



**Part Time Residents Advisory Board
Tuesday, September 24, 2024
3:30 PM
130 Kearns Road
Town Hall
1st floor; Small Conference Room
Agenda**

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF THE MINUTES

2.a. Minutes for approval

[08-27-24 PTRAB Minutes - DRAFT.pdf](#)

3. Public Comment

*This section is set aside for the PTRAB to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda.
(Five Minute Time Limit)*

4. Administrative Updates & Discussion Items

4.a. Draw Site Project, Election and Ballot Question - Update from Staff and Council

[09-24-24 PTRAB presentation on Housing.pdf](#)

4.b. Boards & Commissions Updates - Appreciation Dinner, Survey, End of year application and appointment process.

4.c. Town Updates

5. NON-AGENDA ITEMS & MEMBERS CONCERNS OR IDEAS

6. ADJOURNMENT



Regular Part Time Residents Advisory Board Minutes

Tuesday, August 27, 2024

3:30 PM

130 Kearns Road

Town Hall

1st floor; Small Conference Room

1. CALL TO ORDER AND ROLL CALL

Attending: Michael Mayer, Michael Brizel, John Orton, Norbert Hansch, and Jeff Steinberg.

Absent: Charlie Hess and Roy Camberg

Staff Present: Megan Harris Boucher and Greg LeBlanc.

Public Present: None

2. APPROVAL OF THE MINUTES

2.a Minutes for Approval

[072324 PTRAB Minutes - DRAFT.pdf](#)

John S Orton motioned to Approve . Michael Alan Brizel seconded. All in favor.

3. Public Comment

None.

4. Administrative Updates & Discussion Items

4.a Summer Meeting Recap

Attendance for the event was similar to past summer. Half a dozen public, PTRAB members Charlie Hess and John Orton, Mayor Madsen and Councilmember Marolt attended. Location was a bit difficult to find but nice view and facility. Members discussed ideas to encourage better community attendance. LeBlanc outlined all the outreach/notices sent to publicize the event. Winter meeting should have programming.

4.b Future Meetings Schedule

Members decided to keep the November 26th meeting on the calendar and cancel the December 24th meeting.

4.c Town Updates

LeBlanc went through several Town updates including TOSV Budget; Jazz Festival Concert, road detour and transportation options for the event; Election, candidates and Draw Site ballot language;

Members had a robust discussion regarding the Draw site project and the potential for PTRAB to collaborate together to express an opinion and advise Council of their opinion on the project and the financials involved. LeBlanc will send the Fact Sheet to members regarding the election and ballot question. Members can reach out to Councilmembers to discuss one on one regarding the subject. Chair and members will gather some information, staff will have a factual presentation for the September meeting and members will further discuss.

Brief discussion regarding the potential Town Center site and other future options.

5. NON-AGENDA ITEMS & MEMBERS CONCERNS OR

IDEAS

None.

6. ADJOURNMENT

Adjourned at 4:32pm

Michael Alan Brizel motioned to Adjourn . Jeff Steinberg seconded. All in favor.



DRAW SITE HOUSING DEVELOPMENT

TOSV Housing Program

Betsy Crum, Housing Director



TOWN OF SNOWMASS VILLAGE

EMPLOYEE HOUSING – STRATEGIC PURPOSE

WORKFORCE

Support the housing needs of a diverse workforce that participates in the local economy

COMMUNITY

Support a vibrant, sustainable community that is in balance with the character and resources of the Town

TOWN OF SNOWMASS VILLAGE

EMPLOYEE HOUSING HISTORY



Formed Housing Authority in 1979

200 deed-restricted for-sale units

300 year-round rental units in 9 locations

800 residents (including 150 children) housed



Municipal code requires a 60% mitigation rate for employment generated by development.

30 deed restricted for-sale units managed by APCHA

80 year-round privately managed rental units

Numerous seasonal units individually managed by businesses

TOWN OF SNOWMASS VILLAGE

EMPLOYEE HOUSING MARKET DRIVERS

Job growth &
income

High
Development
costs

Extremely
High Market
Values

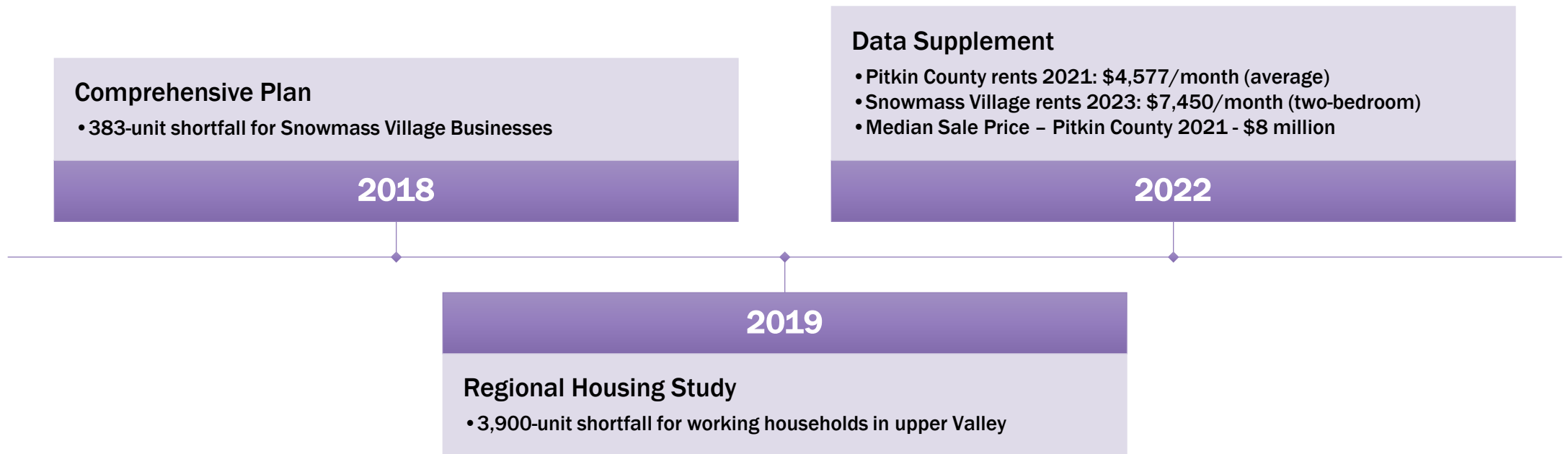
Limited
availability of
land

Changing
demographics,
work patterns

Growth in
Short-term
Rentals

TOWN OF SNOWMASS VILLAGE

EMPLOYEE HOUSING MARKET NEED



TOWN OF SNOWMASS VILLAGE EMPLOYEE HOUSING MASTER PLAN

Flexibility to meet opportunities

Focus:

Existing Development Nodes

Consistent with 2018 Comprehensive Plan

Year-round, full-time, Snowmass Village-based workforce

Two-thirds rental and one-third ownership

Variety of housing sizes and incomes

Fiscally responsible and within the financial means of the Town and its partners

TOWN OF SNOWMASS VILLAGE EMPLOYEE HOUSING MASTER PLAN

Draw
Site

Daly
Lane

Public
Works

Carriage
Way

Upper
Lots



TOWN OF SNOWMASS VILLAGE EMPLOYEE HOUSING – DRAW SITE



Town Hall Draw Site (if approved)

Up to 79 rental units

One- two- and three-bedroom apartments

Priority to full-time, year-round Snowmass Village employees

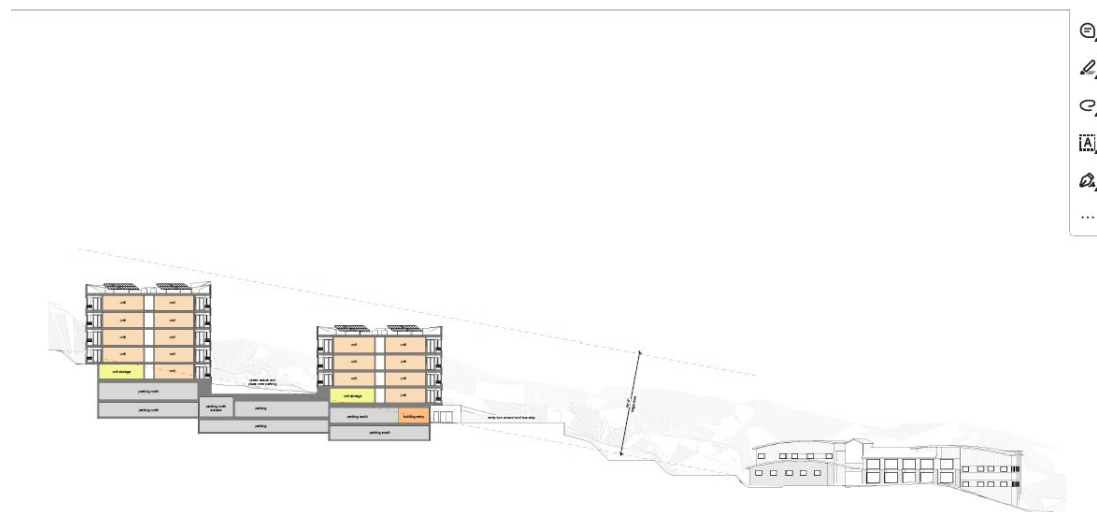
Private balconies; rooftop decks

On-site storage, bike stations and underground parking

Flexible outdoor courtyard

Elevators; modern fire suppression

TOWN OF SNOWMASS VILLAGE EMPLOYEE HOUSING – DRAW SITE



01 SITE SECTION

SITE ARCHITECTS | SD-1.1
TOSV DRAW SITE | 05.14.24

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Schematic Design:

LEGEND

- 1 BUS STOP
- 2 OUTDOOR SEATING
- 3 GUEST EV PARKING
- 4 UPPER LEVEL OUTDOOR KITCHEN
- 5 COVERED BIKE PARKING
- 6 EXTERIOR CIRCULATION
- 7 EMERGENCY ACCESS HAMMER HEAD TURN OVER STRUCTURE
- 8 FLEXIBLE USE HARDSCAPE
- 9 ALL AGES PLAY FEATURE
- 10 FLEXIBLE USE LAWN
- 11 BUILDING ENTRANCE W/ BUILDING LEVEL



schematic design | july 26 2024

TOSV HOUSING DRAW SITE

TOWN OF SNOWMASS VILLAGE EMPLOYEE HOUSING – DRAW SITE



01 1-BEDRM UNIT



02 2-BEDRM UNIT



03 3-BEDRM UNIT



TOWN OF SNOWMASS VILLAGE EMPLOYEE HOUSING – DRAW SITE



TOWN OF SNOWMASS VILLAGE

EMPLOYEE HOUSING – DRAW SITE

Financing the Draw Site
Housing – approximately
\$86 million to build:



Rental Income
\$3 million annual
allocation of existing
tourism tax revenue
State grants and/or local
partner contributions

TOWN OF SNOWMASS VILLAGE

EMPLOYEE HOUSING – DRAW SITE BALLOT QUESTION

On November 5, 2024, Snowmass Village voters will be asked the following:

Question:

Without increasing taxes, shall the Town of Snowmass Village be authorized to take actions necessary to construct a new workforce housing project consisting of up to 79 units containing 118 bedrooms, located uphill of and adjacent to Town Hall in the area known as the Draw Site, at an estimated projected cost of up to \$86 million, to be paid for with tourism tax revenues authorized for workforce housing purposes, rental income, potential grant funds and other public and/or private contributions?

☐ YES

☐ NO

TOWN OF SNOWMASS VILLAGE EMPLOYEE HOUSING PROGRAM



Questions?