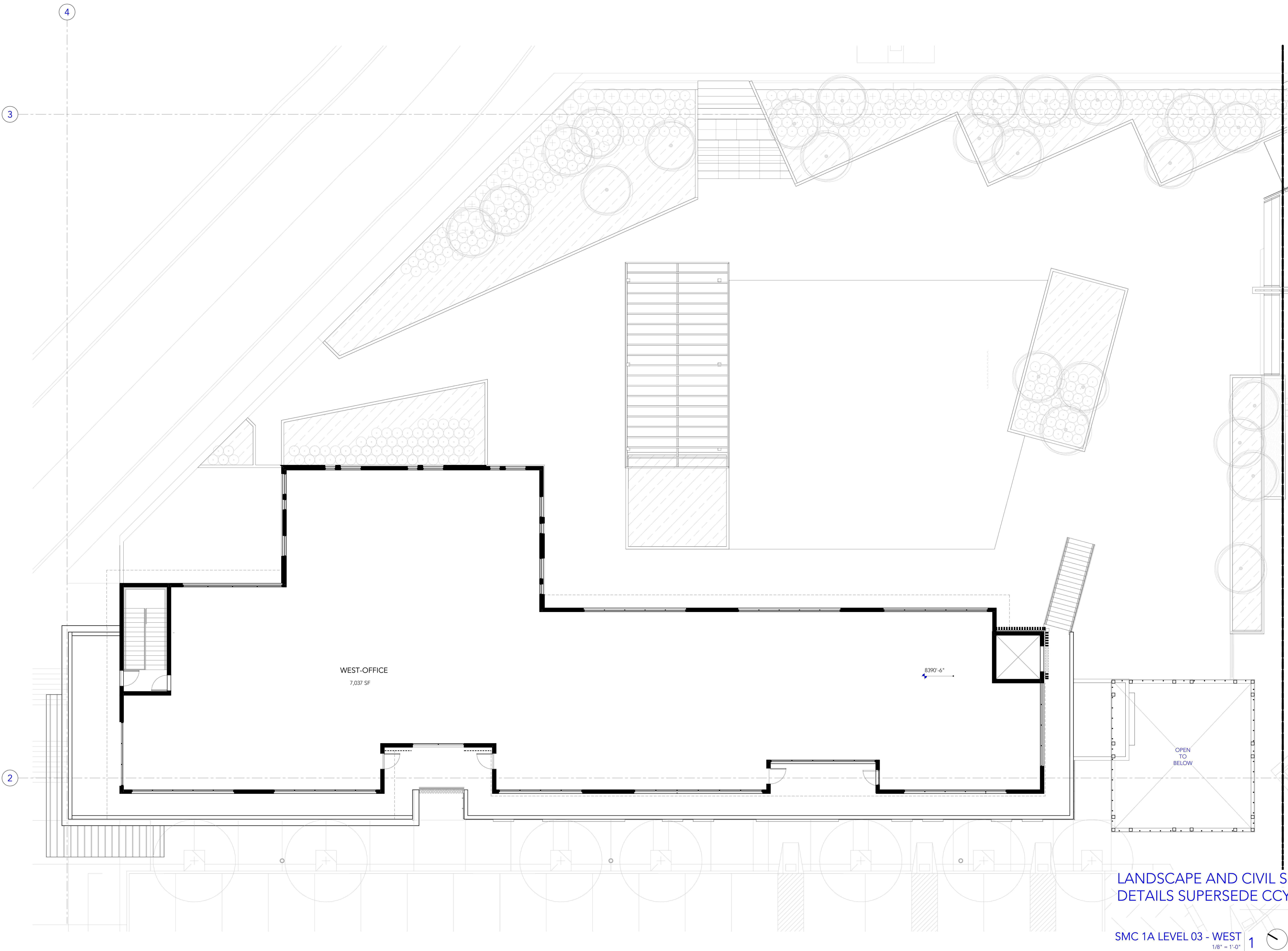


1A ENLARGED LEVEL 03 - EAST

SCALE: 1/8" = 1'-0"

A-015

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LANDSCAPE AND CIVIL SITE
DETAILS SUPERSEDE CCY

SMC 1A LEVEL 03 - WEST
1/8" = 1'-0"

1

CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

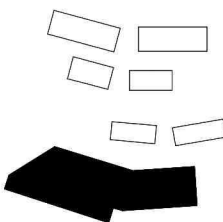
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION
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KEY PLAN:

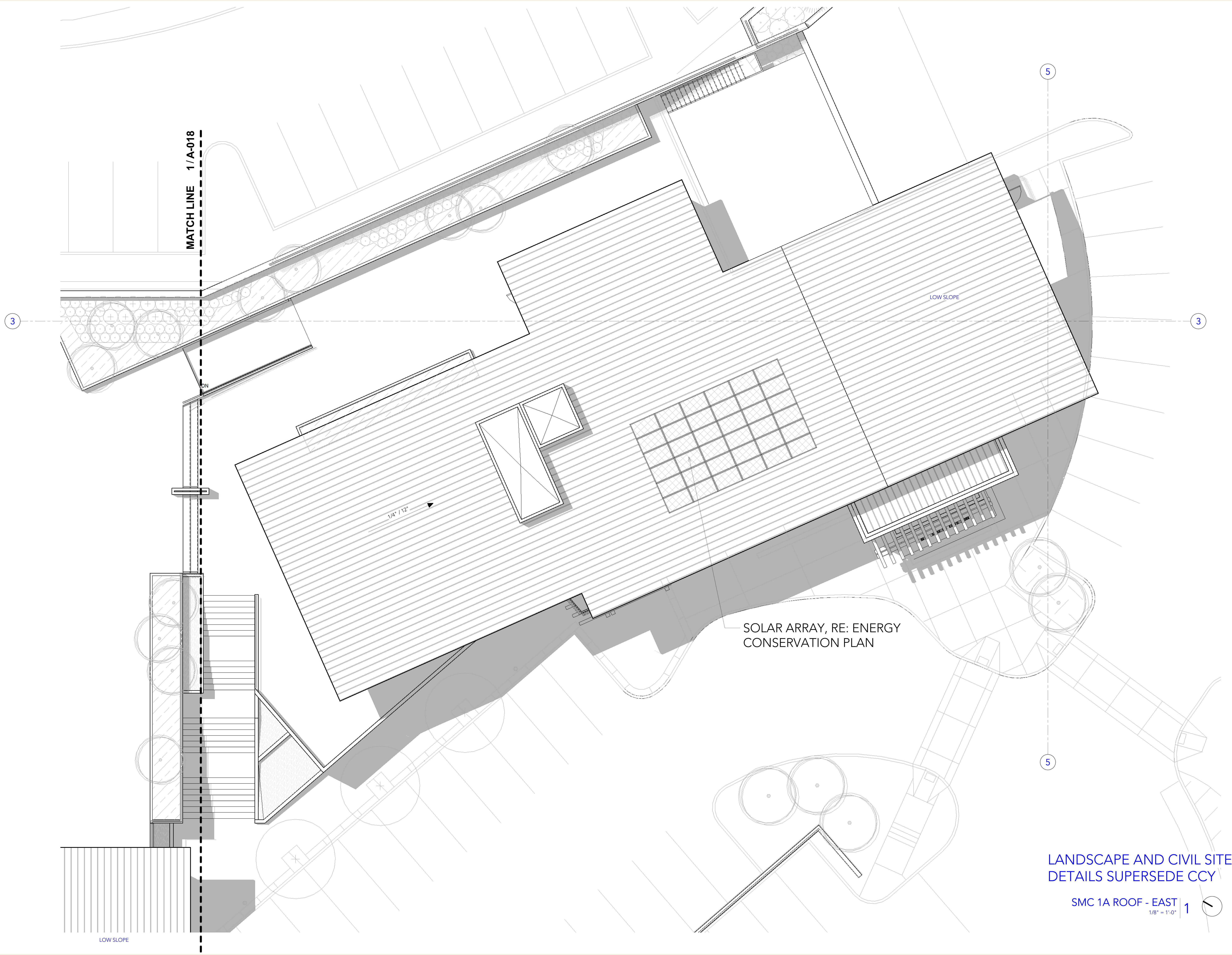


1A ENLARGED
LEVEL 03 - WEST

SCALE: 1/8" = 1'-0"

A-016

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DATE:
9/5/2024

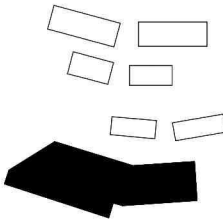
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

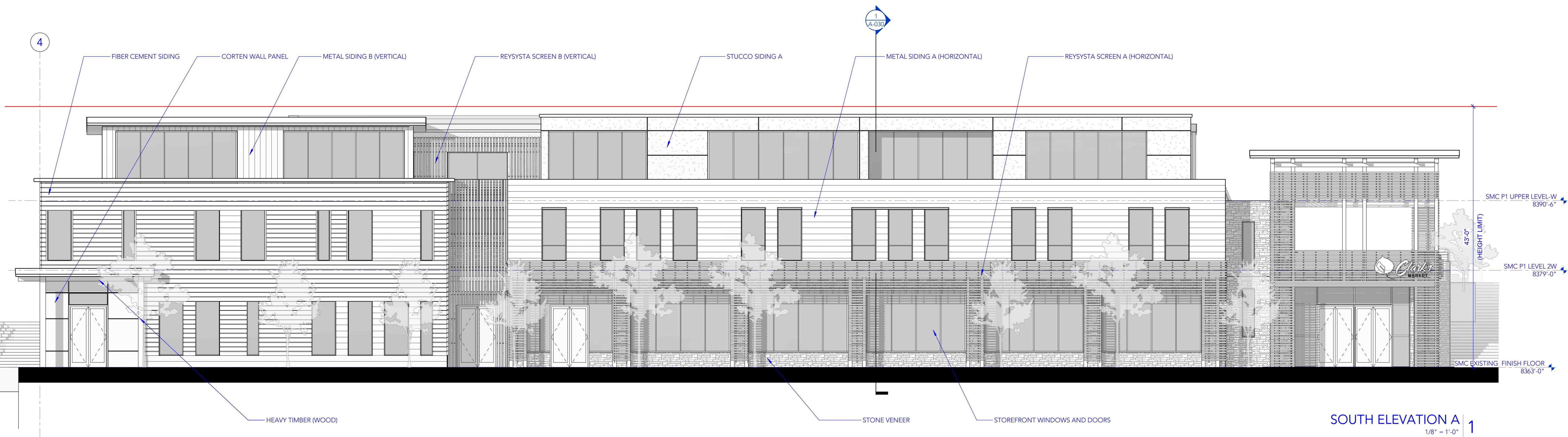
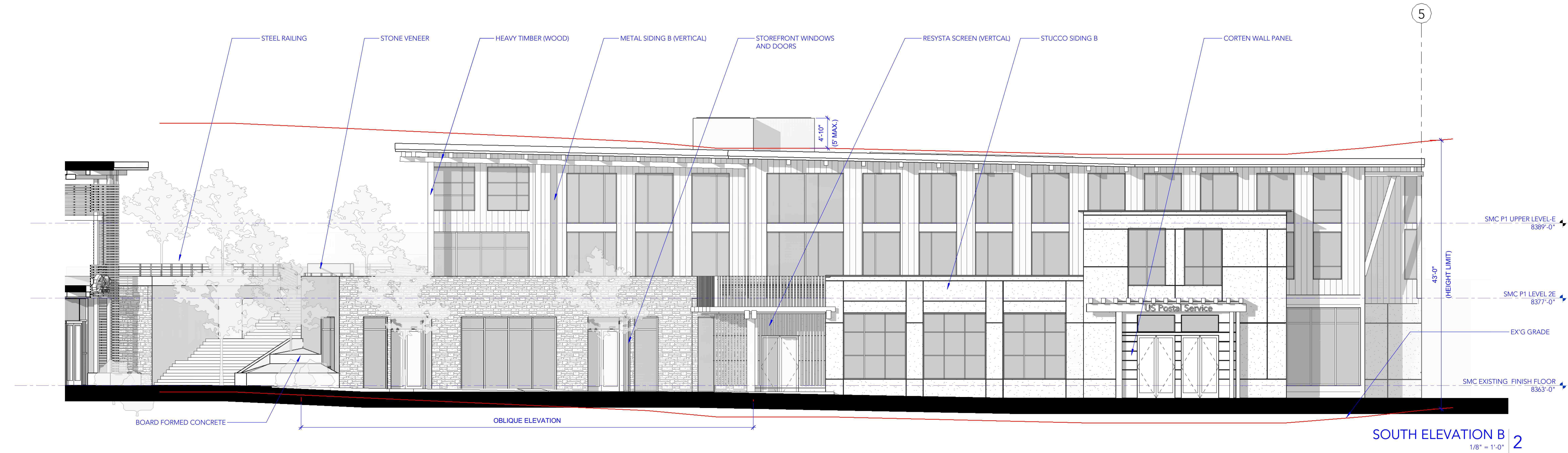
KEY PLAN:



1A ENLARGED
ROOF - EAST

SCALE: 1/8" = 1'-0"

A-017



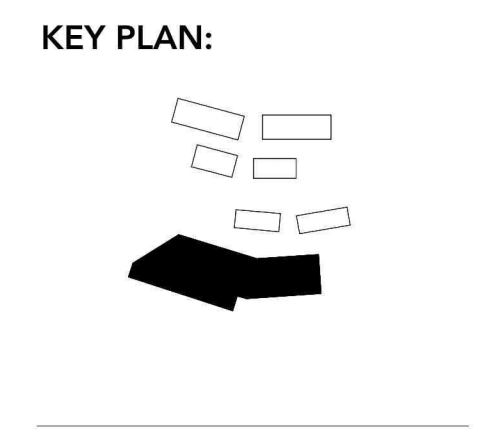
CCY ARCHITECTS

SMC BUILDING 1A
16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014
DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION



1A ELEVATIONS

SCALE: As indicated

A-020

DATE:
9/5/2024

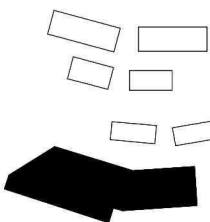
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

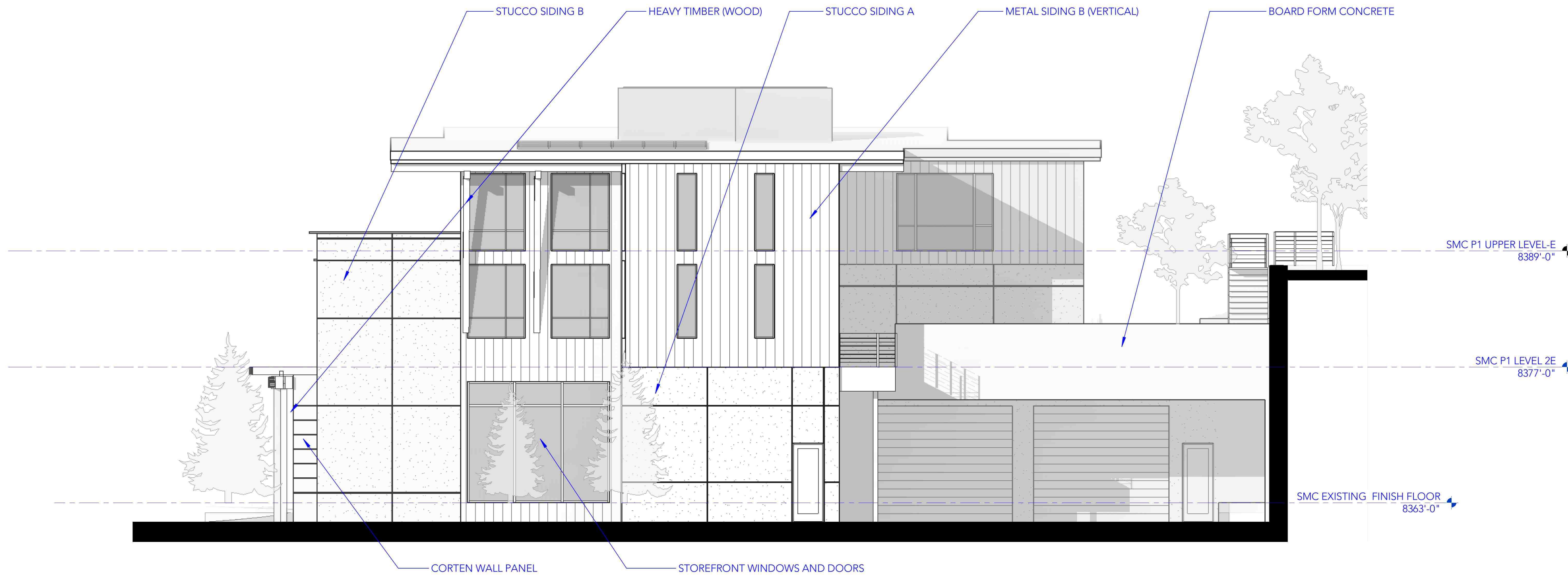
KEY PLAN:



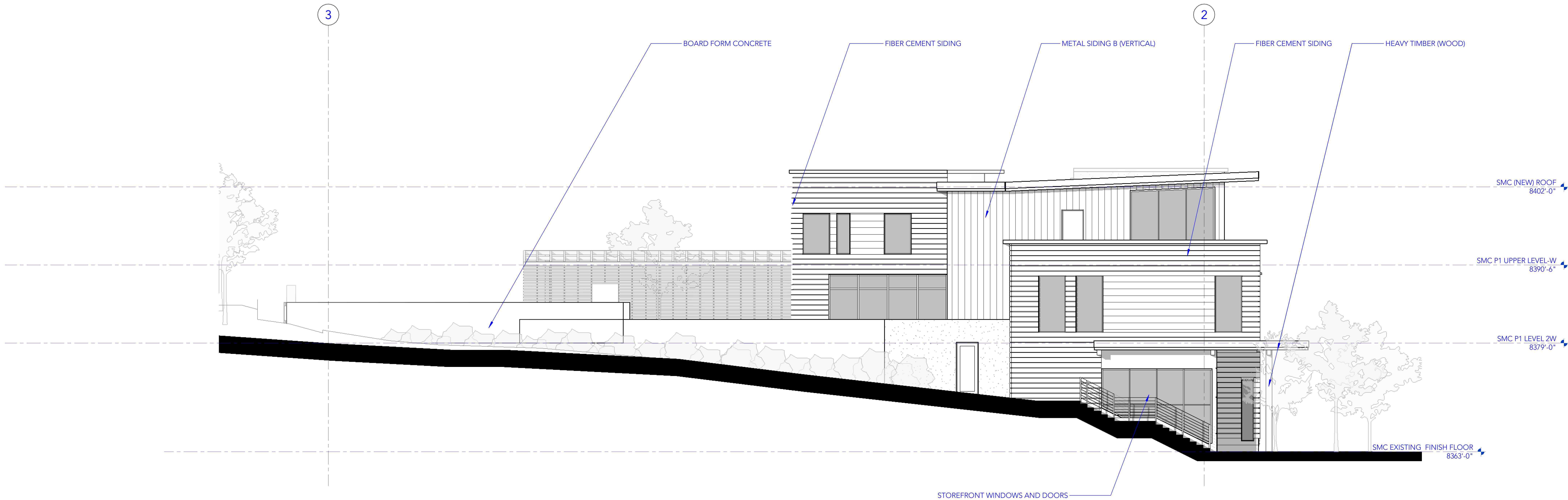
1A ELEVATIONS

SCALE: 1/8" = 1'-0"

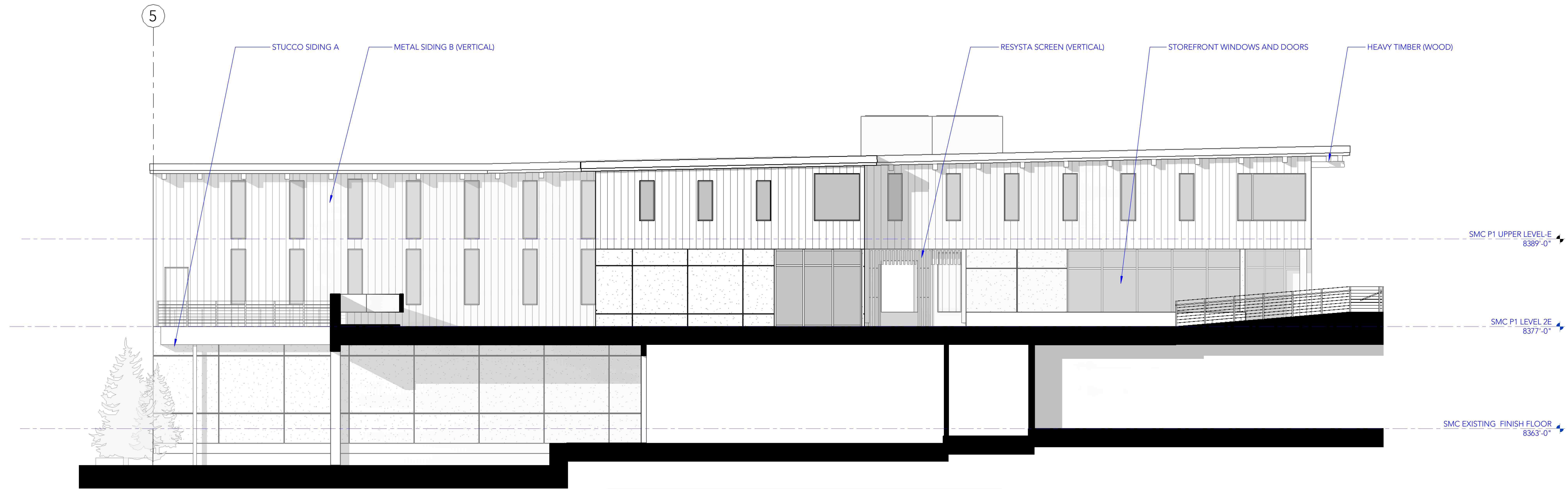
A-021



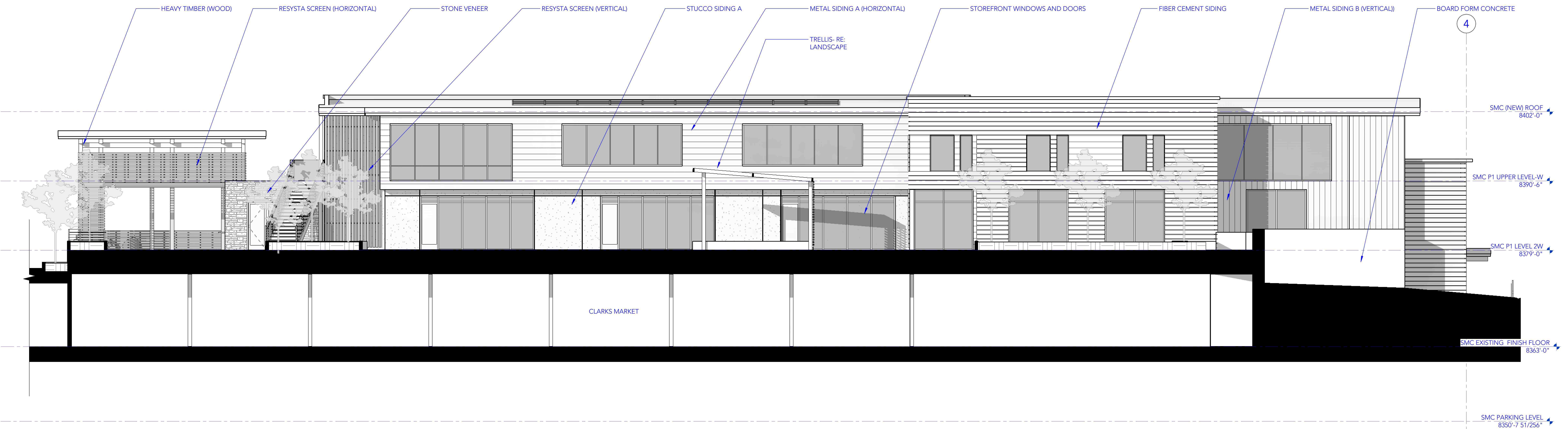
EAST ELEVATION | 2
1/8" = 1'-0"



WEST ELEVATION | 1
1/8" = 1'-0"



NORTH ELEVATION B | 2
1/8" = 1'-0"



NORTH ELEVATION C | 1
1/8" = 1'-0"

CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

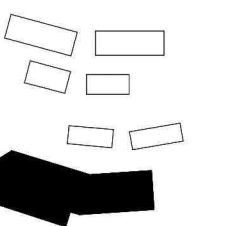
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

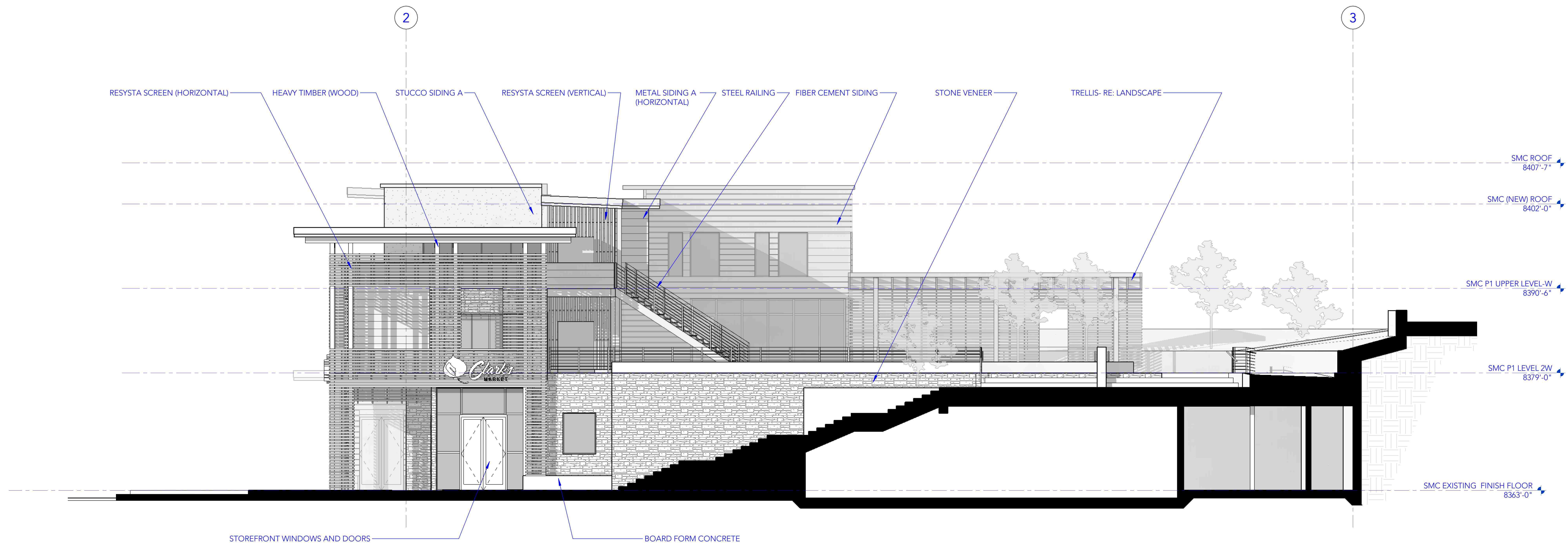
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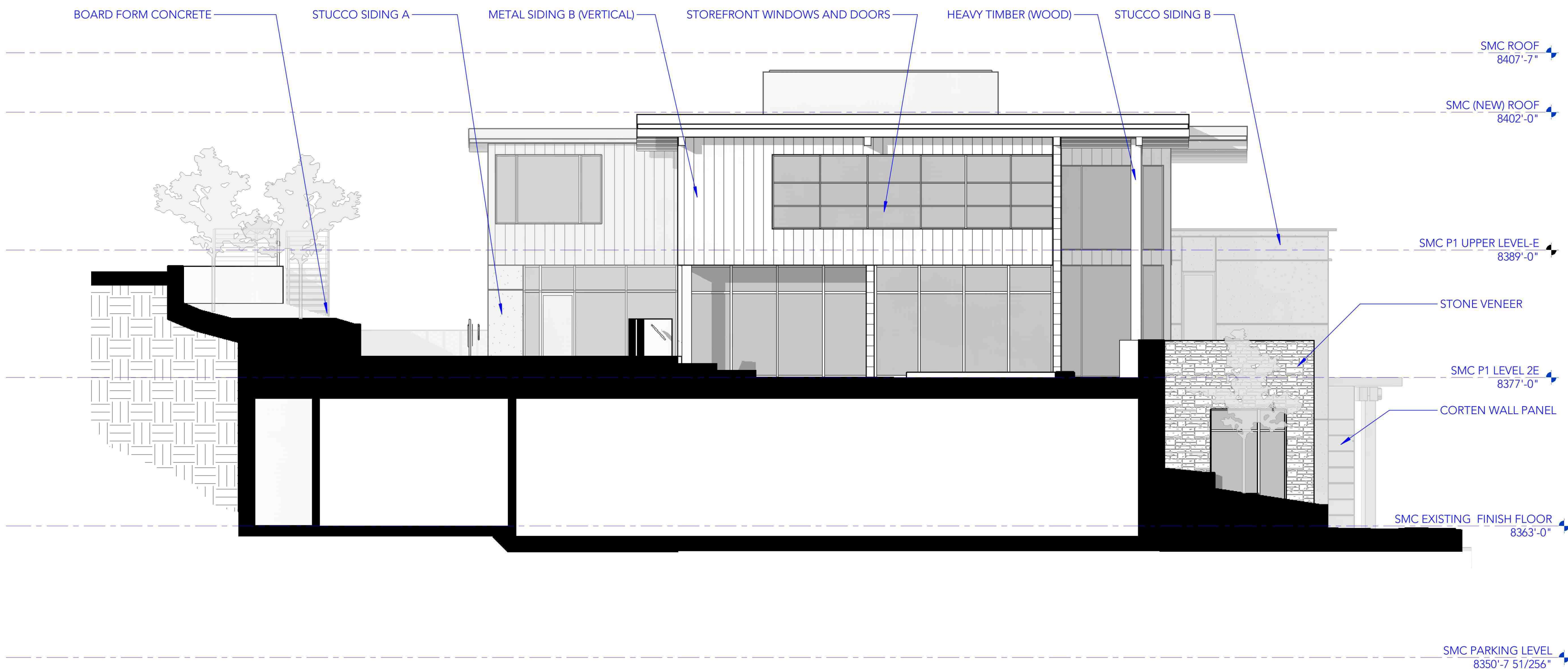
1A ELEVATIONS

SCALE: As indicated

A-022



EAST ELEVATION @ STAIR 1
1/8" = 1'-0"



WEST ELEVATION @ STAIR 2
1/8" = 1'-0"

CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

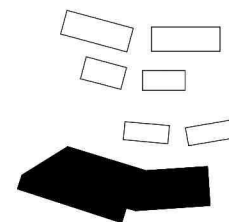
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

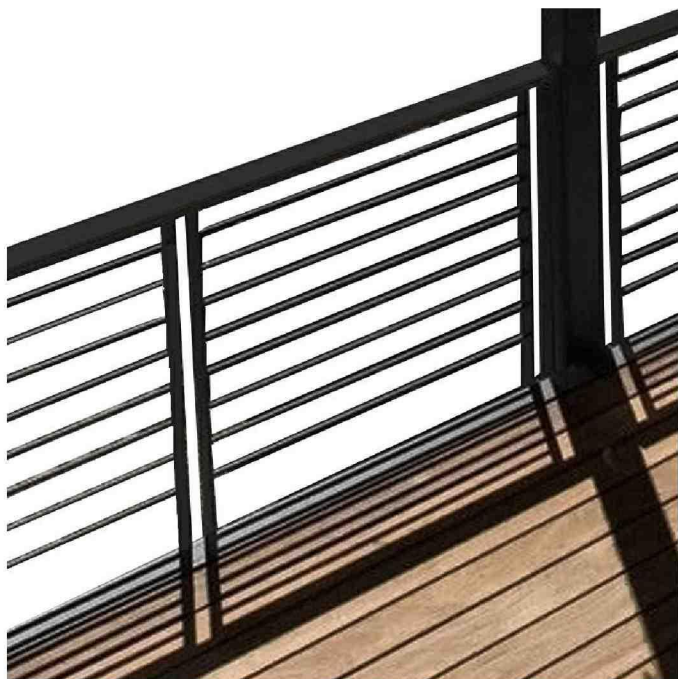
KEY PLAN:



1A ELEVATIONS

SCALE: 1/8" = 1'-0"

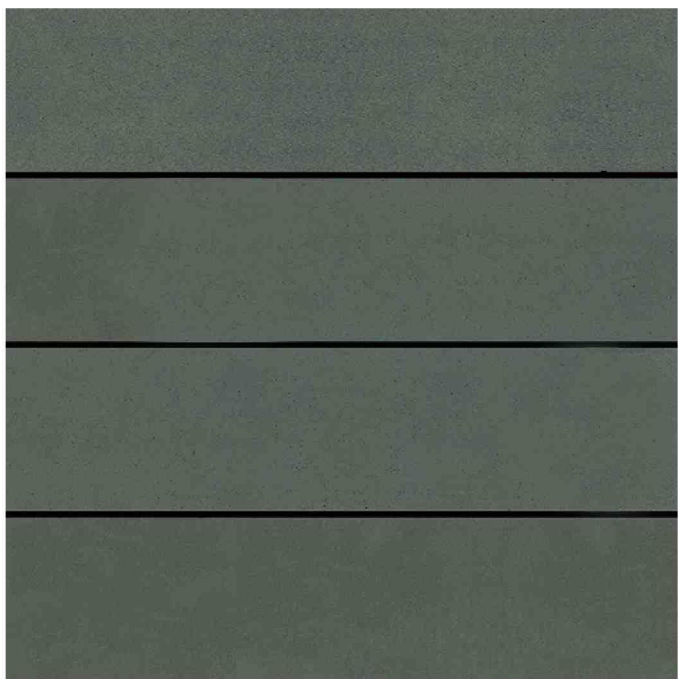
A-023



STEEL RAILING



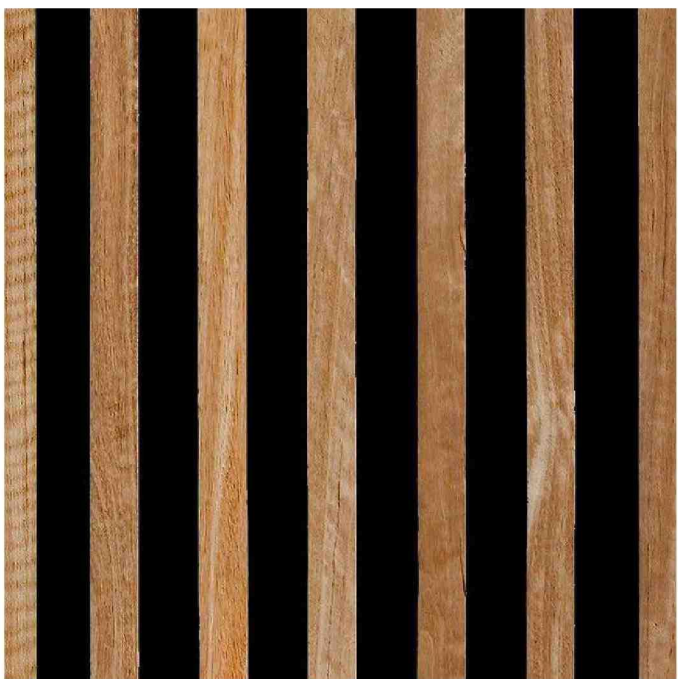
HEAVY TIMBER (WOOD)



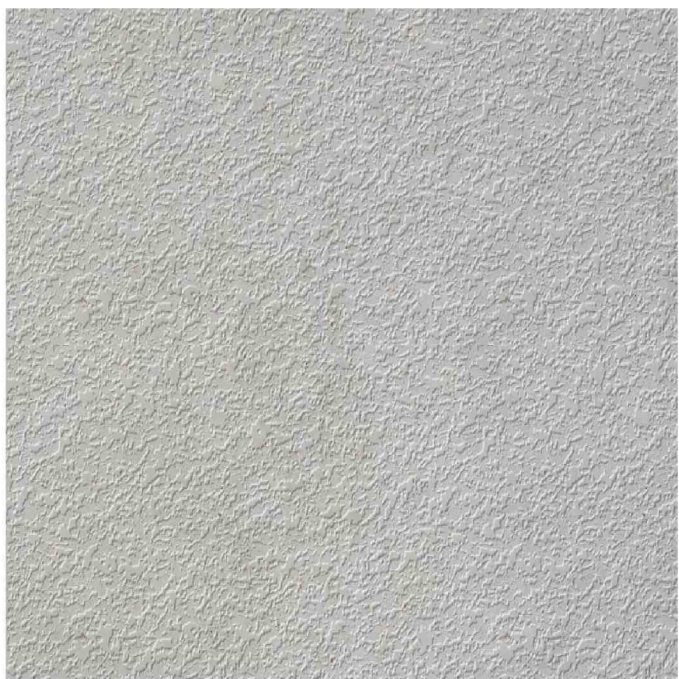
FIBER CEMENT SIDING



RESYSTA SCREEN A
(HORIZONTAL)



RESYSTA SCREEN B
(VERTICAL)



STUCCO SIDING A



STUCCO SIDING B



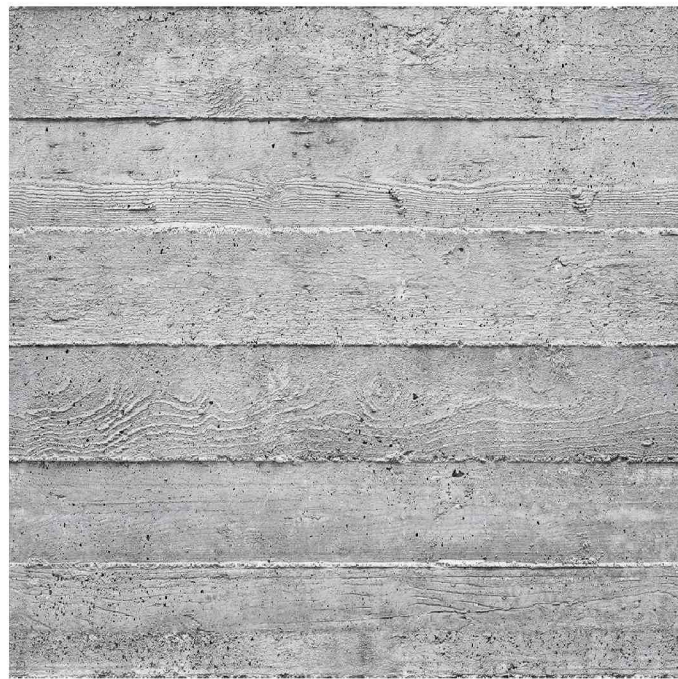
METAL SIDING A
(HORIZONTAL)



METAL SIDING B
(VERTICAL)



CORTEN WALL
PANEL



BOARD FORM CONCRETE



STONE VENEER



STORE FRONT WINDOWS
AND DOORS

DATE:
9/5/2024

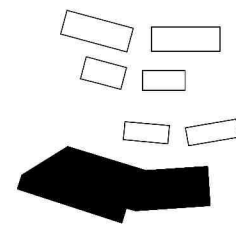
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

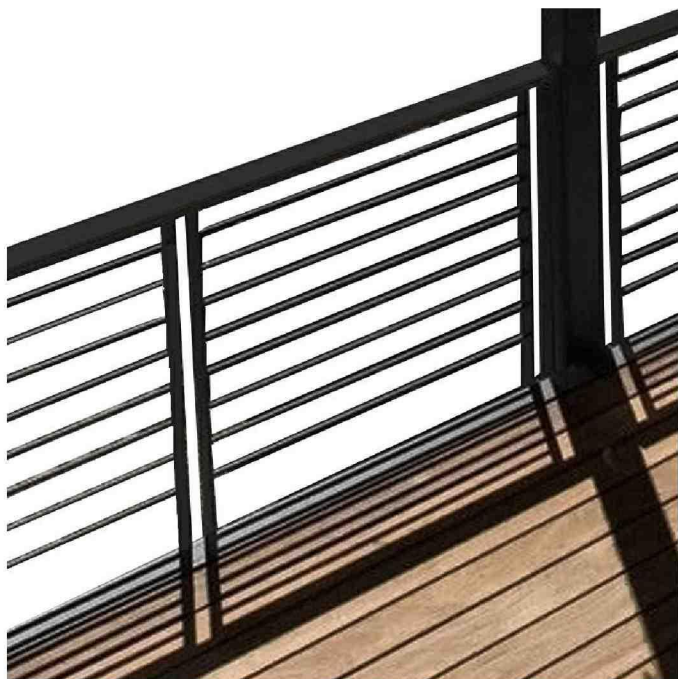
KEY PLAN:



1A COLOR & MATERIALS

SCALE:

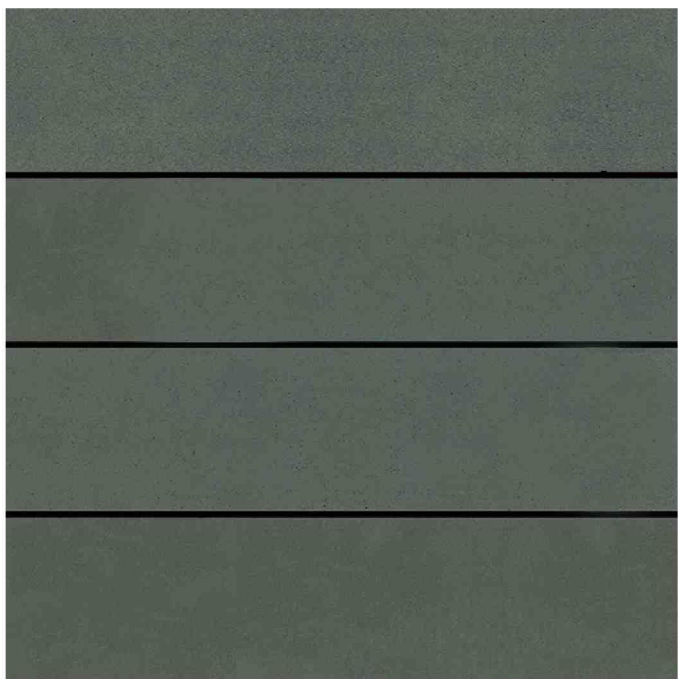
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STEEL RAILING



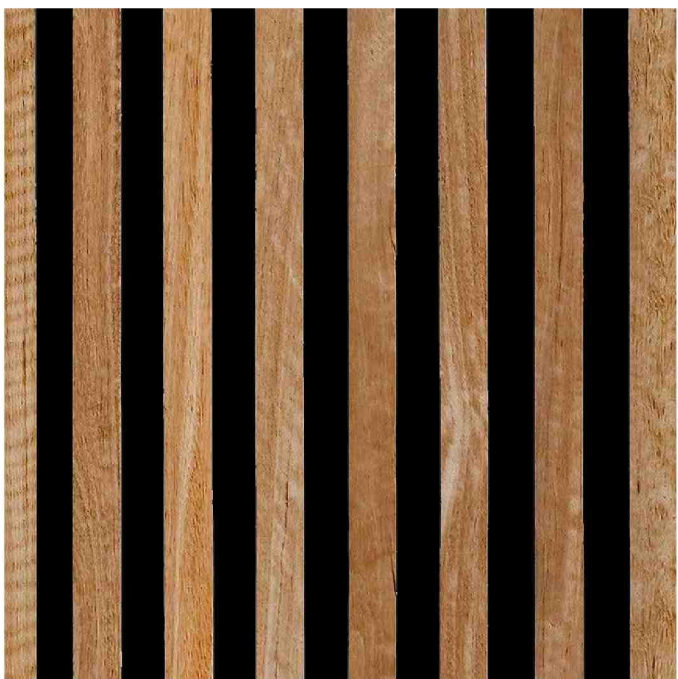
HEAVY TIMBER (WOOD)



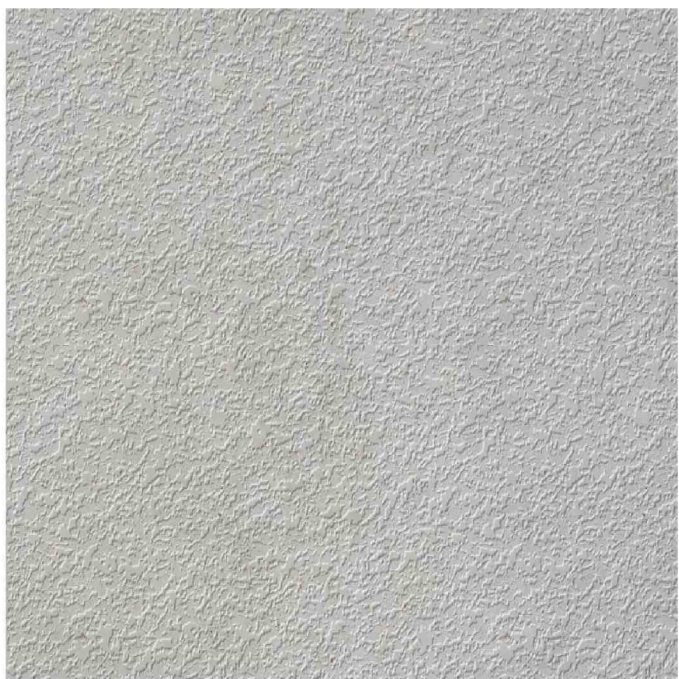
FIBER CEMENT SIDING



RESYSTA SCREEN A
(HORIZONTAL)



RESYSTA SCREEN B
(VERTICAL)



STUCCO SIDING A



STUCCO SIDING B



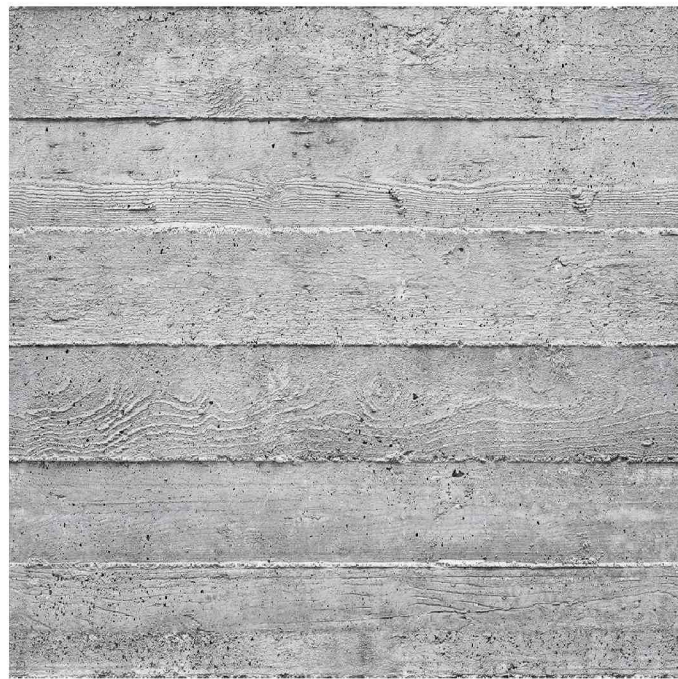
METAL SIDING A
(HORIZONTAL)



METAL SIDING B
(VERTICAL)



CORTEN WALL
PANEL



BOARD FORM CONCRETE



STONE VENEER



STORE FRONT WINDOWS
AND DOORS

DATE:
9/5/2024

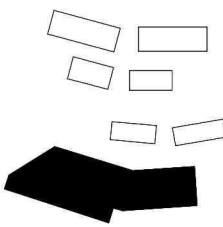
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

KEY PLAN:



1A COLOR &
MATERIALS

SCALE:

A-025



OVERALL SOUTH ELEVATION 1
1/16" = 1'-0"

CCY ARCHITECTS

SMC BUILDING 1A

16 KEARNS ROAD, SNOWMASS VILLAGE, CO 81615

DATE:
9/5/2024

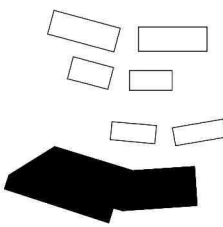
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

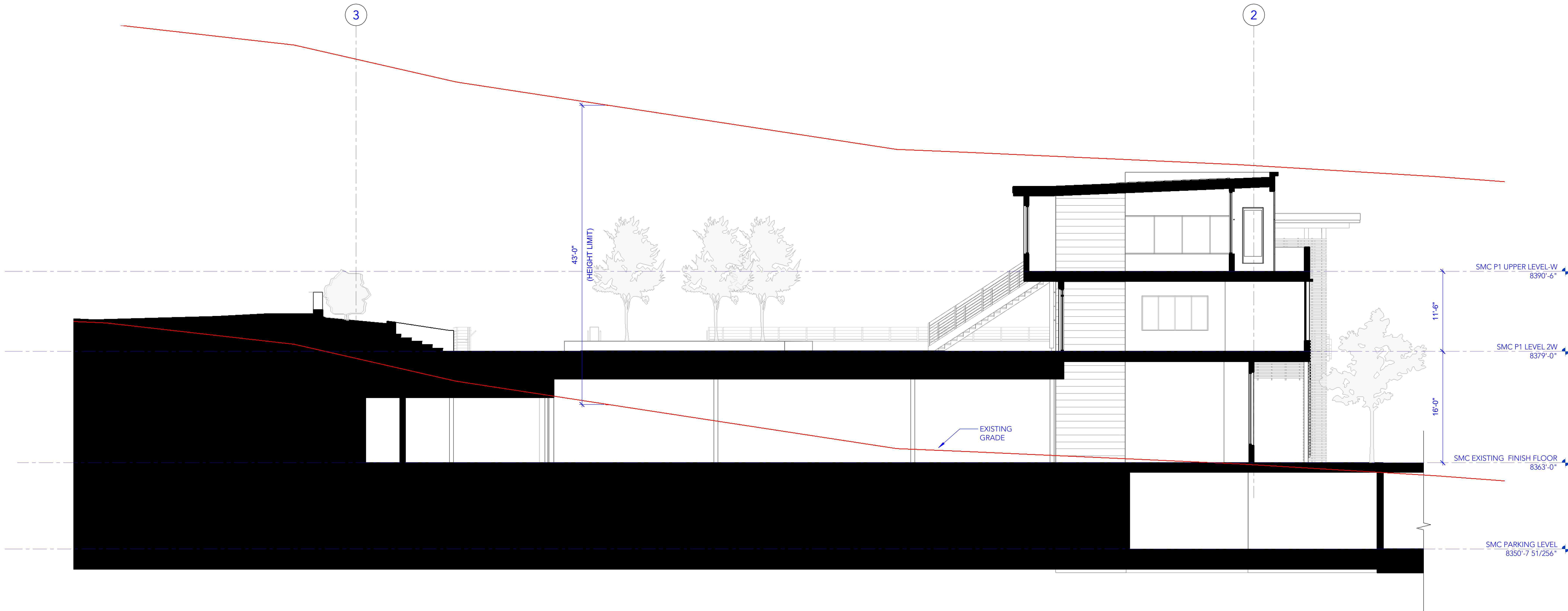
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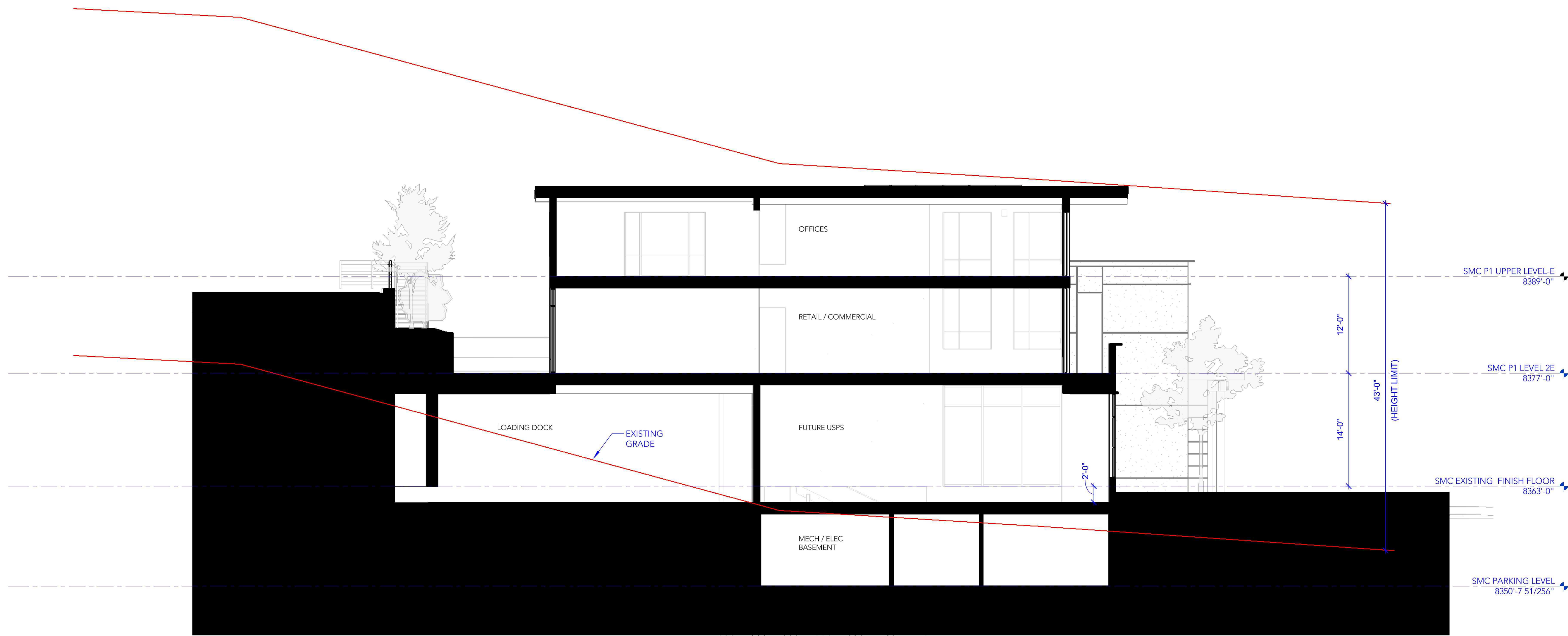
PARKING
ELEVATIONS

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

A-026



NORTH-SOUTH SECTION 1
1/8" = 1'-0"



NORTH-SOUTH SECTION 2
1/8" = 1'-0"

DATE:
9/5/2024

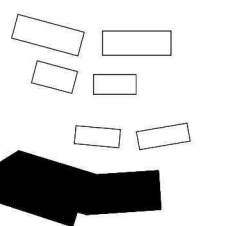
ISSUE:
SNOWMASS CENTER
REDEVELOPMENT PUD MINOR
PROJECT NUMBER:
18014

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV. #	DATE	DESCRIPTION

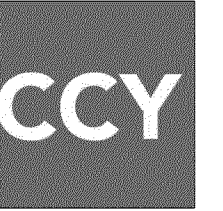
KEY PLAN:



1A SECTIONS

SCALE: 1/8" = 1'-0"

A-030



**SNOWMASS CENTER
REDEVELOPMENT**

**TOWN OF SNOWMASS VILLAGE
COLORADO, 81654**

ISSUE DATE: SEPTEMBER 27, 2024

REVISIONS

[illegible]

DRAWN: TB REVIEWED: RS

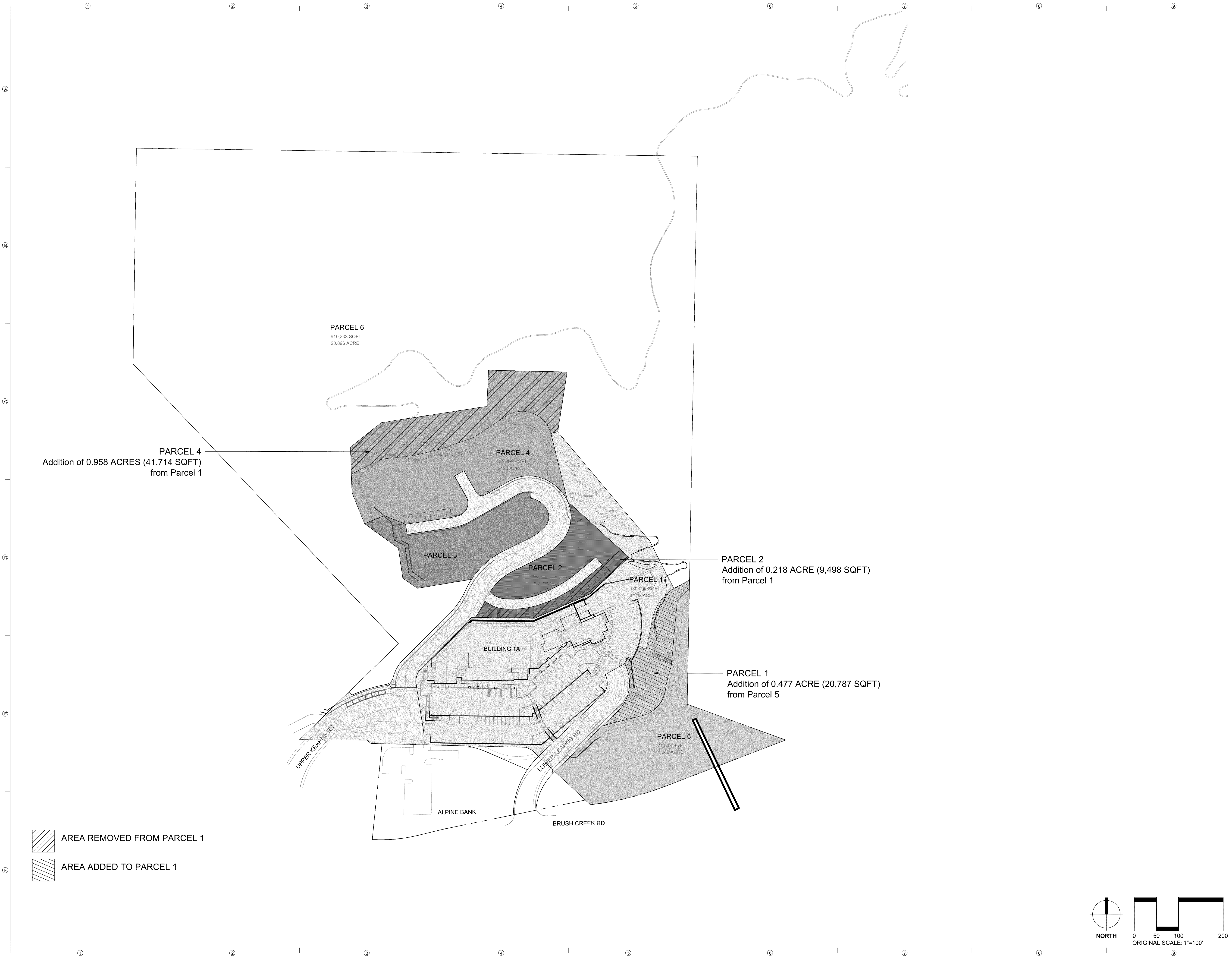
PARCEL 1 PUD AMENDMENT

DW. PROJECT NUMBER:5446

PARCEL REVISIONS

SHEET NUMBER

L-1.13



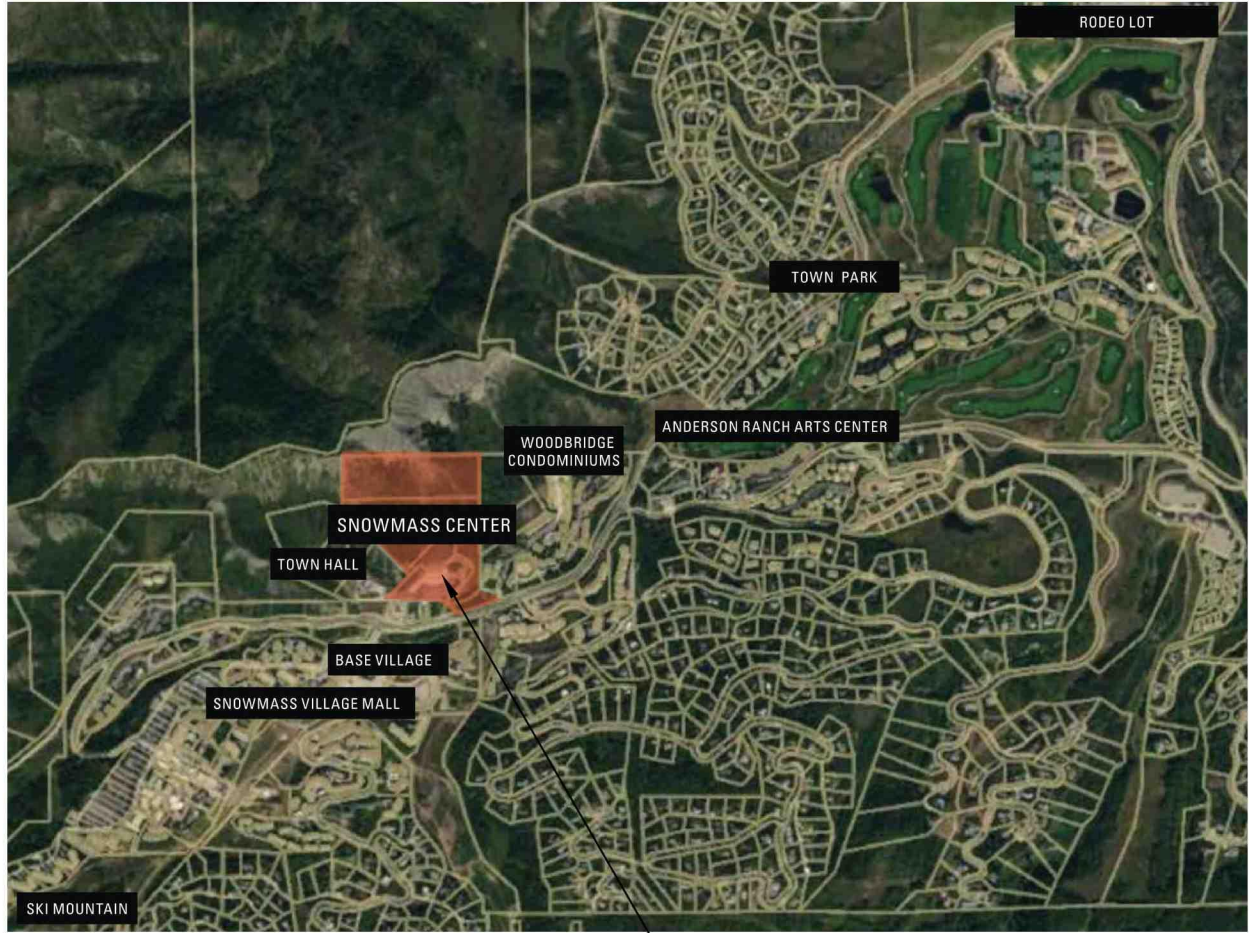
SNOWMASS CENTER

TOWN OF SNOWMASS VILLAGE, COLORADO

PUD AMENDMENT PLAN SUBMITTAL

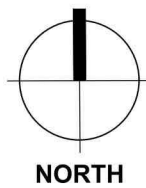
ISSUED: September 27, 2024

VICINITY MAP



SCALE: 1"= 2500'-0" APPROXIMATELY

PROJECT LOCATION



SHEET INDEX

Sheet No.	Sheet Title	September 27, 2024 Revised PUD Submittal	
Landscape Drawings:			
GENERAL SERIES			
L-1.1	Illustrative Plan	●	
L-1.2	Site Plan Plan	●	
L-1.3	Landscape Plan	●	
L-1.4	Rooftop Landscape Plan	●	
L-1.5	Tree Mitigation Plan	●	
L-1.6.1	Lighting Plan	●	
L-1.6.2	Lighting Plan	●	
L-1.7	Parking Plan	●	
L-1.8.1	Urban Design & Programming Plan	●	
L-1.8.2	Urban Character Perspective	●	
L-1.9	Retaining Walls Plan	●	
L-1.10	Solid Waste Management Plan	●	
L-1.11	Open Space Plan	●	
L-1.12	Interim Construction Access and Transit Plan	●	
L-1.13	Parcel Revisions	●	

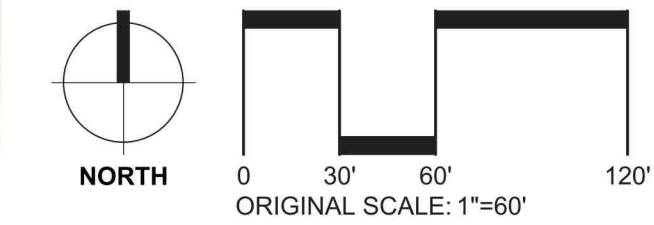
PROJECT TEAM

OWNER
EASTWOOD SNOWMASS INVESTORS, LP.
0133 Prospector Road #4602
Aspen, CO 81611
Tel: 970-925-9817

**PLANNERS AND
LANDSCAPE ARCHITECT
DESIGNWORKSHOP**
22860 Two Rivers Road, Suite 102
Basalt, CO 81621
Tel: 970-925-8354

ARCHITECT
CCY ARCHITECTS
228 Midland Avenue
Basalt, Colorado 81621
Tel: (970) 927-4925

CIVIL ENGINEER
SOPRIS ENGINEERING
502 Main St Ste A3,
Carbondale, CO, 81623
Tel: 970-704-0311



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AMENDMENT

DW. PROJECT NUMBER: 5446

ILLUSTRATIVE
PLAN

SHEET NUMBER

L-1.1

**SNOWMASS CENTER
REDEVELOPMENT**

**TOWN OF SNOWMASS VILLAGE
COLORADO, 81654**

ISSUE DATE:			SEPTEMBER 27, 2024		
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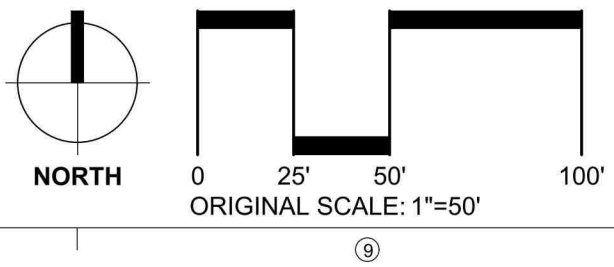
PARCEL 1 PUD AMENDMENT

OW. PROJECT NUMBER:5446

SITE PLAN

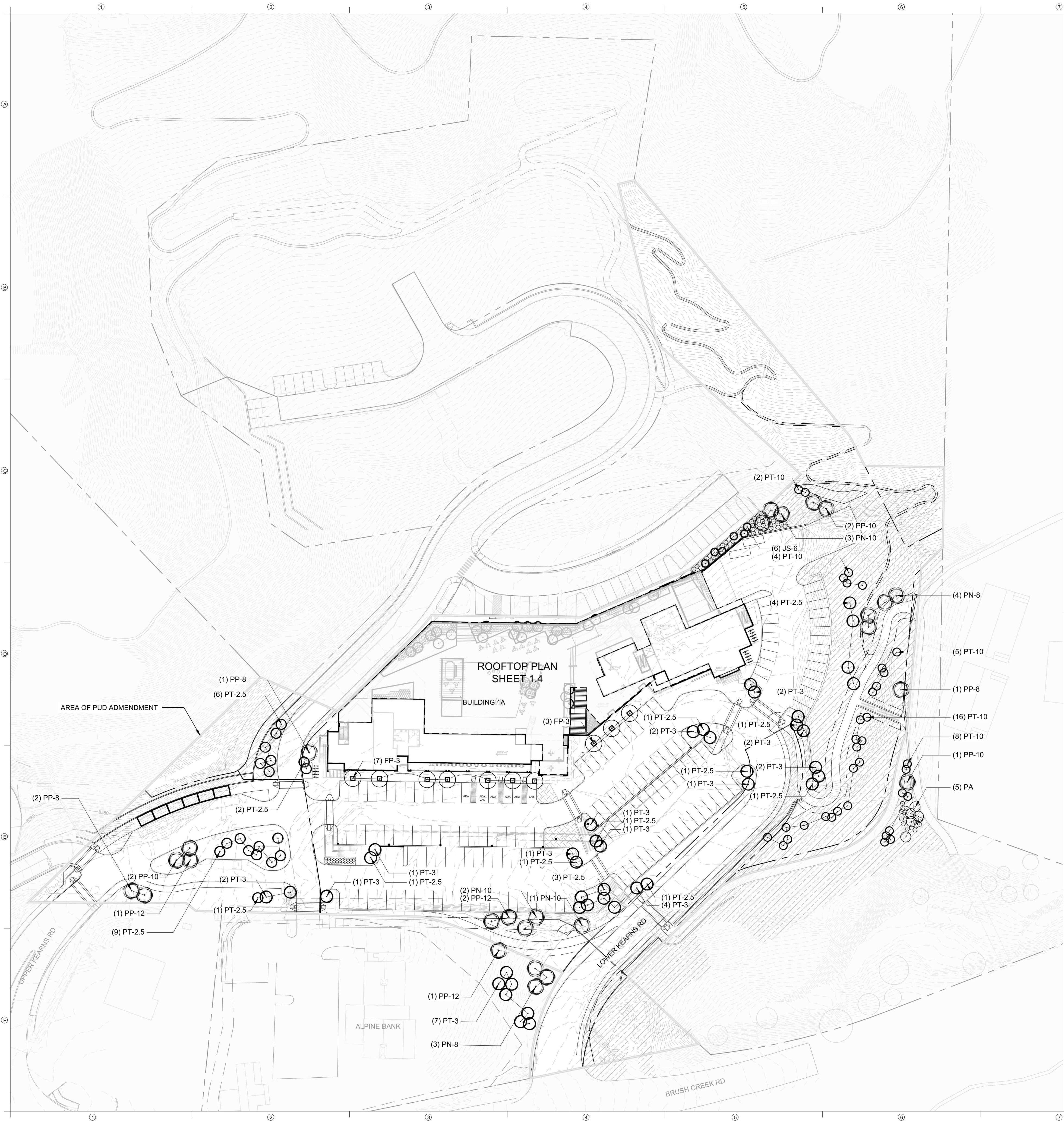
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Sep 27, 2024 - 11:45am
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Sep 27, 2024 - 12:05pm
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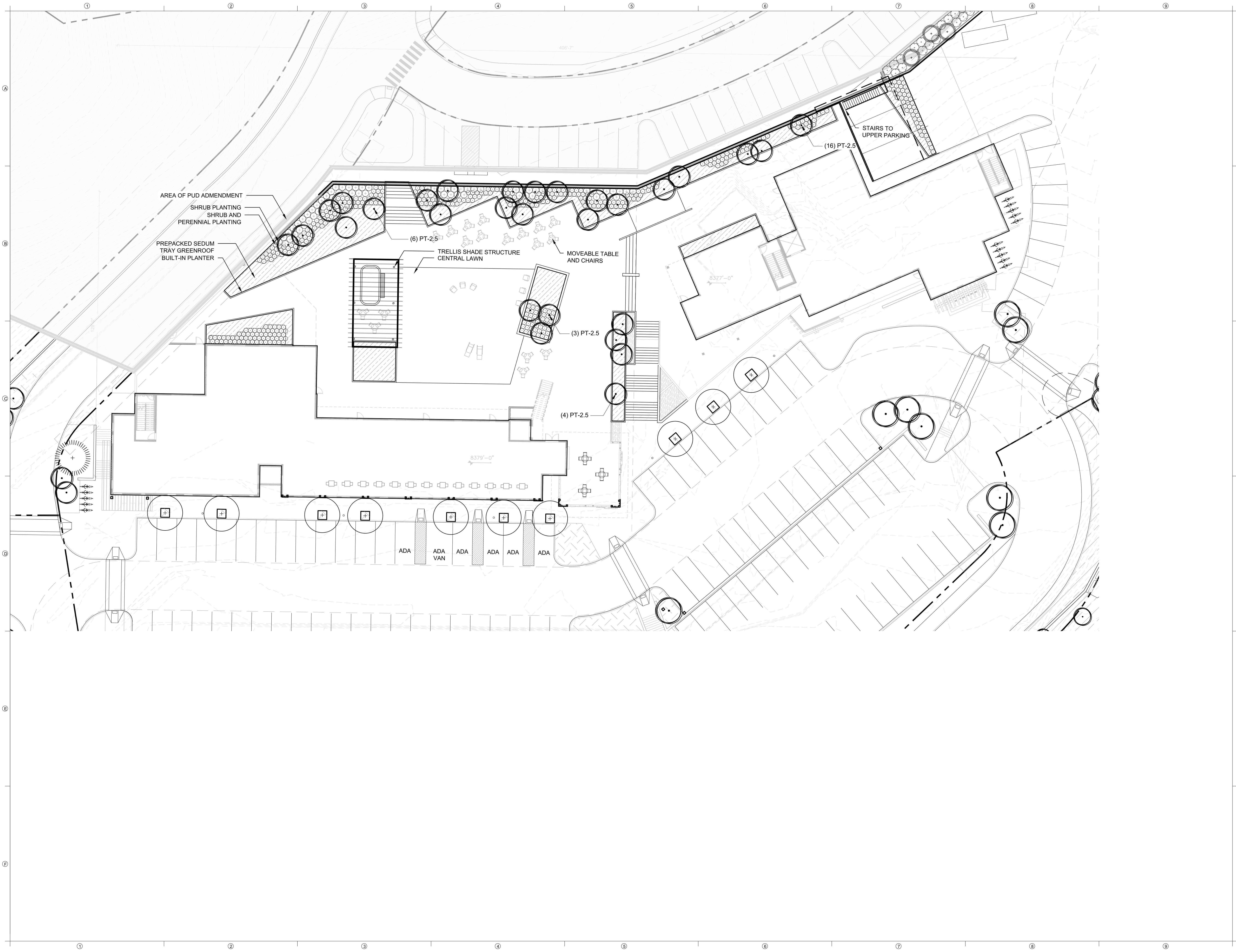
DW. PROJECT NUMBER: 5446

LANDSCAPE
PLAN

SHEET NUMBER

L-1.3

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AMENDMENT

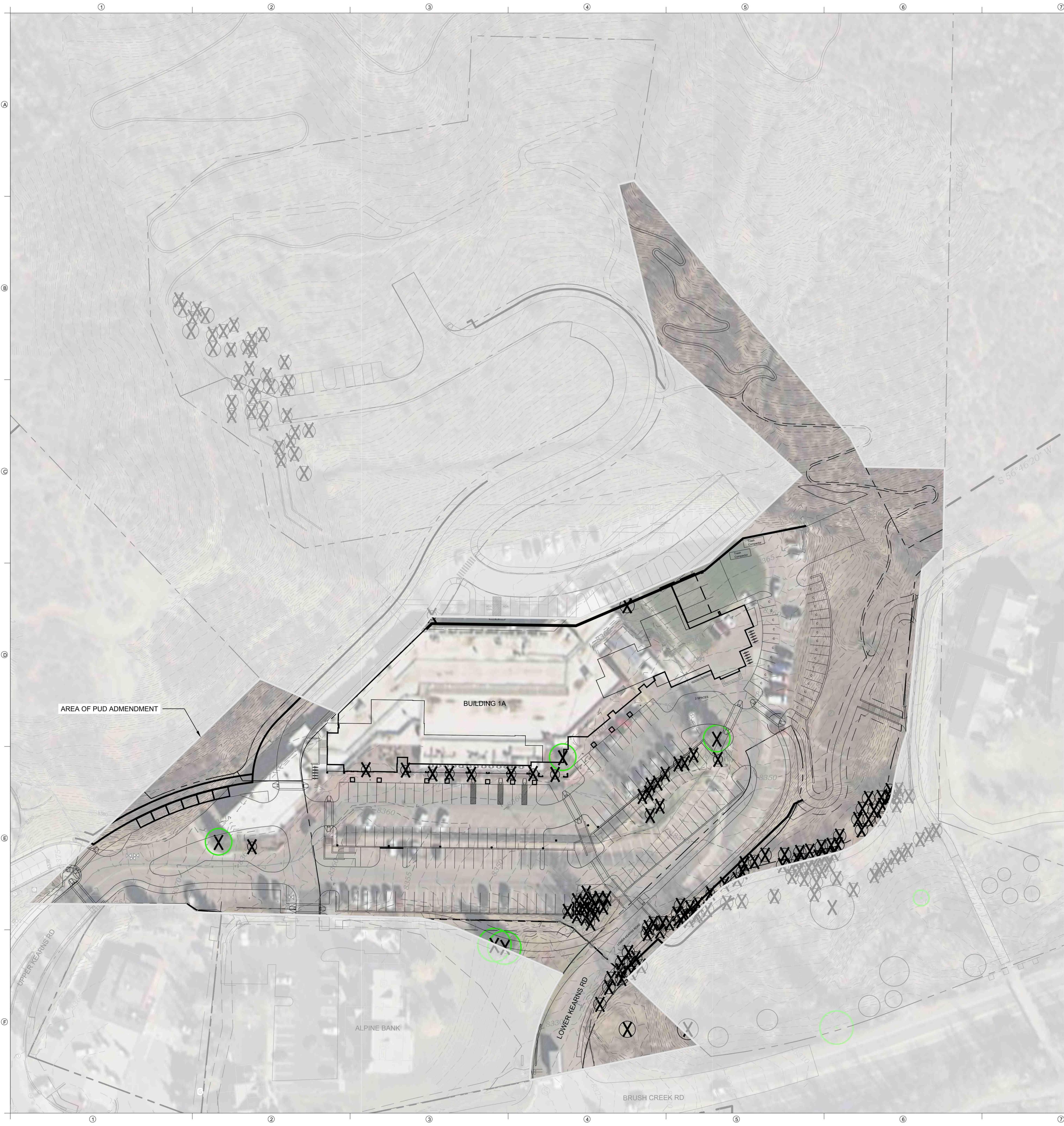
DW. PROJECT NUMBER: 5446

ROOFTOP
LANDSCAPE
PLAN

SHEET NUMBER

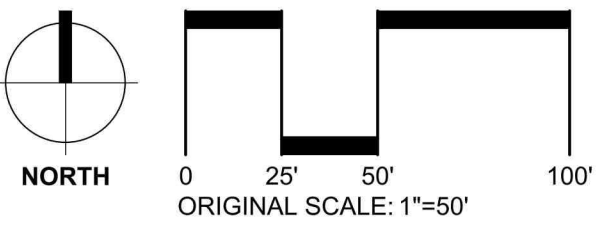
L-1.4

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TREE REMOVAL LEGEND

-  EXISTING DECIDUOUS TREES 4" CALIPER OR GREATER AS IDENTIFIED IN FIELD OBSERVATION AND AERIAL PHOTOGRAPH (ASPEN AND COTTONWOOD)
-  EXISTING CONIFER TREES 4" CALIPER OR GREATER AS IDENTIFIED IN FIELD OBSERVATION AND AERIAL PHOTOGRAPH (SPRUCE)
-  TREES TO BE REMOVED AND MITIGATED WITH NEW LANDSCAPE PLAN. 160 NEW TREES WILL BE REPLACED.



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DW. PROJECT NUMBER: 5446

TREE
MITIGATION
PLAN

SHEET NUMBER

L-1.5

EXTERIOR LIGHT KEY

SYMBOL	TYPE
	Pole Light
	Wall or Step Light
	Soffit Down Light
	Signage Light
	Wall-Mounted Patio Light



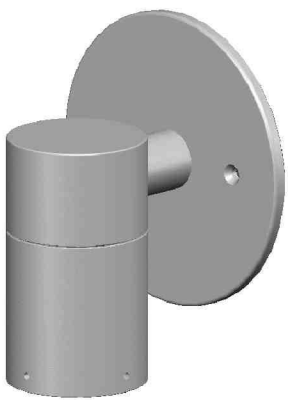
POLE LIGHT
COMPANY: STRUCTURA, INC
PRODUCT: TANDEM ORTHO 14
TYPE: FLUSH MOUNT 14' HEIGHT POLE LIGHT
ALL LIGHT FIXTURE EQUIVALENT OR EQUAL TO ABOVE
NOTE: LUMINAIRE BY LANDFORMS, LINEAR OR SLOPE LED FIXTURE: 1FC 2700K TEMPATURE BULBS



STEP LIGHT
COMPANY: TARGETTI
PRODUCT: ZEDGE LINE
TYPE: PROFESSIONAL SMALL SCALE LED STEPLIGHT
WATTAGE: 9W
ALL LIGHT FIXTURE EQUIVALENT OR EQUAL TO ABOVE



SIGNAGE LIGHT
NOTE: FOR IDENTIFICATION PURPOSES, LIGHTING WILL OCCUR SPECIFICALLY AT THE BUSINESS. THESE ARE TYPICAL EXAMPLES, BUT LIGHT FIXTURE WATTAGE AND TYPE WILL VARY. ANY



WALL LIGHT / WALL-MOUNTED PATIO LIGHT
COMPANY: HEVI LITE, INC.
PRODUCT: HL-340
TYPE: WALL MOUNT MR16 ACCENT FIXTURE
WATTAGE: 8W
ALL LIGHT FIXTURE EQUIVALENT OR EQUAL TO ABOVE



SOFFIT DOWN LIGHT
COMPANY: LUCIFER LIGHTING COMPANY
PRODUCT: PULKED LPK
TYPE: SEMI-RECESSED LED LUMINAIRE
WATTAGE: 4.3W
ALL LIGHT FIXTURE EQUIVALENT OR EQUAL TO ABOVE



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AMENDMENT

MONUMENT SIGNS WILL BE LIGHTED IN A SIMILAR FASHION.
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LIGHTING
PLAN

SHEET NUMBER

L-1.6.1

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EXTERIOR LIGHT KEY

SYMBOL	TYPE
	Pole Light
	Wall or Step Light
	Soffit Down Light
	Signage Light
	Wall-Mounted Patio Light

EXTERIOR LIGHT FOOT CANDLES

SYMBOL	TYPE
	.1 Foot Candles
	.2 Foot Candles
	.5 Foot Candles
	1 Foot Candles
	2 Foot Candles
	4 Foot Candles



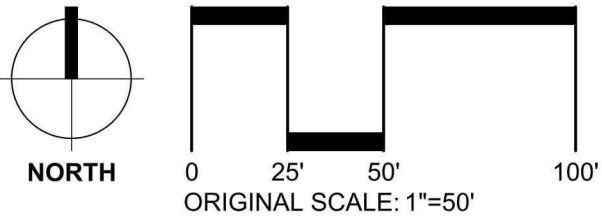
POLE LIGHT
COMPANY: STRUCTURA, INC
PRODUCT: TANDEM ORTHO 14
TYPE: FLUSH MOUNT 14' HEIGHT POLE LIGHT
ALL LIGHT FIXTURE EQUIVALENT OR EQUAL TO ABOVE
NOTE: LUMINAIRE BY LANDFORMS, LINEAR OR SLOPE LED FIXTURE: 1FC 2700K TEMPATURE BULBS



SOFFIT DOWN LIGHT
COMPANY: LUCIFER LIGHTING COMPANY
PRODUCT: PULKED LPK
TYPE: SEMI-RECESSED LED LUMINAIRE
WATTAGE: 4.3W
ALL LIGHT FIXTURE EQUIVALENT OR EQUAL TO ABOVE



STEP LIGHT
COMPANY: TARGETTI
PRODUCT: ZEDGE LINE
TYPE: PROFESSIONAL SMALL SCALE LED STEPLIGHT
WATTAGE: 9W
ALL LIGHT FIXTURE EQUIVALENT OR EQUAL TO ABOVE



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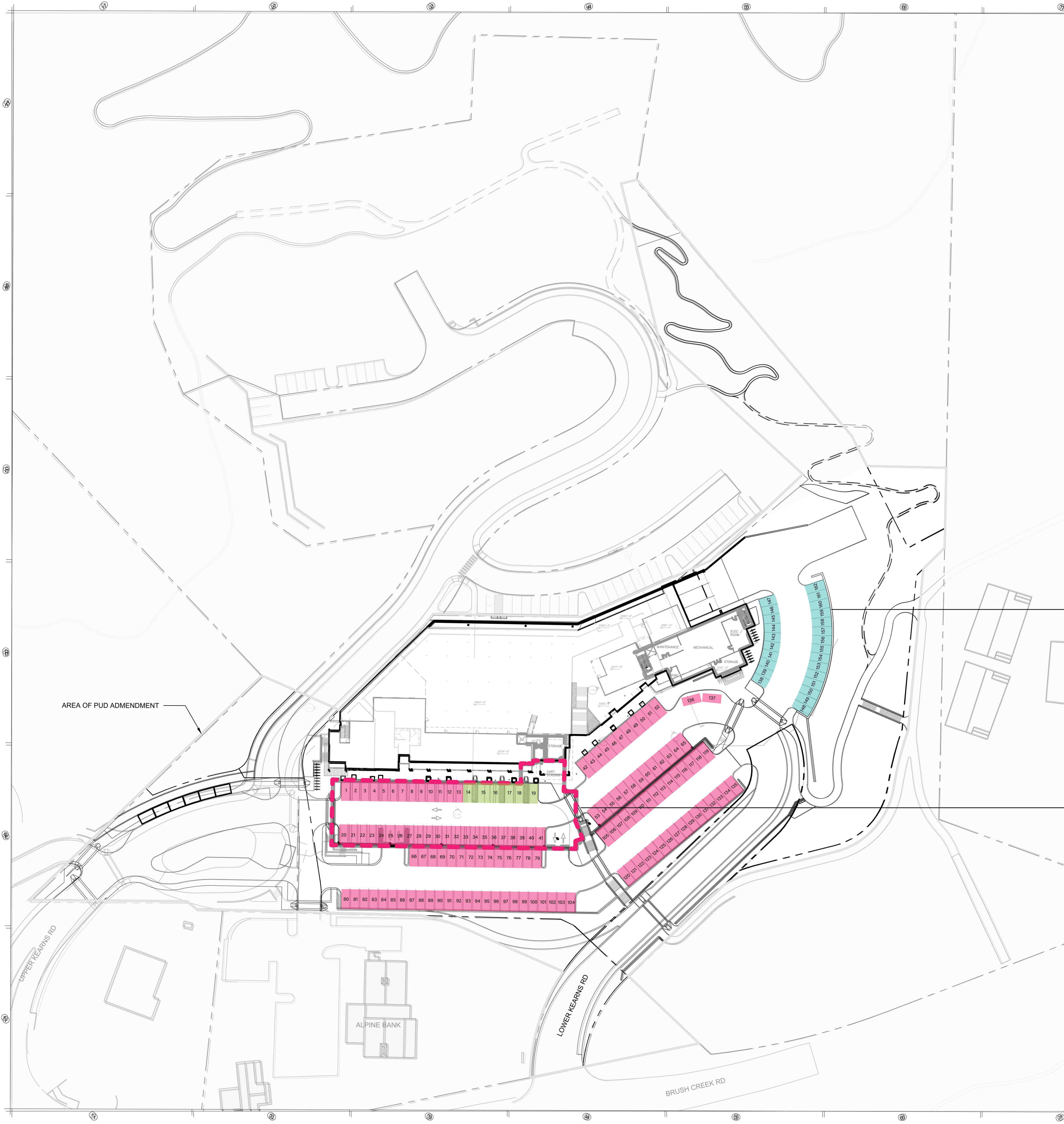
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LIGHTING
PLAN

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- Commercial Parking - Standard
- Commercial Parking - ADA
- Commercial Parking - Compact

PUD PARKING SUMMARY

COMMERCIAL PARKING

Parking Garage 38 spaces

- 2 ADA Spaces
- 4 Compact Spaces
- 32 Standard Spaces

Surface Parking 162 spaces

- 6 ADA Spaces
- 25 Compact Spaces
- 131 Standard Spaces

TOTAL 200 spaces

SURFACE PARKING

162 commercial surface parking spaces

GARAGE PARKING

38 commercial surface parking spaces

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FINAL PUD AMENDMENT

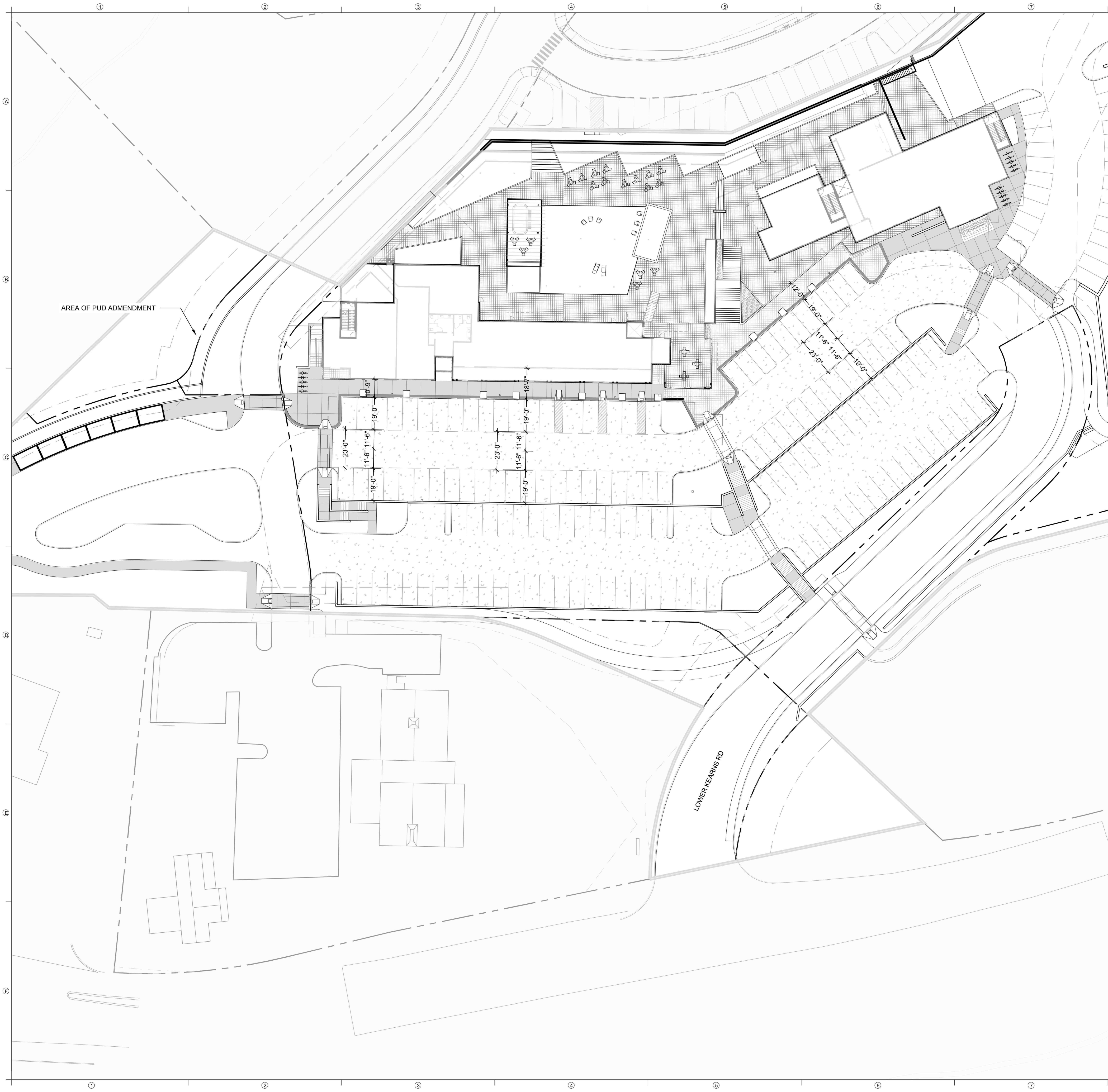
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PARKING
LAYOUT
PLAN

SHEET NUMBER

L-1.7

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URBAN DESIGN & PROGRAMMING
MATERIALS KEY

SYMBOL	TYPE
	Plaza Pavement - Modular Concrete Pavers
	Broom-finish Concrete Road Surface
	Textured Concrete Crosswalk and Pedestrian Sidewalk Pavement. Intergratal Color on Crosswalk Bands.
	Texture Concrete Band

Note: All other roadway surfaces to be asphalt.

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AMENDMENT

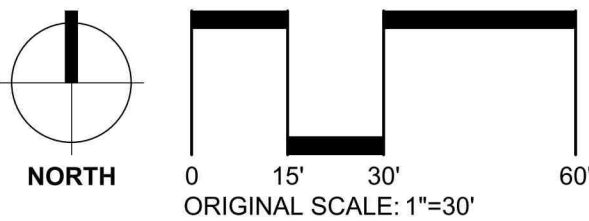
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URBAN DESIGN & PROGRAMMING
PLAN

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L-1.8.1

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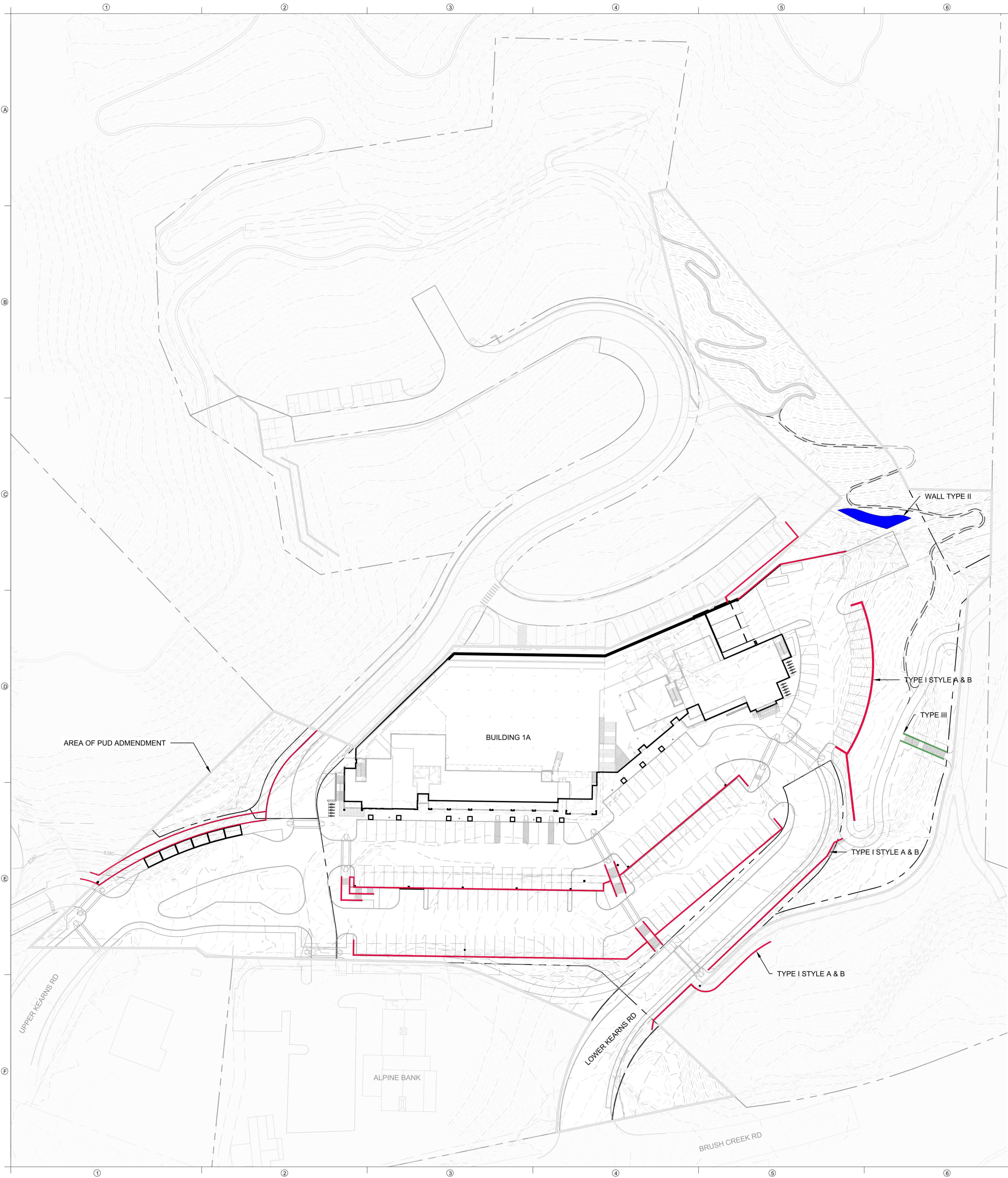
URBAN
CHARACTER
PERSPECTIVE

SHEET NUMBER

L-1.8.2

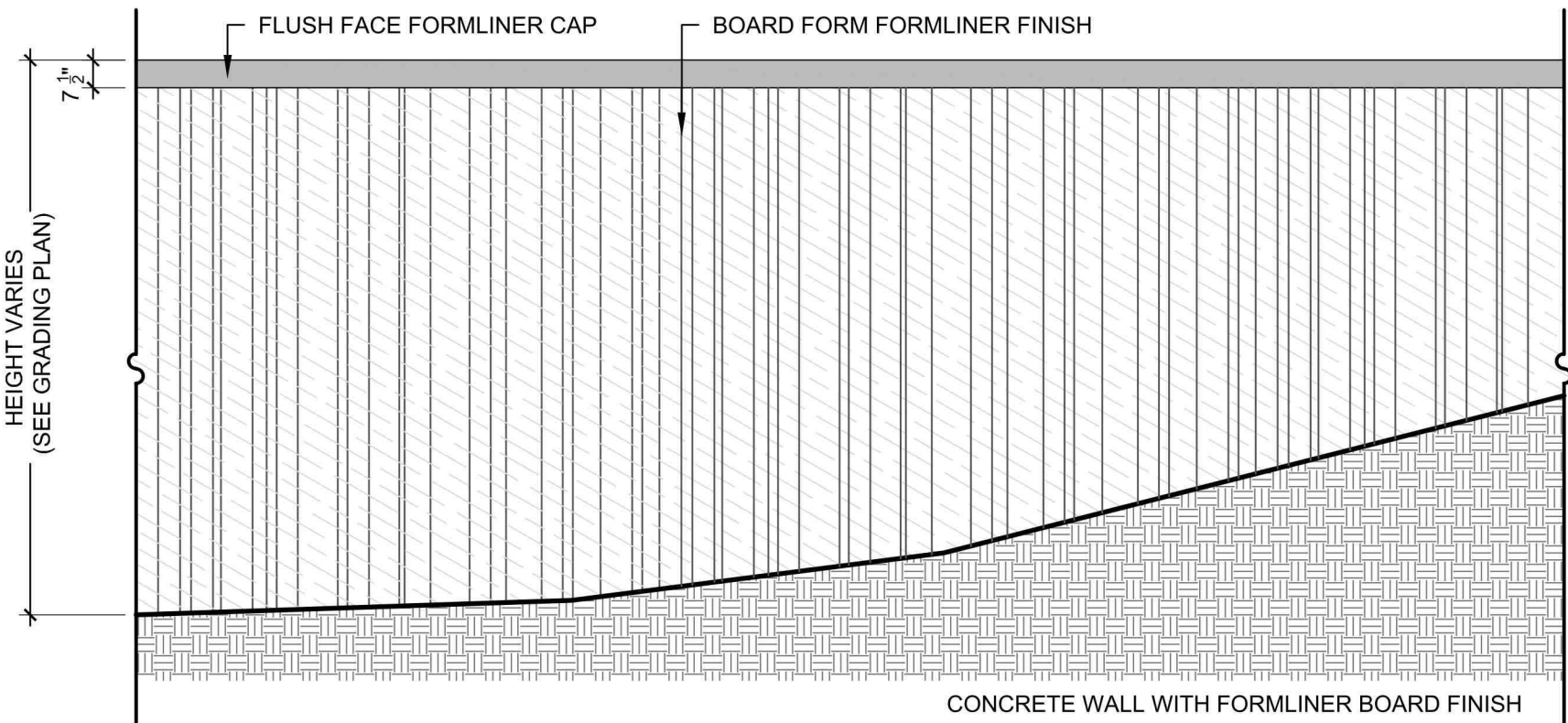
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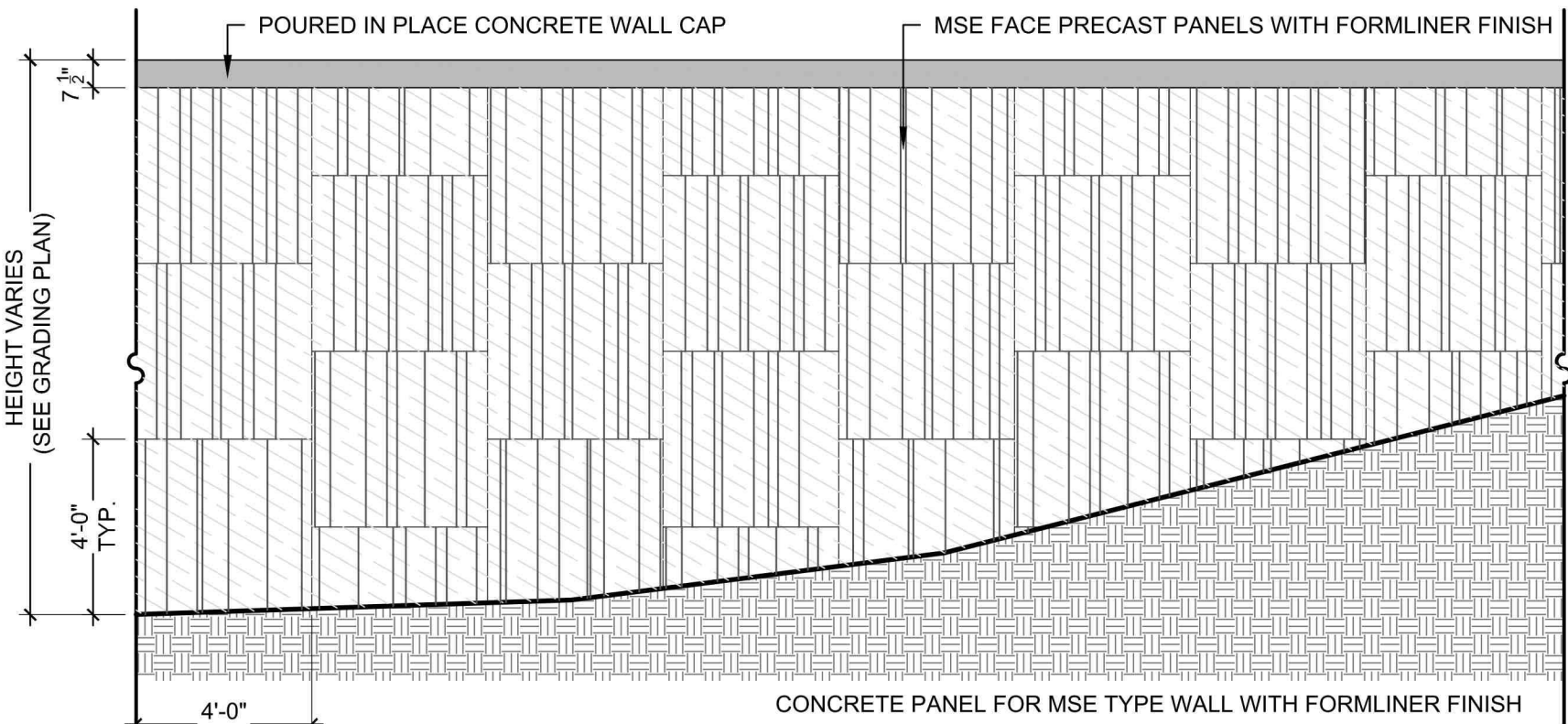
ROAD RETAINING WALL KEY

SYMBOL	TYPE
█	Retaining Walls Type I Style A & B
█	Retaining Walls Type II
█	Type III - Open Grate Stairs



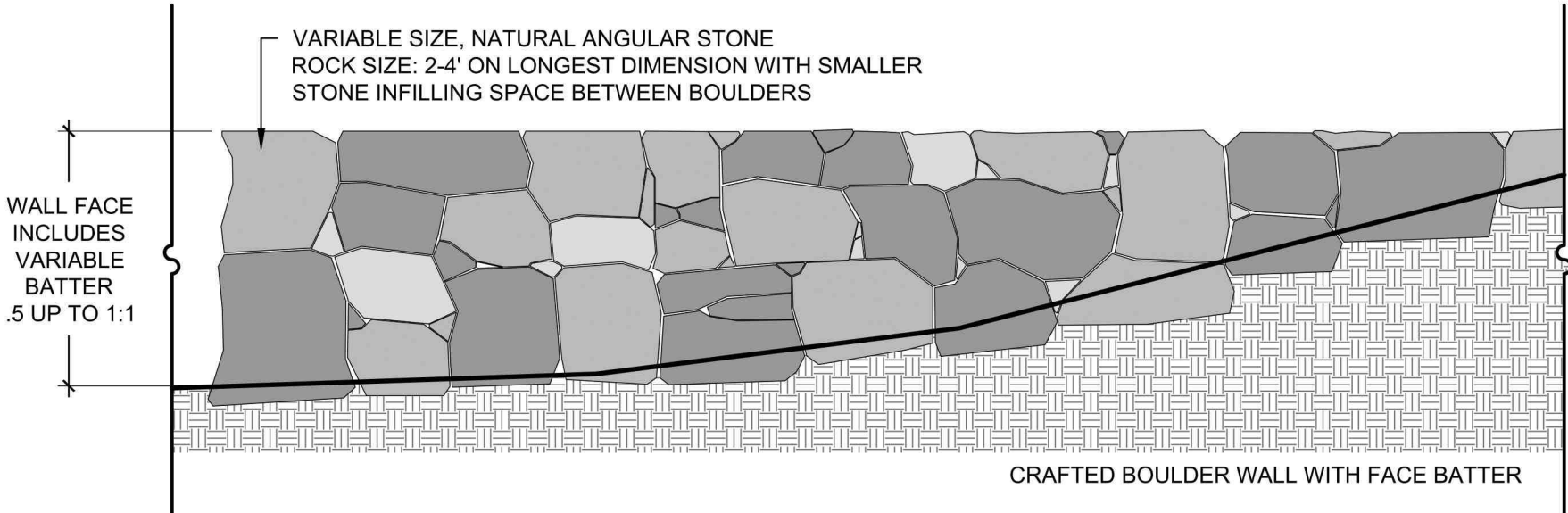
1 RETAINING WALL - TYPE I STYLE A

1/4" = 1'-0"



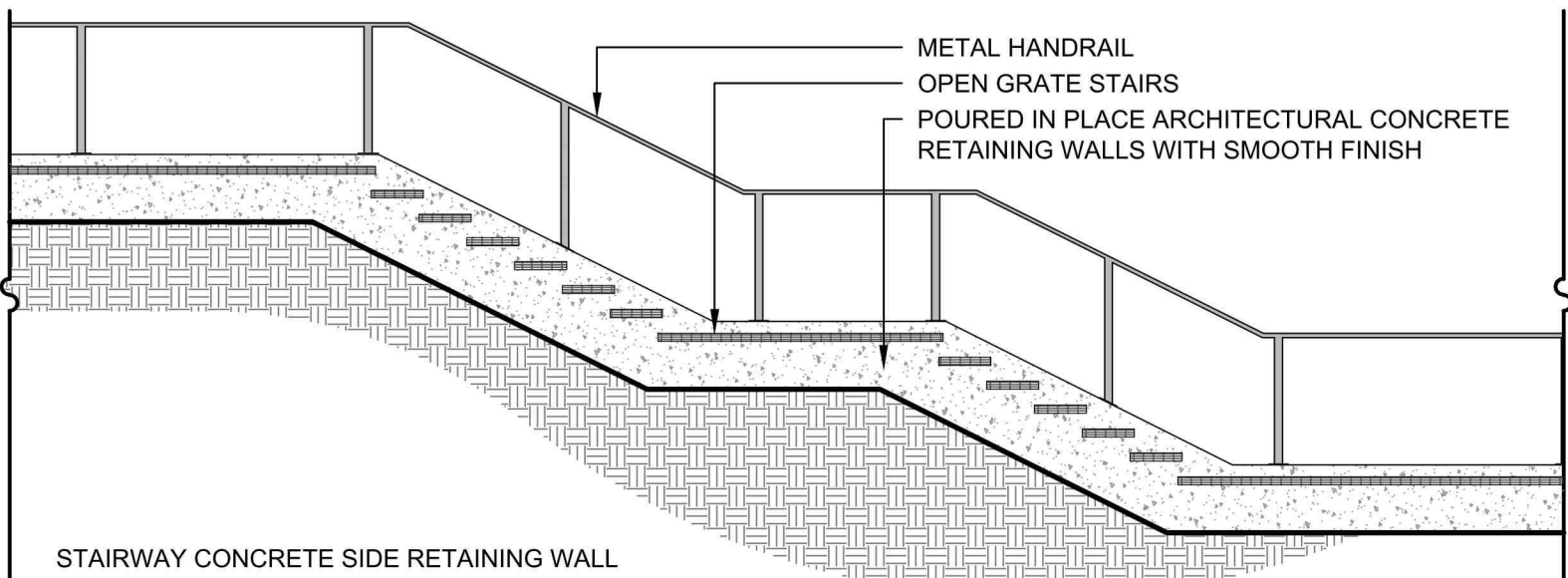
2 RETAINING WALL - TYPE I STYLE B

1/4" = 1'-0"



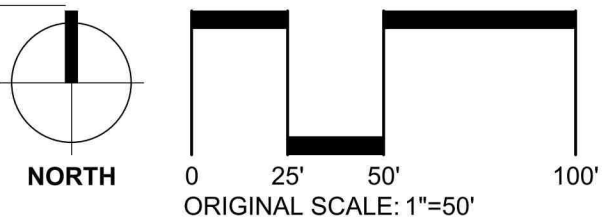
3 RETAINING WALL - TYPE II

1/4" = 1'-0"



4 TYPE III - OPEN GRATE STAIRS

1/4" = 1'-0"



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RETAINING
WALLS PLAN

SHEET NUMBER

L-1.9

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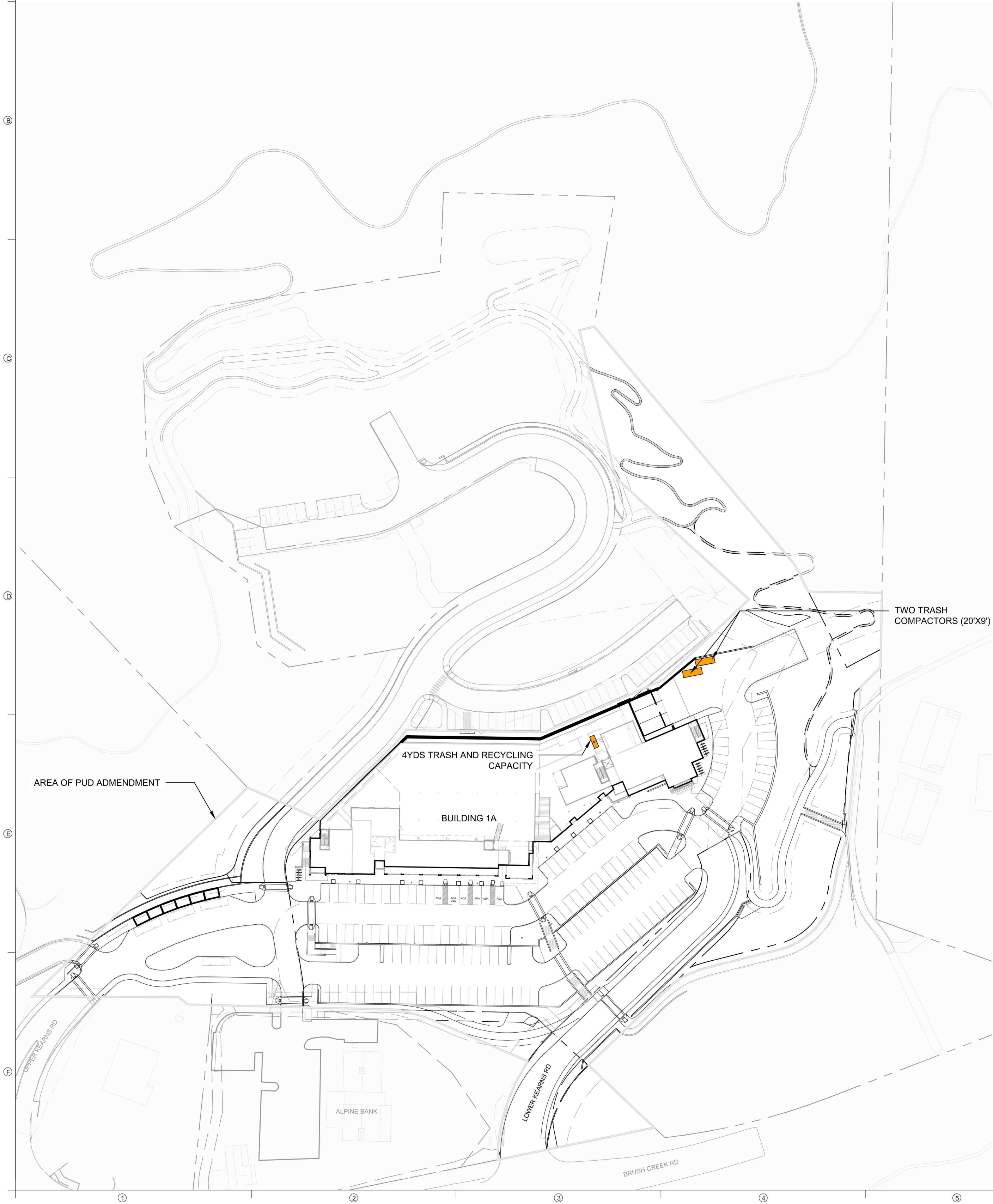
WASTE MANAGEMENT KEY

SYMBOL	TYPE
--------	------

Trash and Recycling Receptacles

NOTES:

1. TRASH AND RECYCLING STATIONS ARE GROUPED TOGETHER FOR EACH LOCATION IDENTIFIED ON THIS PLAN



SNOWMASS CENTER PUD AMENDMENT

Solid Waste Generation by Land-Use

Land Use Code Section 16A-5-340 (c-2-h)

Solid waste disposal plan. A proposed solid waste disposal plan, including the anticipated volume (cubic yards) of solid waste that will be generated by the development, proposed trash container size and location of said facilities.

By Building and Parcel

						Cubic Yard Per Week Total by Use	Building Total (Cubic yards)	Land Uses Total (Cubic yards)	Parcel Total (Cubic yards)
Parcel	Building	Use	Square Footage	Residential Units	Meals Served per Week				
Parcel 1	Building 1A	Supermarket	19,584			109.7	138.6	109.7	
		Main Level Retail (Includes Post Office)	10,037		6.0	11.6			
		Second Level Retail	9,294		5.6				
		Main Level Restaurant (Full Service)			500	10		10.8	
		Second Level Café			150	0.75			
		Third Level Office	13,128			6.6		6.6	
TOTAL						138.6		138.6	138.6

Building Container Need	Location on Solid Waste Plan
Two trash compactors (20' x 9')	Loading Dock Area for Trash Compactors. Internal transfer station by loading dock with 4-yard capacity.

NOTES

Restaurants assumed 6 days per week

Retail assumed 6 days per week

Office assumed 5 days per week

Currently trash is picked up once per week per Town of Snowmass Village Public Works

Trash and Recycling facilities same size as approved PUD

Solid Waste Generation Guidelines

Classification	Use	Quantities of Waste Generated	
Apartments	Single	1 cu. yd. per unit per month	
	Family	1.5 cu. yd. per unit per month	
Commercial	Office	1	cu. Yd. per 10,000 sq. ft. per day
	Retail*	1	cu. Yd. per 2,500 sq. ft. per day
	Supermarket	1	cu. Yd. per 1,250 sq. ft. per day
	Restaurants	0.02	cu. Yd. per meal served
	Restaurants	0.005	cu. Yd. per meal served
	Restaurants	0.005	cu. Yd. per meal served

NOTES

All quantities based on Town of Snowmass Village Solid Waste Generation Guideline (1984) unless

*Uses department store building type

^1 pound (full service) and 0.2 pound (café/deli) per person per meal, divided by 175 pounds per yard times 7 days per week to calculate cubic yards per person each week. Zender Environmental Research Group (2008)

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AMENDMENT

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SOLID WASTE
MANAGEMENT
PLAN

SHEET NUMBER

L-1.10

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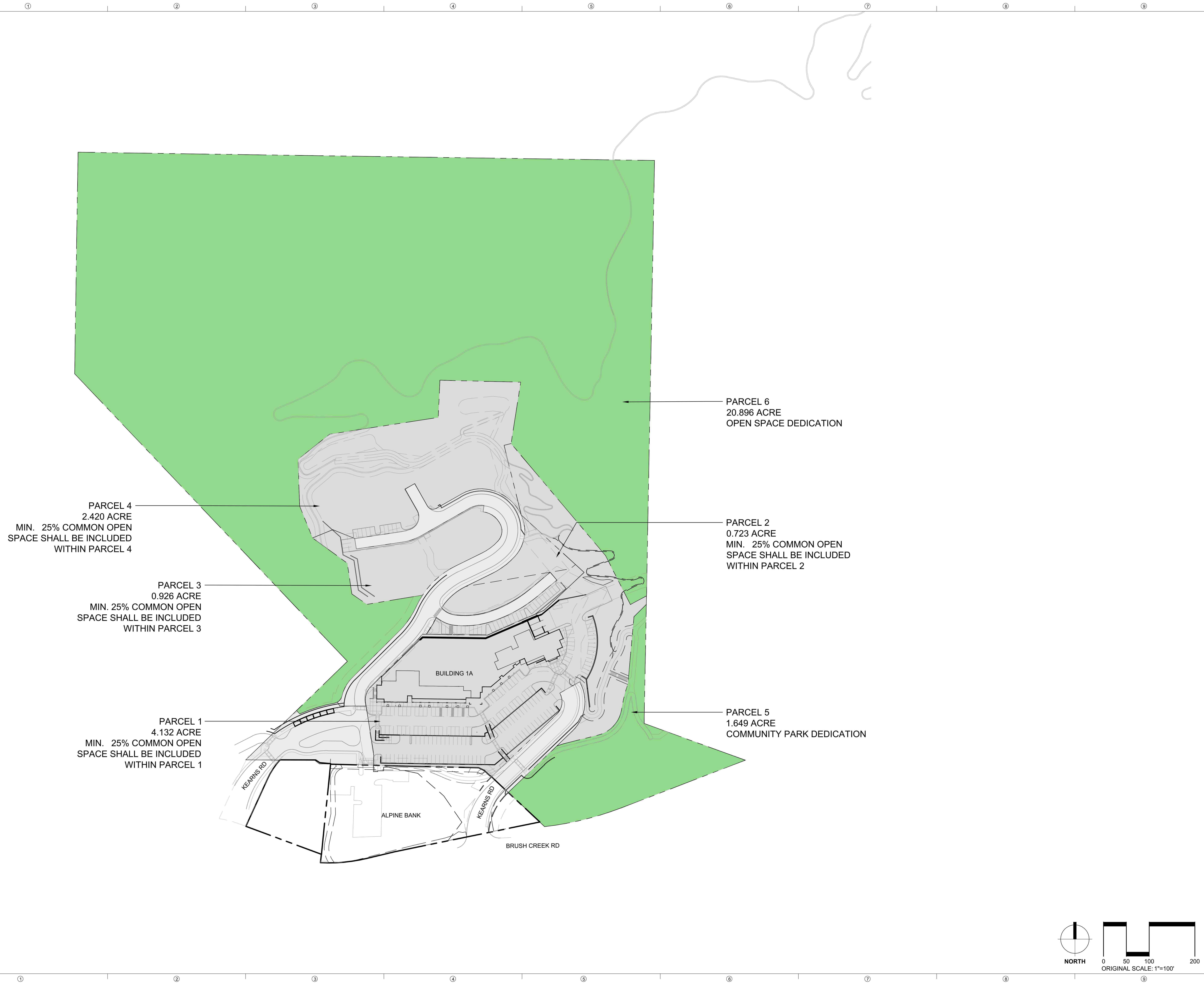
PARCEL 1 PUD AMENDMENT

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OPEN SPACE PLAN

SHEET NUMBER

L-1.11



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TOWN OF SNOWMASS VILLAGE
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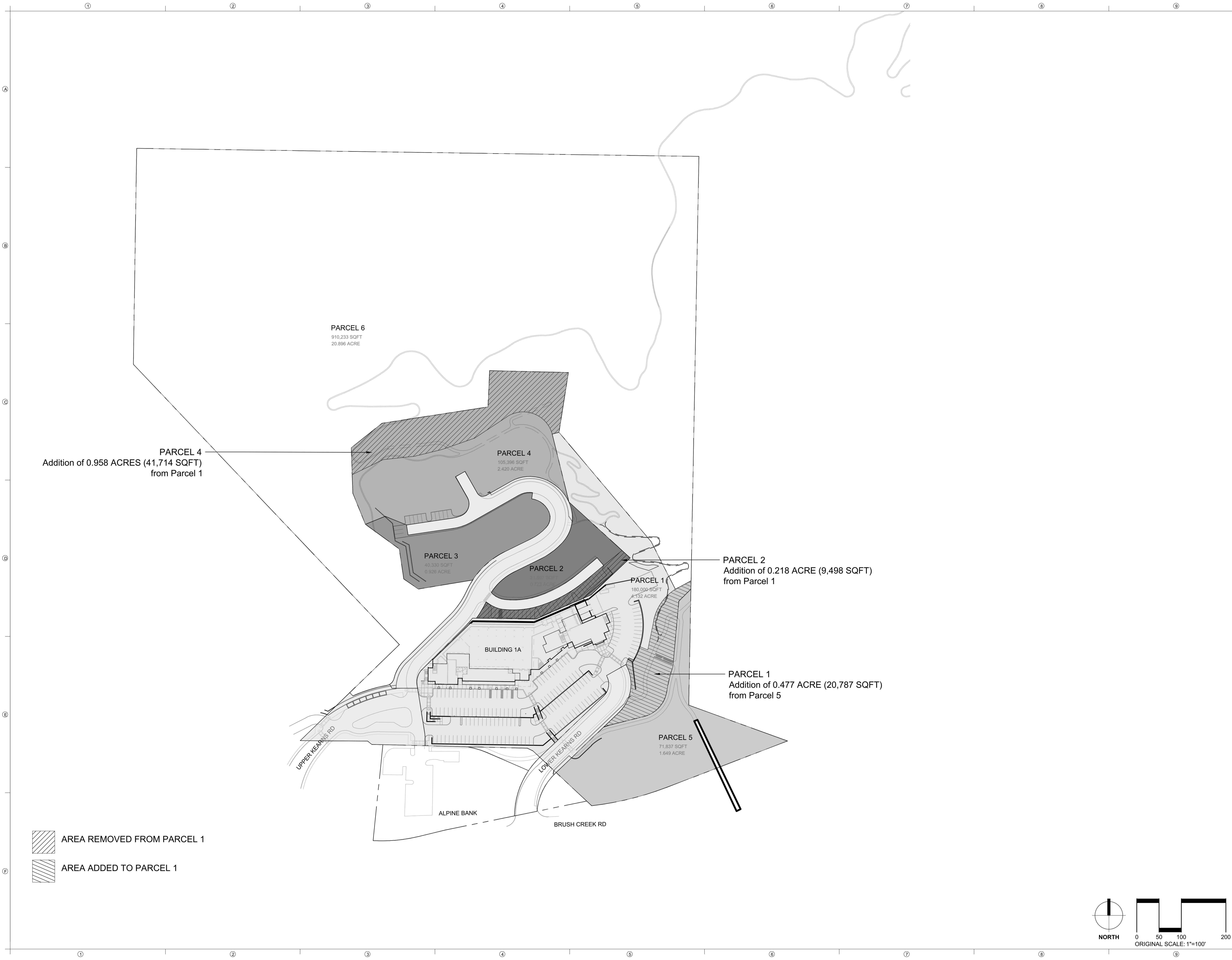
INTERIM CONSTRUCTION ACCESS AND TRANSIT PLAN

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L-1.12

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PARCEL REVISIONS

SHEET NUMBER

L-1.13

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Draft Construction Management Plan for Snowmass Center
Prepared by Haselden Construction
September 27, 2024
Updated November 1, 2024

This Construction Management Plan (CMP) has been prepared as part of the Snowmass Center PUD Minor Amendment Application. All final details are anticipated to be addressed as part of the regular CMP review process during the building permit review.

1. Survey / Site Plan – 18-10.1 (c)

- Final design drawings will be made available during final CMP approval during permit application process which shall include property lines, limits of disturbance, easements, ROW encroachments, utilities, grades both existing and proposed, foundation systems etc.
- Please reference the attached site plan Appendix A for overall construction phasing diagram. Appendix A is meant to illustrate the overall master phasing.
- Please reference attached Appendix A for Phase 1A, 1B, 2A, 2B, 3A, 3B, 4, & 5. Each plan includes details on pedestrian traffic & public transportation flow.
- Please reference attached Appendix B for master schedule for all phases.
 - i. Phase 1A to begin first and independently of other phases. Phase 1B will be complete prior to Phase 2 starting. Phases 2, 3, 4, and 5 are independent of earlier Phases, there will be some overlap of Phased 2-5.
 - ii. Phase 5 Clark's, this phase will require Clark's to have partial closure to demolish the existing structure above and replace it with new structure, roof, and hardscape. This temporary closure will need to be coordinated with Clark's to understand the limits of what portions of the interior space will need to be sectioned off as closed until work is complete above (per OSHA requirements). Portions of the existing and new construction will be available for Clark's to occupy and operate at a modified capacity.

2. Limits of Disturbance w/ Site Perimeter Fencing See Appendix A

- The attached site plans identify the anticipated limits of disturbance and perimeter fencing for each phase of construction. Final limits of disturbance will be illustrated during building permit approval process on final civil drawings.
- Haselden Construction will conduct an extensive existing conditions survey prior to starting work. Photo and video documentation will be provided to the Owner and adjacent homeowners upon request.
- Haselden Construction will update Snowmass Center Tenants when changes to egress occur at the surface parking areas, loading dock, and transit center.

3. Emergency Access

- The first step is prior to construction is to work with the AHJ/FD to come up with a plan to ensure that fire life safety & egress plan is acceptable before construction starts. This includes a looped water line that will go behind the Center, matching the alignment on Civil Sheet 4.0. Fire hydrants would be added as shown in the attached diagram behind the Center to support firefighting in the interim conditions.
- Rear access in the interim condition will be 100% accessible for emergency vehicles during construction. The access will be signed, a chain/ fence will be added, etc to ensure clear access will be maintained.

4. Site Security

- Reasonable efforts will be used to install a privacy and security fence around each phase of work. See Appendix A for limits of fencing.
- Security measures will be in place including site fencing, cameras, and lighting.

5. Construction Waste and Recycling

- Haselden Construction anticipates recycling of construction waste. Primary recycled materials will include concrete, wood, metal, and cardboard. Final waste recycle plan shall be submitted during final CMP approval process.
- Final locations of waste and recycle containers shall be approved during final CMP approval
- Open burning of waste on site shall not be permitted.
- Litter and debris along fence lines shall be regularly cleaned.

6. Material Storage Type and Location

- Final location of material storage to be approved during final CMP approval process.
- Stored material shall be adequately secured.
- Piling of material greater than 12' above grade shall not be allowed without written approval.

7. Provide List and Times of "High Impact" Events.

- It is anticipated that the project will entail the following high impact events: shoring, excavation, utility work and large concrete pours. Details including timing and extent of impacts will be further defined during final CMP approvals.
- Draft traffic disruption is indicated on each Phase logistics plan Appendix B-H
- Notice shall be given to Town at least 14 days prior to such an event.
- Notice shall be given to neighbors 48 hours in advance of such an event.

8. Days and Hours of Activity

- Standard work hours are expected to be Monday – Saturday, 7:00 AM – 6:00 PM
- Haselden Construction will exert a reasonable effort to ensure construction vehicle traffic is not idling for more than 2 minutes.

9. Parking

- Construction Parking will not be allowed on site or in surrounding neighborhood. Contractors will be instructed to park down valley and carpool or ride public transportation to the project site.

10. Erosion Control and Construction Vehicles

- Haselden shall operate under required erosion control regulations as dictated by State and or Local erosion control permits.

11. Air Quality and Dust Management

- A fugitive dust control plan shall be submitted for approval as part of the erosion control permit process to both Local and State entities.
- Fugitive dust plan shall address in detail methods for containing dust and loose material from existing the project site.

12. Site Grubbing and Tree Removal

- Haselden shall submit for approval tree removal plan for all trees within public ROW.
- Haselden shall submit for approval tree protection plan for all trees indicated to remain during construction.

13. Special Access Permits

- Haselden does not foresee the need for any Special Access Permits. If such permit is required, all necessary documentation will be submitted, and regulations followed.

14. On Site Fuel Storage

- Haselden Construction does not allow any fuel storage greater than 99 gallons onsite. It is expected to have at minimum a fuel trailer of this capacity to be kept within the material storage yard.
- On site fuel storage shall be submitted for approval to TOSV and Snowmass/Wildcat Fire Protection District.

15. Wetlands

- Not Applicable.

16. Snow Removal/Storage

- Snow storage, when needed, will be within the material storage yard. When needed, Haselden Construction will remove snow from the jobsite to an offsite location undetermined at this time.

17. Road Closures

- As plans are developed Haselden Construction will develop our road closure plans with the appropriate parties from the Town of Snowmass.

18. Traffic Management

- Traffic control plans by Phase shall be prepared as part of the final CMP approval and building permit review process.
- Preliminary traffic flow has been indicated on site logistic Appendix A
- During Phase 1A and 1B deliveries to existing Snowmass Center tenants shall not be interrupted. During Phase 2 deliveries will utilize the new loading dock.
- Access to Alpine Bank Building shall not be interrupted during construction.
- Transit access is anticipated to be maintained for the duration of construction, illustrated in Appendix A. Minor deviations as part of normal construction requirements

may be required in all phases, and will be addressed in the final CMP with the building permit.

19. Noise

- Activities that cause excessive noise as defined in Code section 18-3 shall be clearly detailed to the TOSV including DB levels, location, time and durations.

20. Generator Usage

- Equipment type shall be clearly marked with Fuel Type, Wattage, DB Limits, etc.
- Temporary power for construction will be supplied from existing power onsite when possible.
- Haselden does not anticipate extended use of generators under normal conditions.

21. Blasting

- It is not anticipated that blasting will be required however if required Haselden shall obtain proper Local and State approvals prior to starting this work.

22. Pile Driving

- It is not anticipated that pile driving shall be required.

23. Wildlife Protection

- Locations and specification for refuse containers shall be clearly marked on final CMP plans for review and approval. Plan shall demonstrate compliance with Article VI of Chapter 7.

24. Site Retaining Walls

- Site retaining walls shall be indicated on final design drawings.

25. Construction Activity in 30% or Greater Slope

- For construction on slopes greater than 30% a detailed plan shall be submitted for approval prior to start of construction.

26. Exterior Lighting

- Exterior lighting will not be provided for construction during construction. Permanent exterior lighting will be installed per the approved permitted set of construction plans.
- Public lighting will be maintained for all public areas for access from parking area to the active buildings. Including all walkways.

27. Safeguarding

- Haselden will make available within our project office temporary telephone system for use of the project for emergency. This system shall either be by land line, cell phone or internet.
- Haselden shall make available first aid kits.
- Haselden shall not occupy any portion of the building prior to approval by TOSV and Snowmass/Wildcat Fire Protection District.

28. Deep Excavations/Trenches

- All OSHA regulations will dictate and be followed during deep excavations and/or trenching activities.
29. Hard Hat/Safety Shoe Requirements
- Haselden Construction will require all employees and visitors to have the required personal protective equipment per Haselden's company and jobsite safety manuals.
30. Elevated Working Conditions (Exceeding 50 Feet)
- OSHA standards will be followed when a worker is exposed to a potential fall hazard both above and below 50 feet. All proper PPE including Personal Fall Arrest Systems (PFAS) will be utilized and training provide to those who are not properly trained.
31. Hazardous Environments (Gas, dust, liquid)
- Haselden Construction only expected environmental hazard is dust. Dust will be controlled in a matter that complies with Haselden's safety manual that meets and/or exceeds OSHA Standards.
32. Hazardous Material Storage
- Haselden shall maintain a list of all hazardous material on the jobsite and MSDS will be stored on site.
 - A written approval shall be obtained from the Snowmass/Wildcat Fire Protection District and TOSV Chief Building Official for all hazardous material stored on site.
33. Temporary Heating
- If temporary heating will be used at any stage of the project, proper documentation will be provided to the Snowmass-Wildcat Fire Protection District for approval.
 - All International Fire Codes, including Section 1043, will be strictly followed regarding the type of temporary heating equipment being used.
34. Portable Fire Fighting Components and Standpipes
- Haselden Construction will provide fire extinguishers as required by Haselden's safety manual and OSHA Standards.
 - Temporary or permanent water supply shall be operation prior to combustibles being installed at the project site.
 - Standpipes will be installed in stairwells as required.
35. Emergency Access and Evacuation
- Emergency access in and out of Town shall be maintained at all times.
 - Appendix A identifies the access for emergency vehicles.
36. Site Signage
- All site signage displayed at the project shall be approved by TOSV.
 - Informational project sign shall be displayed at project perimeter including project address, building permit number, site safety information and 24 hour contact information.

37. Off-Site Debris / Dirt Disposal

- Debris / dirt disposal, when needed, will be remove from the jobsite to an offsite location undetermined at this time.
- All debris containers shall be properly covered prior to exiting the project site.

38. Asphalt Installation / Repair

- For any asphalt repairs/installation within the Public Right of Way, a permit from the Town of Snowmass Village will be obtained before work begins.

39. Work in Right-of-Way

- Haselden Construction would like to meet with the Town of Snowmass Village to identify if/any work in right-of-way will occur.

40. Hoisting / Overhead Crane / Rigging

- Final crane locations shall be determined during final CMP and building permit application process.

PHASE 1A Site Logistics

Note: For general illustration of construction access and staging, detailed site logistics plans shall be developed and approved during the building permit process.

Second construct new retaining wall and road

First Construct Lower Road to Create Access to parking lot

Temp Bank Access

BUILDING 1A

**PHASE 1A
Site Logistics**

Note: For general illustration of construction access and staging. Detailed site logistics plans shall be developed and approved during the building permit process.

BUILDING 1A

Re-Grade Road/ Utilities

Dead-end

Note: For general illustration of construction access and staging. Detailed site logistics plans shall be developed and approved during the building permit process.

BUILDING 1A

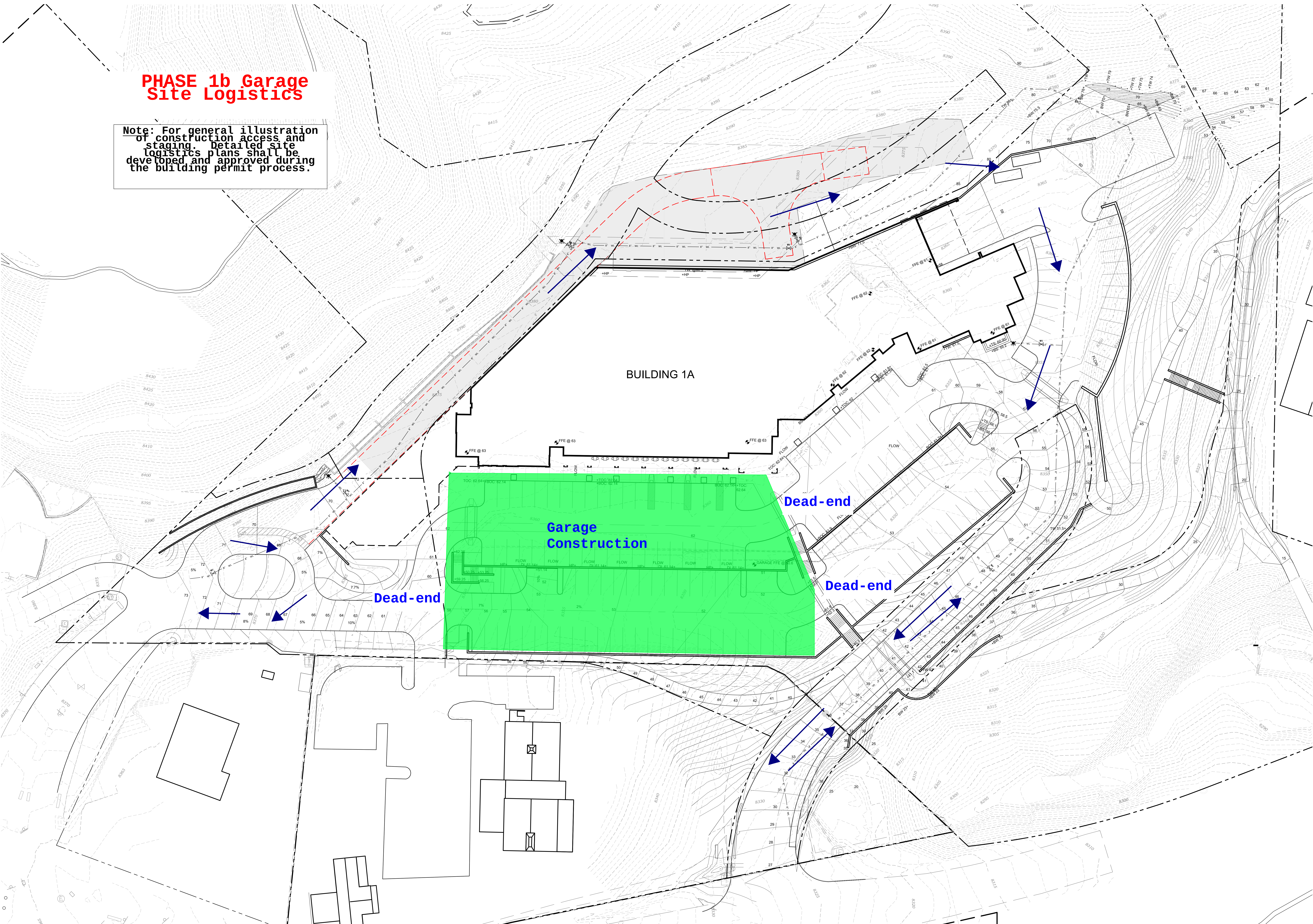
2% Re-Grade Road/ Utilities

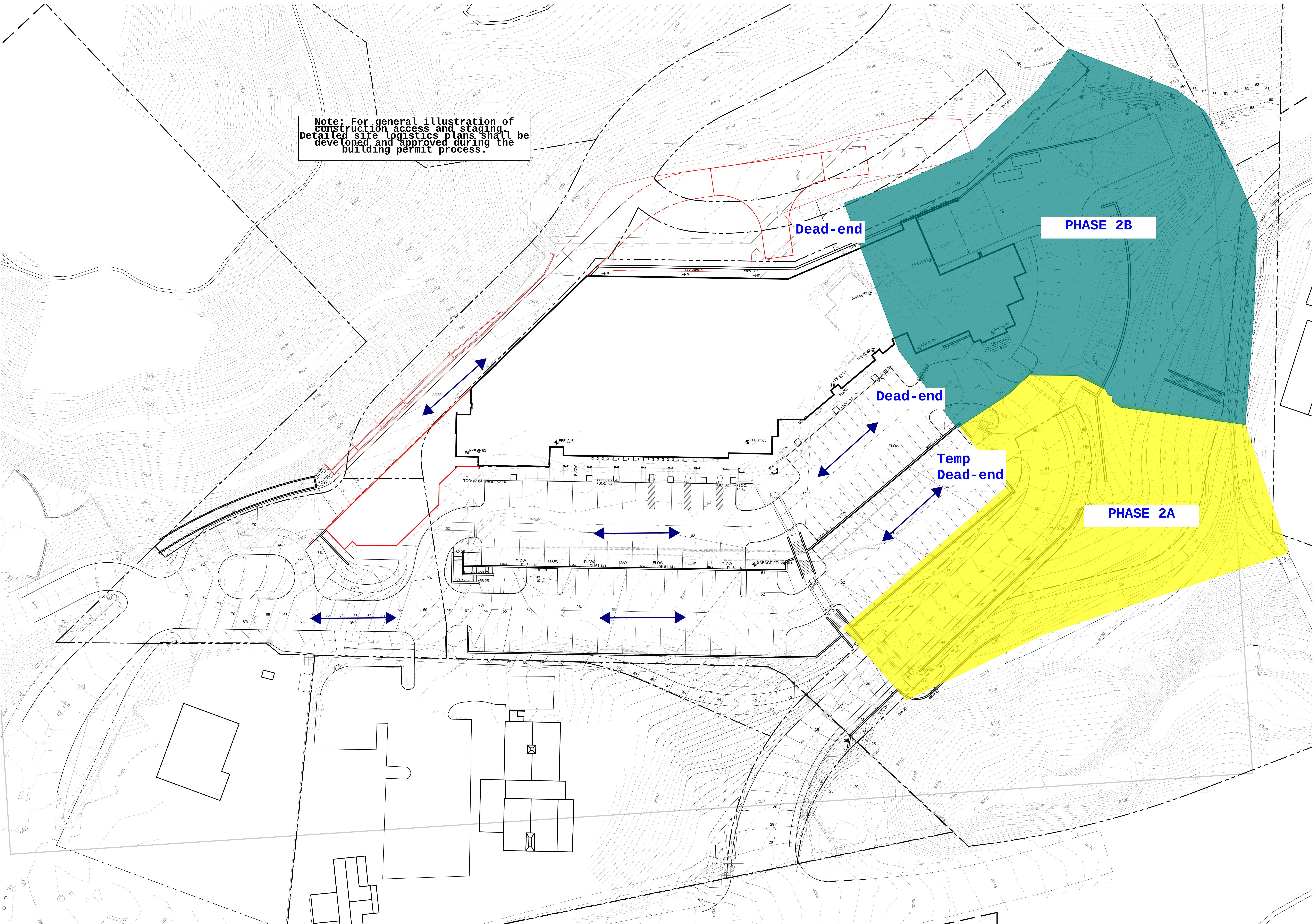


Dead-end

**PHASE 1b Garage
Site Logistics**

Note: For general illustration
of construction access and
staging. Detailed site
logistics plans shall be
developed and approved during
the building permit process.





Note: For general illustration of construction access and staging. Detailed site logistics plans shall be developed and approved during the building permit process.

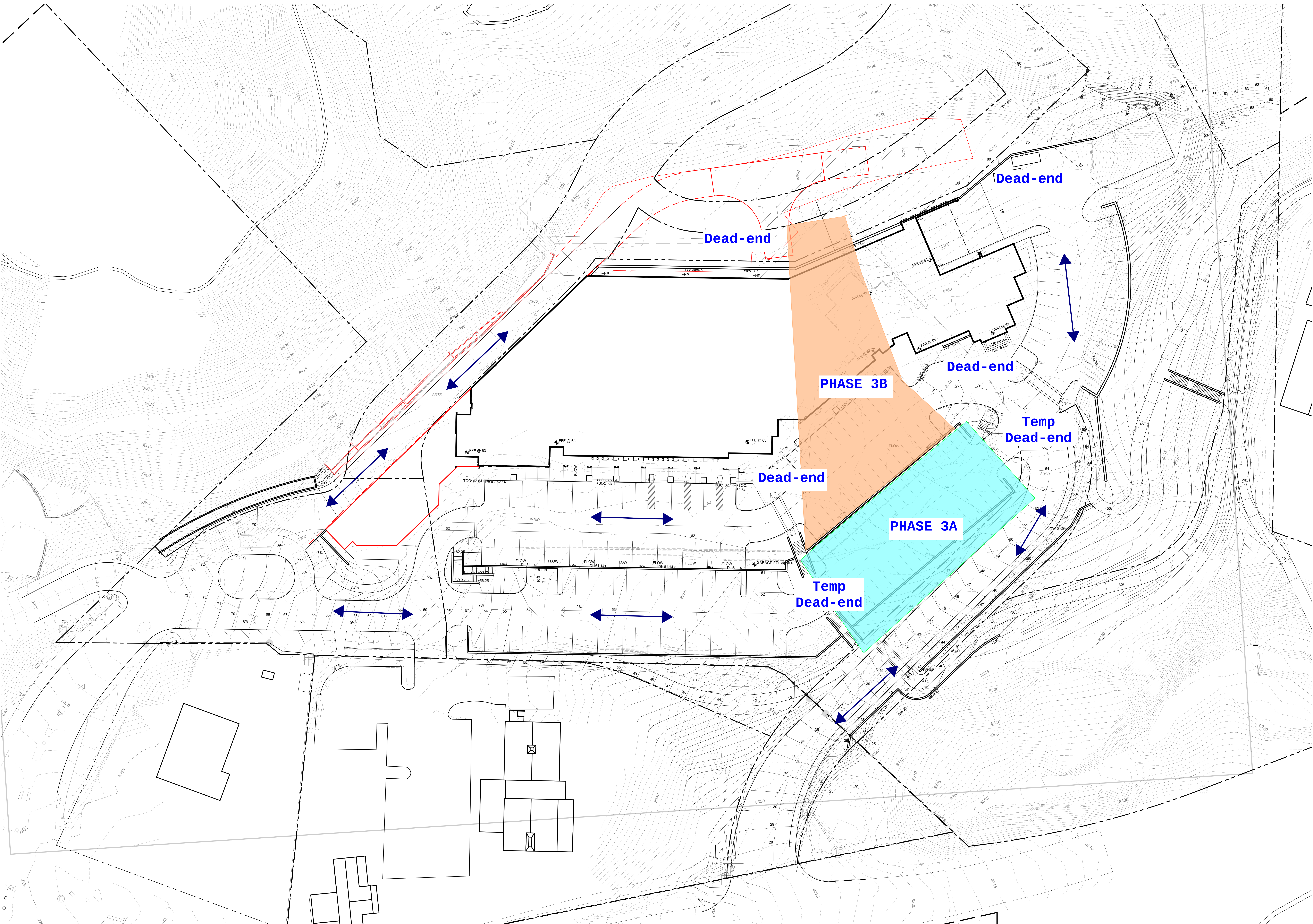
Dead-end

PHASE 2B

Dead-end

Temp
Dead-end

PHASE 2A



Note: For general illustration of construction access and staging. Detailed site logistics plans shall be developed and approved during the building permit process.

Dead-end

Dead-end

PHASE 4 -
demo front/
tasters/
hardware/
build new

Dead-end

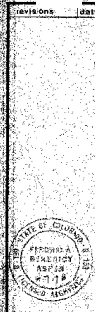
Note: For general illustration of construction access and staging. Detailed site logistics plans shall be developed and approved during the building permit process.

Dead-end

PHASE 5

Note - partial closure of Clark's is required to perform demo and new construction above

SEE DEMO PLAN



MAIN LEVEL PLAN (continued)

A-2.2

Phase	Description	Month																									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Phase 1A - Part 1 Turn Around Road & Retaining Walls		1	2	3	4	5																					
Phase 1A - Part 2 Parking Lot & Lower Road				1	2	3	4	5																			
Phase 1B - Garage	14,609 gba down/ 14,609 gba roof parking					1	2	3	4	5	6	7	8	9	10	11	12										
Phase 2 - Addition/ Civil	14,500 gba addition (C&S only)																1	2	3	4	5	6	7	8	9	10	11
Phase 3 - Center Connector	6,696 gba addition (C&S only)																										
Phase 4 - Addition	31,669 gba addition (C&S only)																										
Phase 5 - Clarks	19,528 gba Existing - Demo 1/3 of Roof/ Reroof/ 1/3 new structure/ Roof Plaza on Existing Structure																										

		Month																																																									
Phase	Description	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58																										
Phase 1A - Part 1 Turn Around Road & Retaining Walls																																																											
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Phase 5 - Clarks	19,528 gba Existing - Demo 1/3 of Roof/ Reroof/ 1/3 new structure/ Roof Plaza on Existing Structure																									1	2	3	4	5	6	7																											

[Note - phasing & duration of construction may change depending on final design & construction start

TRANSPORTATION DEPARTMENT MEMO

To: Brian McNellis

From: Sam Guarino

CC: Dave Shinneman

Date: 11/5/2024

Re: SMC Minor PUD Amendment Application

Find below Transportation Department comments as it relates to the SMC Minor PUD Amendment Application

- **EV Parking:** The application makes no mention of electric vehicle charging infrastructure being installed in any location. With the increasing adoption of electric vehicles, it would be worth considering installing Level 3 “Fast Chargers” within the parking lots. Not only would these stations improve the network of charging stations within the Town, but it would also promote commercial use by customers while waiting for their cars to charge.
- **Deliveries:** Attention should be paid to the lack of delivery infrastructure on the West side of the development. While the loading dock may be large enough to support deliveries to the entire facility, proximity of the access road, commercial parking, and bus stops may encourage vehicles to park illegally to access these businesses. Care should be taken to plan for this use in these areas, which may include signage indicating no delivery, parking and/or landscaping preventing this use.
- **Pedestrian/Bicycle Access:** The Construction Management Plan should include a plan for pedestrian and bicycle access to the Center during construction. This could be through detours or safe access through the site. Pedestrians and cyclists need to continue to have safe access while the Center remains open, particularly from Transit facilities.
- **Bike Share Access:** In both the temporary and final transit center designs space for a WE-cycle bike share station should be considered. This will be an integral part of the Town’s transportation system and will provide a needed alternative to driving and parking, particularly during construction.

- **Transit Access from Town Hall Road:** It would be ideal for the road coming down from the Town Hall Road to line up directly with access to the “Bus Only” lane on Kearns Rd. Creating a four-way intersection.
- **ADA Access to/from Transit:** Ensure, to the extent possible, that ADA access to and from the Transit stations exists in both the temporary and the final Transit Center Designs.
- **Bus Turning Movements:** Provide bus turning movements based on Snowmass Village Shuttles for both the temporary and the final transit center designs that ensure adequate spacing/sizing.
- **Transit Center Timeline:** Provide a timeline for the construction of the final transit center design as shown in the architectural set. This should be done as part of the SMC commercial redevelopment rather than during a future Town construction project. The temporary design, while workable in the short term, is not an adequate long-term transit center design.
- **Signage and Wayfinding:** Ensure adequate signage and wayfinding for pedestrians, cyclists, and transit users. Include in signage/wayfinding plan “bus only” signage that prevents private vehicle usage of bus infrastructure.
- **Lighting:** While remaining within town lighting codes, ensure that the bus stop and pedestrian paths are adequately lit to promote safety and wayfinding.

Roaring Fork Fire Rescue Authority
1089 JW Drive
Carbondale, CO 81623
970.340.7040
roaringforkfire.org



SCOTT THOMPSON
FIRE CHIEF

October 23, 2024

Mr. Dave Shinneman and Mr. Brian McNellis
Community Development Department
Town of Snowmass Village
Kearns Road
Snowmass Village, CO 81615

RE: The Snowmass Center Redevelopment PUD Amendment Application dated September 27, 2024.

Dave and Brian,

The above referenced PUD Minor Amendment Application includes serious implications for our ability to provide adequate fire and life safety protection for the Snowmass Center Redevelopment. Roaring Fork Fire Rescue Authority has reviewed the submitted amendment thoroughly and wish to address critical proposed changes that would severely compromise our ability for the "Interim" phasing schedule that is proposed.

1. Water Supply. The proposed 58,433 sq. ft of mixed type V-B and V-A construction for the Snowmass Center building will require an approximate fire flow of 5,000 gallons a minute with a minimum of 4 fire hydrants placed in our approved locations. We have not seen any revised building plans or civil documents at this time but we anticipate that at least two of these fire hydrant locations would be located on the North and West side exposures of the Snowmass Center along Rim Road.



The timing and responsibility of providing adequate firefighting water supply and fire apparatus access roads are International Fire Code requirements and... "shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction." Furthermore, the timing of installation is required... "prior to and during the time of construction except when approved alternative methods of protection are provided" (IFC Chapter 5, 2015)

Should this amendment proposal be implemented, the required fire hydrant water supplies for the Snowmass Center, along with the installation of a water line main, would be located on future Town of Snowmass Village property and could possibly be delayed indefinitely after the Snowmass Center Redevelopment has already been completed. These critical infrastructure requirements are being proposed as an "Interim" condition only after the Town of Snowmass Village decides to develop Parcels 2, 3, and 4. This is unacceptable and also counters the intentions of Snowmass Village adopted Municipal Codes 16A-4-240

Sec. 16A-4-240. - Fire protection.

(a) Service by Fire Authority. Developments and new construction on existing lots shall be located and designed in a manner that enables them to be served by the Roaring Fork Fire Rescue Authority and complies with the adopted standards of said Fire Authority.

Unusual Fire Hazards. No future development and construction on existing lots shall be approved that, due to design, size (including height) or building materials, could present unusual fire hazards that are beyond the fire-fighting capability of the Roaring Fork Fire Rescue Authority.

Location. Development and new construction on existing lots shall not be located in such a way as to adversely affect the capability of the fire authority or other public service entities to respond to fires or other non-fire emergencies in any other structure or area of the Town.

Fire Access. Fire lanes, emergency access and fire apparatus access roads shall conform to the provisions of the Fire Code, as set forth in [Chapter 18](#), Article VII of the Municipal Code.

Roaring Fork Fire Rescue Authority
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SCOTT THOMPSON
FIRE CHIEF

To be clear, the proposed Interim Construction Access and Transit Plan (L-1.12) will not meet currently adopted emergency access and fire protection water supply requirements as defined in the International Fire Codes and further fails the Municipal Fire Protection codes adopted by the Town of Snowmass Village.

2. Fire Protection.

As was originally presented in the Snowmass Center Redevelopment Sketch Plan Application... (Page 46, 3. Utilities) "Construction techniques for the Snowmass Center redevelopment will meet all requirements contained in the current editions of the International Building Code. (IBC), International Fire Code (IFC), and all other applicable Code requirements in effect at the time of building permit, or requirements otherwise agreed upon with Snowmass/Wildcat Fire protection District. "

Roaring Fork Fire Authority is not sure when a "lock down" of future Snowmass Center Redevelopment reviews and inspections for new construction plans using the current 2015 International Building and Fire Codes was dictated and included in the Snowmass Center Development Agreement. (Snowmass Center PUD Guide, C. Building Code Applicability and Fire Protection. Page 2 of 9, Amended September 27, 2024).

This inclusion and limiting factor of tying this future project to 2015 Code reviews should unequivocally be reverted back to the original wording in the Sketch Plan Application. The Snowmass Center Redevelopment should be required to apply the adopted International Building and Fire Codes or any and all other applicable Code requirements in effect for Snowmass Village at the time of building permit submittal.

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970.340.7040
roaringforkfire.org



SCOTT THOMPSON
FIRE CHIEF

In conclusion, the proposed amendment does not provide for adequate established firefighting water supply for the Snowmass Center Redevelopment project as a whole. Most concerning, is the fact that proposed "Interim" conditions may remain until such time that the Town elects to proceed with development of parcels 2, 3, and 4. This uncertainty leaves the required necessary emergency access or pressurized fire hydrant systems in "limbo" for an undetermined amount of time. This is not acceptable nor wise for a building of this magnitude, construction type, or implied importance to the community.

The Roaring Fork Fire Rescue Authority can not provide adequate fire and life safety for the Snowmass Center under the proposed amendments for the Snowmass Center Redevelopment PUD Amendment Application dated September 27, 2024.

We ask to reserve our opportunity at a later date to further comment on the Draft Construction Management Plan for Snowmass Center dated September 27, 2024 within the Application.

Sincerely,

A handwritten signature in black ink, appearing to read "John T. Mele". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

John T. Mele
Fire Marshal / Deputy Chief
Roaring Fork Fire Rescue Authority

INTEROFFICE MEMORANDUM

TO: BRIAN MCNELLIS, SENIOR PLANNER
FROM: MIKE HORVATH, TOWN ENGINEER
ANNE MARTENS, PUBLIC WORKS DIRECTOR
SUBJECT: MINOR PUD AMENDMENT REVIEW – SNOWMASS CENTER COMMENTS
DATE: OCTOBER 31, 2024

These comments are in response to the proposed Design Workshop's application (dated September 27, 2024) for a Minor PUD Amendment Review for the redevelopment of the Snowmass Center.

1. ROAD ALIGNMENT AND INTERSECTION REQUIREMENTS

- **Town Hall Road Intersection:** Improve intersection alignment to 80–90 degrees with Upper Kearns with a max slope of 5% for 20 feet approaching the downhill stop sign.
- **Bus Lane Alignment:** Align the bus-only lane from Upper Kearns with Town Hall Road centerlines to be within 10 feet of each other, maintaining a max slope of 7% and a cross slope of 2% on the bus only lane for future bus route compatibility.
- **Alpine Bank Intersection:** Adjust design to ensure the bus lane intersects with the road to Alpine Bank at 90 degrees.
- **Access Road Intersection:** Ensure Access Road aligns at 90 degrees to Upper Kearns and clarify access alignment details for Alpine Bank.

2. DEEP UTILITIES

- **Hydrant Relocation:** Address hydrant placement on Sheet C-2.0 to ensure it's not within the road or pedestrian path.

3. RETAINING WALLS

- **Aesthetic:** Provide detailed wall types and match finishes to those near the Wood Rd roundabout.
- **Wall Locations:** The wall behind the bus shelter on Upper Kearns must integrate with the existing railroad tie wall along the access road. The bottom of the railroad tie wall at the bottom of the hill is approximately 8372.5'. The bottom of the proposed wall is proposed at 8367.55'. Therefore, replacing the entire current railroad tie wall to accommodate final access road requirements is necessary.
- **Constructability:** Bottom of wall in the temporary construction layout is 8370' while the bottom of the wall at the final Transit Center is as low as 8366.74'. Final wall layout will need to be constructed as part of temporary construction layout.

4. COST AND PRICING ADJUSTMENTS

- **Material Pricing:** Update cost estimates to align with the Town of Snowmass Village and SWSD 2024 pricing:
 - Class 6 ABC: \$140/CY
 - Class 2 ABC: \$150/CY
 - Curb & Gutter: \$70/LF
 - Mobilization: 7-10%
 - Sidewalk: \$45/LF
 - 8" DIP: \$350/LF
 - 8" SDR 35: \$330/LF
- **Missing Costs:** Ensure estimates cover additional elements like ADA ramps, crosswalks, striping, milling for T-top, culverts, shallow utility conduits, and lighting for Upper & Lower Kearns and Melton Trail EOPC's.
- **Storm Line Costs:** Include Storm D in cost estimates as it serves Transit Center and is required as part of redevelopment of Parcel 1.

5. STORMWATER AND DEBRIS FLOW

- **Debris Flow Infrastructure:** Ensure debris flow solutions are incorporated within EOPC.
- **Debris Flow Accommodations:** Install a box culvert to manage debris flow under the new road section.
- **Inlets & Manholes:** Replace and adjust inlets and manholes to match the proposed road elevation at the bottom of Town Hall Road.
- **Valley Pan Drainage:** Account for drainage from the 3-foot valley pan at Alpine Bank's entrance, ensuring it redirects drainage appropriately on-site.

6. TRANSIT AND ACCESS REQUIREMENTS

- **Bus and Emergency Access:** Provide turning movement and grading analysis for TOSV buses across the full route from Upper Kearns, ensuring temporary signage, grading, and emergency vehicle access are feasible during construction phases.
- **Temporary Access Points:** Clarify temporary tie-in point on Upper Kearns and the access road to assist in understanding EOPC's and temporary access conditions.
- **Temporary Pedestrian Access:** Pedestrian access from Upper Kearns Rd needs to be accommodated during the temporary construction layout
- **Lane Widening:** Widen the bus-only lane before the bus pull-off by at least 2 feet for improved maneuverability.

7. SUBDIVISION AGREEMENT & DEVELOPMENT TIMELINE

- **Easement Grants:** Amend agreements to specify Developer's responsibility for granting easements for trails, utilities, and stormwater to Town once development of uphill parcels is complete.
- **Transit Center Completion:** Include timelines in Section 6.1 for the Transit Center, with explicit completion requirements within Phase 4 or 5, not at time of Town development of uphill parcels.

- **Stormwater Maintenance:** Outline responsibilities for shared utility maintenance and replacement.

8. LIGHTING AND SIGNAGE PLANS

- **Lighting Plan:** Include a lighting plan to cover all required areas.
- **Signage and Striping:** Develop a comprehensive striping and signage plan to support traffic flow and bus priority at Upper Kearns and access road intersection.

Thank you for the opportunity to comment. Please let me know if you have any questions.

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**ORDINANCE NO. 17
SERIES OF 2020**

AN ORDINANCE APPROVING WITH CONDITIONS THE FINAL PUD PLAN, REZONING, AMENDMENT OF A FINAL PLAT (SPA), AND SUBDIVISION FOR THE FARAWAY NORTH SUBDIVISION (SNOWMASS CENTER) AS SUBMITTED BY EASTWOOD SNOWMASS INVESTORS.

WHEREAS, the Town Council authorized Eastwood Snowmass Investors LP, hereinafter referred to as the "Applicant", to submit a Final PUD application for Snowmass Center by adopting Resolution No. 19, Series of 2020 on May 18, 2020, thereby approving the Preliminary PUD Plan application submitted by the Applicant, with conditions; and

WHEREAS, on July 15, 2020, the Applicant submitted a PUD Final Plan application that was updated on July 30, 2020 for the redevelopment of the Snowmass Center which entailed a mixed-use project for the Faraway North Subdivision more fully described in the legal description attached as part of the revised plat (draft) hereto as **Exhibit "A"** and incorporated herein; and

WHEREAS, as permitted by Section 16A-5-360 of the Municipal Code, the Final PUD Application was submitted requesting the reconfiguration of lots within the Property and to allow for multi-family residential development as well as expanded commercial development and redevelopment; and

WHEREAS, the Final PUD application was determined to be complete for purposes of review as required by Section 16A-5-360 of the Municipal Code by the Planning Director; and

WHEREAS, the Final PUD application was processed pursuant to the procedures outlined in Section 16A-5-360, 'Final PUD,' Section 16A-5-360 "Purpose; overview; general restrictions,' Section 16A-5-310 'Review standards,' and Section 16A-5-360, 'Final plan,' of the Municipal Code; and

WHEREAS, the Subdivision was processed in accordance with Section 16A-5-440" and the Rezoning in accordance with Section 16A-5-220 of the Municipal Code; and

WHEREAS, the Planning Commission recommended that the Town Council approve the Snowmass Center Preliminary PUD by adopting Planning Commission Resolution No. 05 Series of 2019; and

WHEREAS, the Town Council has reviewed the Final PUD application, considered the recommendations of Town Staff, and received public comment thereon at the public meetings and hearings scheduled or held on November 2nd (1st Reading) and November 9th (2nd Reading), 2020; and

WHEREAS, the Applicant submitted a first amendment package to the Final PUD Plan on October 21, 2020, pursuant to Section 16A-5-70 "Action by decision-making body" of the municipal code, as included in the Town Council packet for the November 2, 2020, which

amendment was accepted for discussion and consideration as noted in **Section Three** 'Action' of this ordinance; and

WHEREAS, this Ordinance is the final approval of the Final PUD application process by the Town Council;

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

Section One: Findings. Based upon the information contained in the Major PUD Amendment Final Plan application, including the subdivision exemptions, supplemental information submitted to Town Staff and documentation and testimony in the record, the Town Council finds as follows:

1. **Application material sufficiency.** The Applicant has submitted sufficient information pursuant to Section 16A-5-360 of the Municipal Code to permit the Town Staff and Town Council an adequate review of the proposed Major PUD Final Plan application.
2. **Public Hearing Notices.** The Applicant met the minimum public hearing notice requirements outlined in Section 16A-5-60, 'Notice of public hearing' in the Municipal Code.
3. **Conformance with Municipal Code Requirements.** The application is generally in compliance with Section 16A-5-220, 'Amendments to Official Zone District Map,' Section 16A-5-300(c), 'General Restrictions,' Section 16A-5-310, 'Review Standards,' 16A-5-360, 'Final plan, including Subsection (3) 'Review Standards', and Section 16A-5-440 Subdivision 'Review procedures', with exceptions as noted as conditions in **Section Four** below.

Section Two: Specific Findings. For a Final level of review, and subject to the Applicant implementing the conditions in **Section Four** of this ordinance, the Town Council more specifically finds that:

1. The subject area is identified on the Comprehensive Plan's Environmental Sensitivity Map as being within the Brush Creek Impact Area. The development proposal will be located outside the Brush Creek floodplain and wetlands (with the exception of water quality improvements). Improvements to infrastructure associated with the Snowmass Center redevelopment will improve the quality of storm water entering Brush Creek.
2. The Preliminary Plan identifies land proposed for development or redevelopment which are entirely outside Wildlife Sensitive Areas identified in the Comprehensive Plan.
3. To the extent necessary for and pertinent to a Preliminary 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 ordinance.

4. To the extent necessary for and pertinent to a Final 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 Four of this resolution.
5. The Final PUD Plan proposes the reconfiguration of the existing Faraway Ranch SPA (Parcels 1A, A, B, F, G, I) to be comprised of newly created Parcels 1 through 6 as summarized herein and as detailed in the revised plan as shown in **Exhibit A**.
6. The Final Plan application includes variations from required "Mixed-Use-2" zone district standards (underlying zoning) and/or the existing PUD standards, involving:
 - a) An increase in the project's maximum buildout/unit by more than 100% of the 2018 Future Buildout Chart (estimated to be combined 32 units as approved by the Town Council). The 64 residential units proposed is well above the 100% build-out for the respective Comprehensive Planning Areas (CPAs) which triggers a review of benefits or "Community Purpose" associated with the application pursuant to Section 16A-5-300 (C)(6), unique and exceptional circumstances, and exceedance of the PUD review standards.
 - b) An increase in the maximum height limit for residential and commercial structures from 38 vertical feet to no more than 63 vertical feet as further described in the amended application dated October 21, 2020.
 - c) Expansion in to limited slopes of 30% or greater as detailed in **Exhibit D**.
7. The variances identified above require a super majority (75%) vote of approval from the Town Council in accordance with Section 16A-5-300 of the Land Use Code.
8. For the granting of the variations specified above, the Town accepts the Community Purpose offerings, including:
 - a) The dedication of approximately 21 acres of open space.
 - b) The conveyance and construction of a 2.1 acres community park.
 - c) The construction and conveyance of a shuttle transit center consisting of approximately ½ acre. The applicant shall provide a \$50,000 one-time payment towards maintenance of that transit facility.
 - d) The construction of 4,000 square feet of new Post Office space.
 - e) A \$750,000 cash contribution to be used at Town's discretion.
 - f) The construction of Restricted Housing that exceeds the mitigation requirement by 2,744 square feet.
 - g) Improvement to the existing trail will be constructed by the applicant on an easement dedicated by Alpine Bank on their property for the benefit of the Town.
 - h) The construction of over a mile of soft surface trail within and adjacent to the development.

Section Three. Action. The Town Council hereby approves the following:

1. **Amendment Package dated October 21, 2020.** The acceptance of the amendment for discussion and consideration purposes specified in **Exhibit B** subject to compliance with the conditions in **Section Four 'Conditions'** of this ordinance.
2. **Final Approval.** The Final PUD Amendment Application, as described in the record of proceedings before the Town Council including the testimony of the Applicant and the documentation contained therein and as more particularly described in the PUD Guide, as included in the amended application as Exhibit B is approved subject to the conditions set forth in **Section Four 'Conditions'**.
3. **Development Parameters.** The approval grants parameters of the development, as the terms are defined in the Snowmass Center PUD Guide as provided in **Exhibit B**.
 - a. **Residential Units.** The Project may contain a maximum of 64 Free-Market, multi-family units and 10 Restricted Housing units.
 - b. **Commercial Space.** The project may expand up to a total of 58,344 max net leasable space which may consist of but not limited to, community-based retail, service, and office-oriented space that may include the following:
 1. Medical and dental offices;
 2. Professional offices;
 3. Real estate offices;
 4. Grocery stores;
 5. Post Office;
 6. Drug stores and pharmacies;
 7. Cleaners;
 8. Liquor stores;
 9. Hardware stores;
 10. Restaurants, cafes, coffee shops;
 11. Financial institutions;
 12. Other professional and service- based retail, services and offices;
 13. Other similar types of community-based uses.
 - f. **Parking Management Plan.** The Parking Management Plan consisting of residential and commercial spaces comprising no less than 348 parking spaces and submitted as part of the Final Plat application submittal included as the Parking Management Plan and included in **Exhibit B**.
4. **Dimensional Limitation Modifications.** The variations described in **Section Two** Specific Findings, above, are accepted and approved.
5. **Agreement Approval.** The entrance into and execution on behalf of the Town by the Town Manager of the following agreements, in a form and content approved by the Town Attorney:
 - a. Snowmass Center Development Agreement (**Exhibit C**);
 - b. Restricted Housing Agreement (**Exhibit D**);

- c. Subdivision Improvements Agreement (**Exhibit E**);
- d. Snowmass Center HOA documents (i.e. Declarations, Covenants, Conditions & Restrictions, etc. (**Exhibit F**);

The terms and conditions of the foregoing documents, are considered to be provisions of the approval granted herein and this Ordinance, requiring timely compliance with their respective terms by the Applicant.

- 6. **Delegation of Authority to Planning Director.** The Planning Director is hereby delegated the authority to process, with Town Council's approval, the final architectural plans for Buildings 1A, 2 A&B, 3 A&B, 4 A&B, and 6 A&B, details for the Community Park, and final Landscape Plan. Other modifications, as may be eligible under the Planning Director Review Procedures contained in the Snowmass Center PUD Guide by way of Administrative Modification pursuant Section 16A-5-250 of the Land Use Code.
- 7. **Subdivision.** The reconfiguration of Parcels 1A, A, B, F, G, and I as newly identified Parcels 1-6 (subject to plat review, execution and recordation – **Exhibit A**); the condominiumization of residential units throughout subject to Building and Zoning review as necessary as well as conditions of approval include herein.

Section Four. Conditions. As conditions of the final approvals granted herein, the Applicant will comply with the following:

➤ **General:**

- 1. As included in the Parking Management Plan, residents of the development will not be eligible to utilize the "numbered lots" that are managed by the Town.
- 2. As part of the building permit submittal, a MEP report shall be provided that addresses air quality impacts from vehicle emission sources from the loading dock areas, parking garages, and commercial food preparation entities.
- 3. The Town reserves the right to further review and approve the amount of credit offered and associated with pending improvements detailed in the Subdivision Improvements Agreement (Exhibit B) prior to or as part of building permit submission. The applicant shall secure the faithful and diligent performance of its obligations under such agreement with a pledge of security sufficient to provide a reasonable guaranty of not less than one hundred percent (100%) of the current estimated cost of the improvements described in the agreement, which estimate shall be approved by the Town Engineer.

➤ **Design:**

- 4. The sub-grade parking associated with building 1A will accommodate the expansion of electric vehicle stations as future needs dictate.
- 5. The width of "Main Street" shall be reduced to no less than 66.5 feet to accommodate the widening of the sidewalks on either side of the roadway. This detail shall be incorporated into the refined Civil Engineering drawing to be included as part of the building permit submittal.
- 6. All ramps throughout the development shall incorporate truncated domes and meet ADA as well as M&S standards.
- 7. The Applicant shall offer design strategies to soften the appearance of retaining walls throughout the development. Softening methods may include but are not limited

terracing and vegetation (as depicted in Exhibit G). The retaining wall designs shall be reviewed by the Town and approved by the Community Development Director prior to building permit submission.

➤ **Construction:**

8. As part of the building permit submittal, the approved Construction Management Plan will be further detailed to address removal of dirt, dust, and mud from construction vehicles, specifying the most appropriate method for each stage of construction. This may include but not limited to sprinkler systems, water trucks, seeding or mulching areas, stabilized haul roads, tracking pads, and the like.
9. The construction on site will be reviewed and inspected to the provisions of the adopted and amended 2015 series of the International Codes and, by reference, ICC/ANSI A117.1 -2009. The exception will be that the adopted and amended provisions of the 2012 International Green Construction Code will be applied to the project. All new construction plans for this site, submitted and approved after the adoption of subsequent versions of the International series of codes, will be reviewed and inspected to the 2015 series of the International Codes.
10. As stated in Section 5 of the Development Agreement, the project will be constructed to a LEED standard of Silver or above, but that the official certification will not be sought or required. The Chief Building Official will confirm compliance to this standard based on documentation completed by the project architect and contractor.
11. The development team will work closely with the Town Transportation Department during construction to assure that locations for temporary TOSV shuttle stops meet the needs of the community during construction.
12. A detailed plan detailing construction parking shall be included as part of the final Construction Management Plan to be submitted as part of the building permit submittal.
13. The building permit submittal shall address impacts from proposed "chillers" detailing noise mitigation techniques to assure conformance to local noise ordinances.
14. The revised Construction Management Plan shall include a statement of conformance with Ordinance 12, Series of 2007 as it pertains to construction within the Town.
15. As part of the building permit submittal, the Applicant shall provide a Weed Mitigation Plan to ensure all best practices and management are employed during construction and into the future.
16. The building permit submittal shall include details for the replacement of the existing light at the corner of Lower Kearns and Brush Creek Road.

➤ **Civil Engineering:**

17. Subsequent to approval by the Town Council, all Civil plans are subject to review and approval by TOSV Staff prior to building permit.
18. A revised and refined storm sewer plan shall be included as part of the updated Civil Engineering plan to be included as part of the building permit submittal. The plan shall detail but not be limited to sand/oil separation, storm drain/basin location and detail, and culvert replacement through the development. A maintenance manual for all storm sewer systems shall be included as part of the submittal.
19. Prior to building permit submission, the Applicant shall coordinate with the Snowmass Water & Sanitation District to ensure proper discharge and connection to existing systems as well as on-going maintenance of infrastructure. These details shall be incorporated into refined Civil Engineering drawings as part of the building permit submission.

20. All easement throughout the development shall be further detailed (including beneficiaries, purpose, responsibilities, rights, and maintenance) and submitted in legal documentation form for recordation prior to building permit submission.
21. As part of the building permit submission, refined Civil Engineering drawings will detail all snow storage, drainage, and detention areas. All snow melt shall be captured by storm drain systems and treated for water quality (or drain across vegetated areas via adequate drainage swales) before leaving the site.
22. Blank conduit needs to be provided transversely and lateral to Upper and Lower Kearns Road. A detailed conduit plan shall be provided on the Civil Drawings provided as part of building permit submission.
23. Prior to building permit submission, the Applicant shall coordinate with TOSV Staff and the Fire District to identify street names throughout the development. The names of streets shall be incorporated on official plat names as part of the recorded document set. Street details shall include alignment calculations and curve tables.
24. The retaining wall included in the private right-of-way north of the existing Snowmass Center shall be the responsibility of the developer to construct and maintain.

➤ **Community Purpose:**

25. The design of the Transit Shelter will accommodate all necessary ADA and building permit requirements, which will be verified as part of the permit submission process.
26. Upon final design of the Mountain View Connection trail (upper trail to Melton Ranch), Short Cut trail (east of Building 4B), and Park Connection trail (from the community park to the Short Cut trail) the Applicant shall coordinate with the Town to contract with a Professional Trail Builder (PTB) at a cost to the developer. The PTB shall construct said soft surface trails at a time deemed appropriate by the Town. All soft surface trails shall be designed and flagged by TOSV Staff prior to construction and may or may not meet town grade standards depending upon topography.
27. No snow storage shall occur within the dedicated community park.
28. Final engineering and design details of the stairway and play structures within the park shall be provided with the building permit submission for approval by the Community Development Director.
29. As part of the building permit submittal, the Applicant shall provide a map delineating trails and sidewalks connections and detailing whether maintenance is the obligation of the Town or HOA.
30. A detailed irrigation system plan for the community park shall incorporated into the Landscape Plan and included in the building permit submission. The irrigation needs to be separated from the master system and provide dedicated water. The electrical source shall be maintained by the town.
31. The Town will accept conveyance of ownership of the Transit Shelter upon completion (C of O) for the structure. At time of building permit submittal, the Applicant shall make a one-time payment of \$50,000 to the Town for ongoing maintenance of the Transit Shelter.

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

INTRODUCED, READ, AND APPROVED, as amended, on first reading by the Town Council of the Town of Snowmass Village on November 2nd, 2020 upon a motion by Council member

Goode, the second of Council member Madsen, and upon a vote of 4 in favor and 0 against.

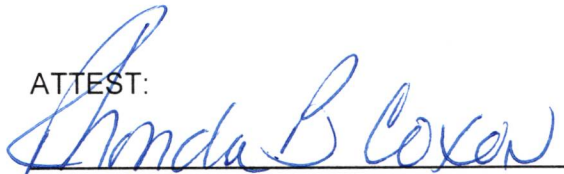
APPROVED, READ AND ADOPTED on second reading by the Town Council of the Town of Snowmass Village on November 16, 2020 upon a motion by Council Member Sirkus, the second by Council Member Goode, and upon a vote of 3 in favor and 0 against.

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL



Bill Madsen, Mayor

ATTEST:



Rhonda Coxon, Town Clerk

Exhibits incorporated herein:

- A. Proposed Plat
- B. Amended Application 10/21/2020
- C. Development Agreement
- D. Restricted Housing Agreement
- E. Subdivision Improvement Agreement
- F. HOA Documents
- G. Retaining wall proposal (re-design)

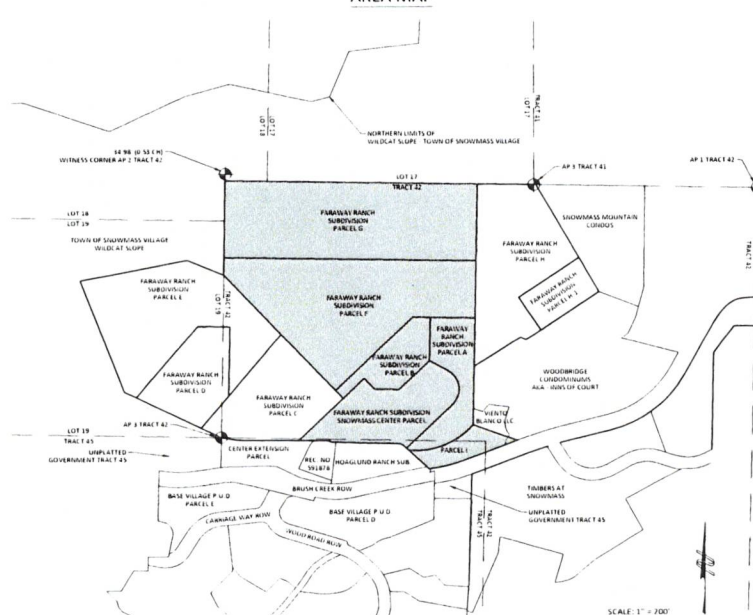
FARAWAY RANCH SUBDIVISION - PARCELS A, B, F, G, I & EXISTING SNOWMASS CENTER PARCEL

BEING SITUATED IN SECTION 1 OF TOWNSHIP 10 SOUTH RANGE 85 WEST OF THE 6TH P.M.
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.

SHEET 1 OF 4
PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDED PLAT IS TO VACATE CERTAIN EASEMENTS OF RECORD AS SHOWN ON SHEET 2, REPEAT THE BOUNDARIES OF PARCELS A, B, F, G, I, & EXISTING SNOWMASS CENTER PARCEL INTO PARCELS AS SHOWN ON SHEET 1, AND TO DEDICATE 90 M EASEMENTS AND RIGHTS OF WAY AS SHOWN ON SHEET 4.

AREA MAP



PLAT NOTES:

- DECLARATIONS. THE OWNERSHIP, USE, AND OPERATION OF PARCELS 1 THROUGH 4 AND 6 DEPICTED ON THIS PLAT WILL BE GOVERNED BY, AND SUBJECT TO, THE TERMS AND CONDITIONS OF THAT CERTAIN MASTER PLANNED CONDOMINIUM DECLARATION FOR SNOWMASS CENTER (THE "MASTER DECLARATION") AND EACH SUCH PARCEL, EXCLUDING PARCEL 5, SHALL ALSO BE GOVERNED BY A CONDOMINIUM DECLARATION SPECIFIC TO SUCH PARCEL (THE "CONDOMINIUM DECLARATION"). THE MASTER DECLARATION AND THE CONDOMINIUM DECLARATION ARE COLLECTIVELY REFERRED TO HEREIN AS THE "DECLARATIONS". THE DECLARATIONS SET FORTH VARIOUS RIGHTS AND RESPONSIBILITIES FOR OWNERS AND USERS OF PROPERTY THAT IS SUBJECT TO THE TERMS OF THE DECLARATIONS AND REFERENCE TO THE DECLARATIONS IS HEREBY MADE FOR FURTHER INFORMATION REGARDING THE FOLLOWING.
- DECLARANT RIGHTS. THE DECLARATIONS SET FORTH VARIOUS SPECIAL, RESERVED DECLARANT AND DEVELOPMENT RIGHTS IN FAVOR OF THE DECLARANT (AS DEFINED IN THE DECLARATIONS), WHICH RIGHTS MAY INCLUDE, WITHOUT LIMITATION, THE RIGHT OF DECLARANT TO ADD, WITHDRAW, AND FURTHER SUBDIVIDE PROPERTY SUBJECT TO THE TERMS OF THE DECLARATION. UNTIL A PARCEL IS CONVEYED TO A PARTY WHO IS NOT DECLARANT OR IS OTHERWISE CONVEYED OR DEDICATED TO THE SNOWMASS CENTER MASTER ASSOCIATION, INC. (THE "MASTER ASSOCIATION") AS A COMMON ELEMENT, SUCH PARCEL SHALL BE SUBJECT TO ALL OF THE DEVELOPMENT RIGHTS RESERVED TO DECLARANT SET FORTH IN THE DECLARATIONS.
- PUBLIC ROADS. THE PORTIONS OF LOWER KEARNS ROAD AND UPPER KEARNS ROAD DESCRIBED HEREON AS "PUBLIC RIGHTS OF WAY" ARE HEREBY DEDICATED AND CONVEYED TO THE TOWN OF SNOWMASS VILLAGE (THE "TOWN") FOR THE FOLLOWING PURPOSES: (A) PUBLIC VEHICULAR, PEDESTRIAN AND BICYCLE TRAVEL; AND (B) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS, AND (C) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES. ALL COSTS, LIABILITIES, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH PUBLIC RIGHTS OF WAY SHALL BE THE RESPONSIBILITY OF THE TOWN.
- PRIVATE ROADS. THE PRIVATE ROADS AND RIGHTS OF WAY SHOWN HEREIN WILL BE GRANTED IN FEE SIMPLE TO THE MASTER ASSOCIATION AS A GENERAL COMMON ELEMENT PRIOR TO TIME ANY CONDOMINIUM UNIT CREATED PURSUANT TO ANY OF THE CONDOMINIUM DECLARATIONS IS CONVEYED TO A PURCHASER. THERE ARE HEREBY GRANTED PERPETUAL, NON-EXCLUSIVE EASEMENTS IN THE PRIVATE RIGHTS OF WAY FOR (A) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES; AND (B) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS. THE PRIVATE RIGHTS OF WAY SHALL BE MAINTAINED BY THE MASTER ASSOCIATION PURSUANT TO THE TERMS OF THE MASTER DECLARATION.
- PARCEL 5 DEDICATION. PARCEL 5 DESCRIBED HEREON SHALL BE DEDICATED AND CONVEYED TO THE TOWN FOR USE BY THE PUBLIC AS A PUBLIC PARK AND RECREATION AREA. UPON DEDICATION OF PARCEL 5, THE TOWN SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, LIABILITIES, REPAIRS, REMOVAL, REPLACEMENT AND OPERATION OF PARCELS 5 AND ANY IMPROVEMENTS THEREON.
- PARCEL 6 DEDICATION. PARCEL 6 DESCRIBED HEREON IS HEREBY DEDICATED AND CONVEYED TO THE TOWN FOR USE AS OPEN SPACE AND PUBLIC RECREATION TRAILS. SUBJECT TO THE RIGHT OF THE MASTER ASSOCIATION TO USE AND OPERATE DRAINAGE IMPROVEMENTS, BASINS AND DETENTION PONDS TO BE CONSTRUCTED WITHIN PARCEL 6, ALL OF WHICH SHALL BE PART OF THE "DRAINAGE IMPROVEMENTS" DEFINED BELOW. THE MASTER ASSOCIATION SHALL HAVE A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH AND UNDER PARCEL 6 FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF ANY DRAINAGE IMPROVEMENTS CONSTRUCTED TO OR BE CONSTRUCTED ON PARCEL 6 PURSUANT TO THE TOWN APPROVED ENGINEERING PLANS FOR THE SNOWMASS CENTER PROJECT. THE MASTER ASSOCIATION WILL MAINTAIN SUCH DRAINAGE IMPROVEMENTS AS GENERAL COMMON ELEMENTS PURSUANT TO THE MASTER DECLARATION, EXCEPT FOR ANY OBLIGATIONS OF THE MASTER ASSOCIATION RELATED TO THE DRAINAGE IMPROVEMENTS, THE TOWN SHALL BE RESPONSIBLE FOR ALL COSTS, MAINTENANCE AND LIABILITIES ASSOCIATED WITH PARCEL 6 AND THE TRAILS AND OTHER OPEN SPACE IMPROVEMENTS CONSTRUCTED THEREON. DEDICATION OF PARCEL 6 SHALL OCCUR WITHIN 180 DAYS OF ACCEPTANCE AND RECORDATION OF THIS PLAT.
- UTILITY EASEMENTS. THE AREAS LABELED AS "UTILITY EASEMENT" HEREON OR ANY AREA ON THE PROPERTY WHEREIN UTILITIES ARE LOCATED, ARE HEREBY GRANTED AS A PERPETUAL, NON-EXCLUSIVE EASEMENTS (A) TO THE DECLARANT AND THE MASTER ASSOCIATION FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UNDERGROUND UTILITIES AND DRAINAGE IMPROVEMENTS; AND (B) TO THE APPLICABLE UTILITY PROVIDER OR PRIVATE USER FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UNDERGROUND UTILITIES.
- EASEMENT TO PARCELS H AND I. DECLARANT HEREBY GRANTS TO THE TOWN A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PORTION OF PARCEL 1 LABELED "TOWN ACCESS TO FARAWAY PARCELS H AND I" FOR INGRESS TO, AND EGRESS FROM, SUCH PARCELS H AND I. THE EASEMENT GRANTED HEREIN SHALL NOT BE FOR PUBLIC ACCESS PURPOSES.
- DRAINAGE IMPROVEMENTS EASEMENT. THE AREA AROUND, UPON, ACROSS AND UNDER ALL OF THE "DRAINAGE IMPROVEMENTS" DEPICTED HEREON, INCLUDING INGRESS AND EGRESS TO SUCH AREAS, ARE GRANTED AS NON-EXCLUSIVE PERPETUAL EASEMENTS FOR STORM WATER CONVEYANCE, DRAINAGE AND RETENTION PURPOSES FOR THE BENEFIT OF THE PARCELS. THESE DRAINAGE IMPROVEMENTS WILL BE MAINTAINED BY THE MASTER ASSOCIATION AS GENERAL COMMON ELEMENTS IN CONFORMANCE WITH THE MASTER DECLARATION AND SUBJECT TO ANY SEPARATE AGREEMENT BETWEEN THE APPLICABLE PARTIES.
- SNOW STORAGE EASEMENT. THE DECLARATION HEREBY RESERVES FOR THE BENEFIT OF THE MASTER ASSOCIATION AND THE PARCELS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR SNOW STORAGE AND SNOW STORAGE ALONG THE SIDES OF THE PRIVATE ROADS, RIGHTS OF WAY AND OVER THE OPEN SPACES ON PARCELS 1 THROUGH 4 AS REASONABLY REQUIRED TO ACCOMMODATE AND PROVIDE FOR ADEQUATE PLACEMENT AND STORAGE OF SNOW FLOWED FROM SUCH PRIVATE ROADS AND RIGHTS OF WAY. SUCH EASEMENT SHALL NOT ENCLUMBER ANY PARKING AREAS OR PARKING SPACES.
- PUBLIC RIGHTS OF WAY CONVEYANCE. THERE IS HEREBY GRANTED A PERPETUAL, NON-EXCLUSIVE SURFACE EASEMENT ACROSS THE PRIVATE RIGHT OF WAY CONNECTING EASEMENT CONNECTING THE LOWER KEARNS AND UPPER KEARNS PUBLIC RIGHTS OF WAY FOR EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS.
- VACATION OF EASEMENTS. DECLARANT AND THE TOWN DO HEREBY FULLY AND FOREVER VACATE, TERMINATE AND REVOKE IN THEIR ENTIRETY THE FOLLOWING UTILITY, ACCESS AND ROADWAY EASEMENTS AS SHOWN ON SHEET 2 OF THIS PLAT:
 - BK 453 P.100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-127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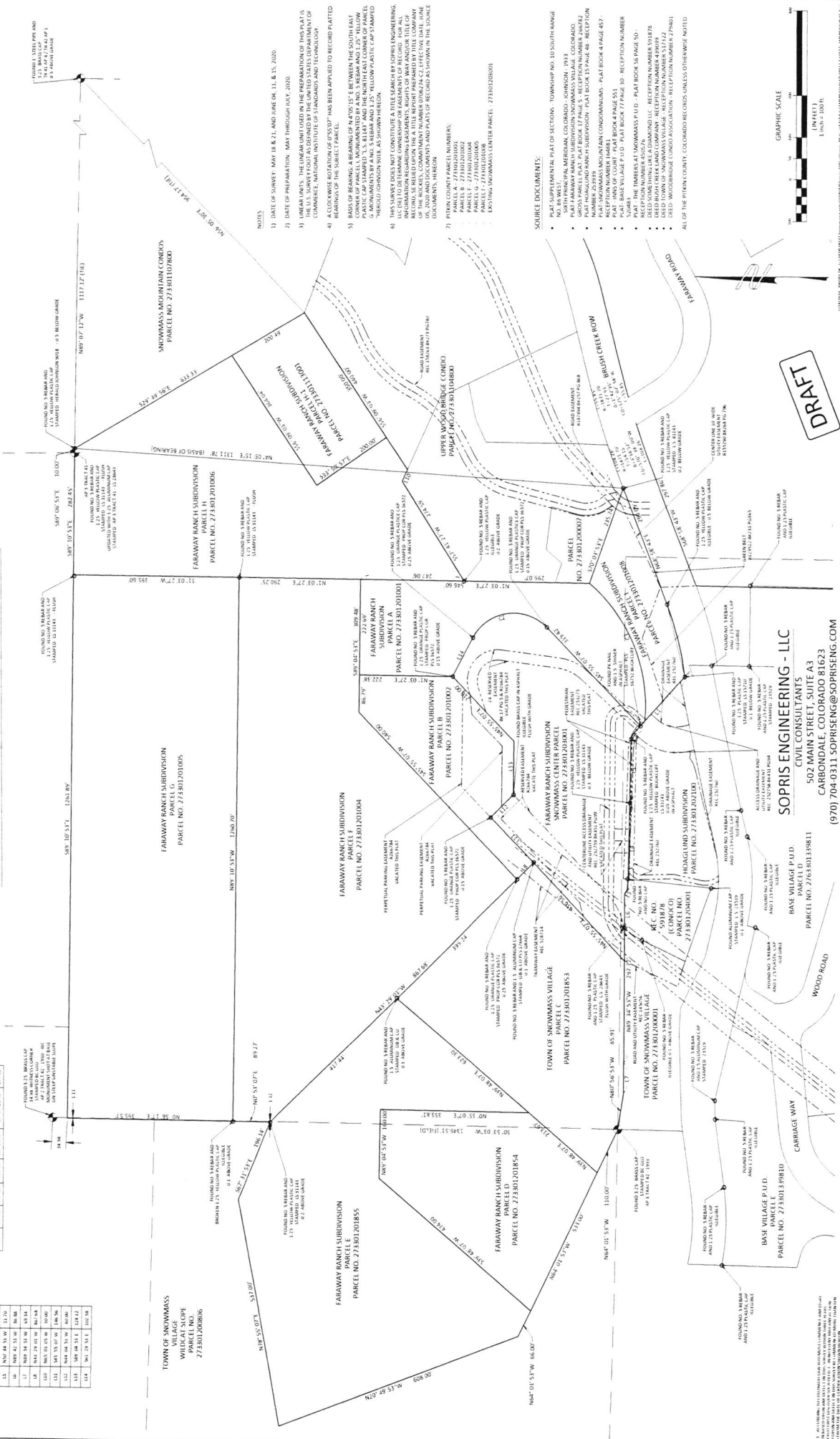
FIRST AMENDED PLAT OF

BEING SITUATED IN SECTION 1 OF TOWNSHIP 10 SOUTH RANGE 85 WEST OF THE 6TH P.M.

SHEET 2 OF 4

Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
C1	559.51	375.00	194.80	54.34 06	060° 32' 12.8"	545.74
C2	206.51	110.15	150.00	107° 25.00	067° 47' 23.00"	177.96

Urine Table		
Long #	Direction	Length
1	NE4 55 53 W	180.50
2	NE4 52 53 W	11.78
3	NE8 39 53 W	148.40
4	NE8 31 53 W	210.97
5	NE9 44 53 W	21.70
6	NE9 42 53 W	86.68
7	NE9 34 53 W	69.34
8	NE4 29 01 W	867.88
9	NE5 03 05 W	10.00
10	NE5 05 05 W	10.00
11	NE5 05 05 W	10.00
12	NE5 05 05 W	10.00
13	NE9 04 53 W	60.00
14	NE9 04 53 E	114.12
15	NE1 29 53 E	1.56



DOI: 10.1002/for

FIRST AMENDED PLAT OF

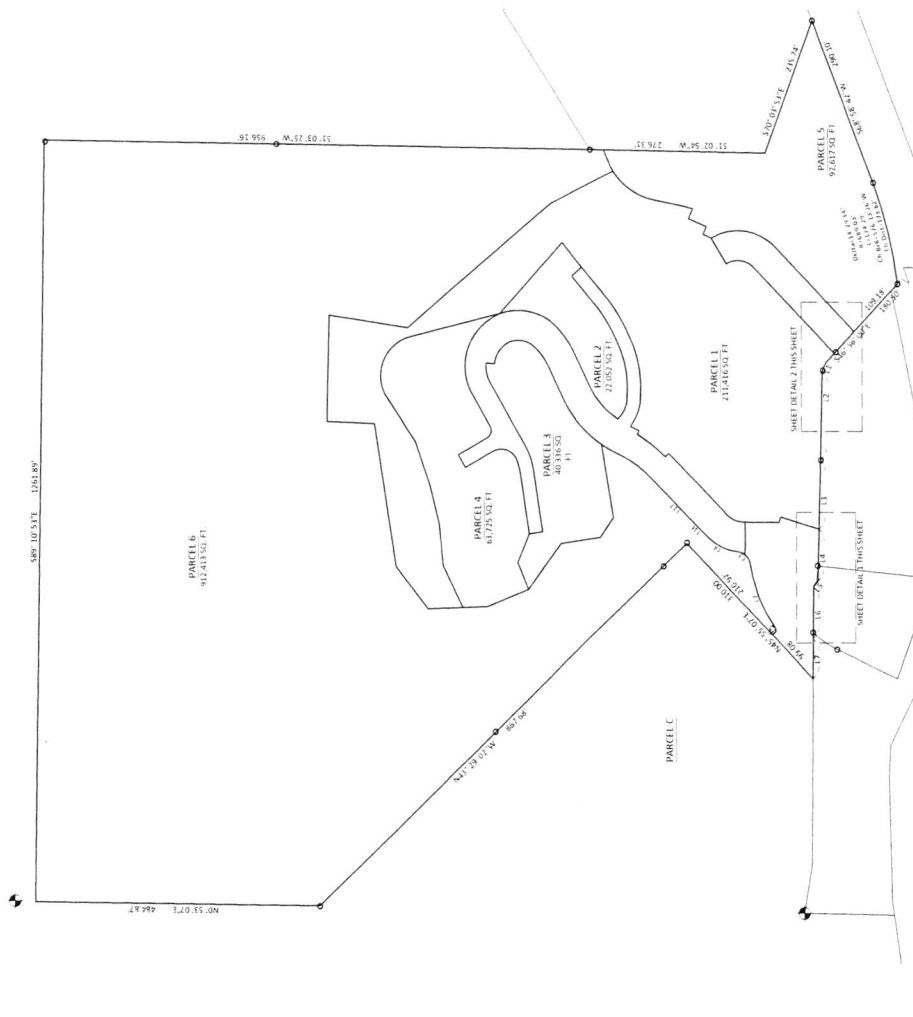
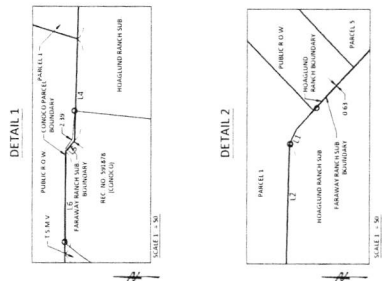
BEING SITUATED IN SECTION 1 OF TOWNSHIP 10 SOUTH RANGE 85 WEST OF THE 6TH P. M.
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.

SHEET 3 OF 4

PURPOSE STATEMENT

AMENDED PARCEL BOUNDARY DEFINITION AND RIGHTS OF WAY

Line Table		
Line #	Direction	Length
L1	N64.32 S3.53 W	13.78
L2	N88.39 S7.47 W	348.40
L3	N35.31 S3.53 W	134.70
L4	N35.31 S3.53 W	56.26
L5	N30.44 S3.53 W	13.70
L6	N89.42 S3.53 W	56.83



GRAPHIC SCALE

2.00
1.00
0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00

(IN FEET)
1 inch = 1.00 ft.

DRAFT

SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3

302 IVIAN STREET, SUITE A3
CARBONDALE, COLORADO 81623
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BEING SITUATED IN SECTION 1 OF TOWNSHIP 10 SOUTH RANGE 85 WEST OF THE 6TH P.M.
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.

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DRAFT

