**Town Council**
**Monday, May 19, 2025**
**4:00 PM**
**Regular Meeting**
**130 Kearns Road**
**Town Council Chambers**
**Snowmass Village, CO 81615**
**You can watch the meeting live online on our website at tosv.com.**

## Agenda

1. **Call to Order**

2. **Roll Call**

3. **Proclamations and Presentations**

4. **Public Comment**

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

5. **Administrative Reports**

   5.A. Public Input on the Draw Site Workforce Housing Project and Council Consideration to Submit the Project for Preliminary Plan Land Use Review

6. **Public Hearings - Quasi-Judicial Hearings**

   Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

   6.A. Public Hearing and Resolution No. 18, Series of 2025:
   Regarding approval of a Special Review application by the Aspen Skiing Company proposing a new deck on the Elk Camp Restaurant on Snowmass Mountain.

7. **Policy/Legislative Public Hearings**

8. **Consent Agenda**

   These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the

Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

8.A. 2025 Draft Agendas

## 9. Town Council Reports and Actions

Reports and Updates

## 10. Adjournment

Town of Snowmass Village
Agenda Item Summary

**Date of Meeting:**
May 19, 2025

**Agenda Item:**
Public Input on the Draw Site Workforce Housing Project and Council Consideration to Submit the Project for Preliminary Plan Land Use Review

**Presented by:**
Betsy Crum, Housing Director

**Background:**
While not a formal public hearing, the community has been actively invited to attend this Council meeting to offer feedback on the design of the Draw Site Workforce Housing Project.

**BACKGROUND:**

The TOSV Comprehensive Plan identified a need for 383 additional workforce housing units to meet the demand identified in 2018, before the dramatic market changes initiated by the Pandemic. The Town currently has 280 Village employees on our waiting list for our 300 rental apartments, representing a wide variety of workforce and family types. The Council has consistently named creating new affordable housing as one of its top priorities and set a goal in 2025 to create 185 new units for people working in our Village. In 2021, the Town adopted a Workforce Housing Master Plan that identified five (5) town-owned sites that could support housing development. In late 2022, the Council directed staff to pursue development at the Town Hall Draw. The site was selected because it has the greatest potential for unit development, is well-located close to transportation and town services, was called out for affordable housing development in the Comprehensive Plan and has historically been identified for future housing development.

The design team of Site Architects, JVA civil engineers, Connect One Design, and Rawley Design Planning were engaged in the fall of 2022 due to their "Site First" design approach. Following the November 2024 election providing voter approval for the project expense, Site Architects continued to develop and adjust the project.

At its December 9, 2024, meeting, the Town Council discussed the 79-unit Draw site design in some detail, as well as a 43-unit, single-building concept with surface parking and sketched by Site One. Haselden Construction presented rough-order-of-magnitude cost estimates for each option.

At its meeting on December 16, 2024, the Town Council agreed to consider a new

option proposed which would be two shorter buildings with an at-grade parking lot between them.

At its January 6, 2025, meeting, the Town Council discussed two new options: the evolved 2-building development with at-grade parking between (called Option 4B) and an alternative to the 79-unit design called Option 5 that removed one story from each building. Both options provided 59 units. The Council discussed these options along with the voter-approved 79-unit Option in detail. Following this, Council requested the design team explore three new options: removing a story from the front building in Option 4B and adding it to the back building (Option 4C); adding another story to the back building in Option 5 (Option 5B); and a new single-building Option 6 that eliminates the back building, maximizes the height of the remaining building and has a mix of on-grade and underground parking.

At its meeting on February 18, 2025, the Council considered three new options for consideration along with the three discussed in January. One was a two-building, rescaled design with at-grade parking, an evolution of Option 4B. The second option added another floor to the back building of Option 5, which was otherwise unchanged. The third option (Option 6) offers approximately 64 units in a single, L-shaped building with both subgrade and surface parking. There was a consensus to proceed with the design development of Option 6.

At its March 17, 2025, meeting, Council reviewed a revised Option 6B. One story was removed from the front leg and put to the back of the “L” shape, reducing the visible height. The number of units in the reworked design was reduced by one, but the number of bedrooms increased by 10. After some discussion and suggestions, the Council agreed on this layout and overall design; however, several asked whether the design team could incorporate more Alpine elements into the exterior design and consider ways to make the visual appearance more horizontal. Additional conversation and feedback on exterior design was held on April 7, 2025 and again on April 21, 2025

**DRAW SITE SCHEMATIC PLANS – ARCHITECTURAL AND LANDSCAPE DESIGN:**

The Draw Site plans that are in Attachments A, B and C represent the culmination of many months of input, options, feedback and refinement since the project that was brought to the voters in November. The housing is now in a single, L-shaped building. The parking garage has been greatly simplified to two-stories that are accessible from each level. We have added surface parking to accommodate visitors, deliveries, e-charging stations and overflow needs. There is now an obvious and dignified main entrance. There are a total of 82 garage spots and 19 surface spaces, or 101 total parking spaces for 63 units.
The mix of units reflects the demand we see on our waiting list and the needs expressed by our local business owners and existing residents. The Draw Site will offer four (4) studios, thirty-five (35) one-bedroom apartments, sixteen (16) two-bedroom units and eight (8) three-bedroom apartments.  This totals 95 beds for Snowmass Village workers and their children. Each unit is well-designed and efficient, and offers a

private balcony, full kitchens and bathrooms, modern appliances and washer-dryer hook-ups, and ample storage both in the unit and in a separate storage room. We will provide a location for storing and charging for e-bikes in the garage, a large rooftop patio area, and a community room for use by the tenants and the public.

The architectural design has evolved as well, incorporating many of the comments, feedback and recommendations received from the Town Council. Acknowledging that it is difficult to achieve 100% consensus, we have removed all but three of the over-window sunshades. They remain at the southwestern corner, where they are both functional and break up the building mass that can be seen on the approach to the Town Hall and the building. On the west side of the building, one bedroom was removed from each unit at the edge to provide more dimensionality and create an undulation at this most visible portion of the building. Horizontal beams have been incorporated into the exterior siding to both expand the alpine elements and bring the eye down. The vertical elements at the stair and elevator towers are now clad in a reddish-brown steel material that echoes the russet-colored materials at the Town Hall. This material is also proposed to clad the lower entrance to the parking garage and the second floor at the eastern section of the building, replacing the stone that was previously used there. The continuation of this element horizontally again breaks up the verticality of the building. The stone veneer remains at the main entrance and along the entire first floor exterior, accentuating the main entrance. The main entrance has a split gable roof that is raised on one side to provide both an alpine-like gable and make the entrance grander and more dignified. The garage that houses trash and recycling access is now virtually unnoticeable, covered by the stone and natural landscaping elements.

The design retains the components that there was consensus around: a color palette that blends into the natural landscape, flattened rooflines at the top of the building, a mix of materials that are oriented in both horizontal and vertical directions, large windows, a rooftop garden, and balconies that are integrated into the architectural structure. As before, we have prioritized construction economy, reduced site disturbance, retained a significant amount of green space, and are connected to the bike trail system. The guest drop-off and entry experience, deliveries, pedestrian and bike circulation are straightforward, safe and attractive.

Attention is given throughout to landscaping elements that both soften the exterior and enhance the experience for people coming to the Draw Site. The design is driven by the combined goals of enhancing community use, maximizing outdoor space and connection to the natural environment, allowing many varied transportation modes, and flexibility.  Three active community use spaces include an active courtyard at the “crook” of the L created by the two wings of the building, a rooftop deck, and the Point Site. The courtyard includes paved, landscaped and natural elements that blend seamlessly and provide access to the Mountain View Trail on the north and the road leading to the Center on the south. Pavers frame a play area and flexible green lawn that leads to the community room at the back of the building and to the front of the building on the west side. The courtyard is intended to be an all-ages space that is natural, flexible and able to accommodate a variety of uses at any one time. The rooftop deck is large and has separate grilling, kitchen and dining areas at each end. The center area is a large “living room” lounge area. Large planters are included at the south face of the building to both buffer the deck and soften the building façade. The third community space – the Point

Site - will be available to all Snowmass Village residents. The Site will be accessible from the sidewalk and lower Town Hall parking lot by a natural walking path. Programming is minimal and natural and makes best use of the area with trees, ground cover and a seating area at the top of the Point.
Landscape features are used throughout the site to enhance and soften the built environments. A walkway connects the housing from the courtyard to the intersection with Kearns Road. Bicycle use is encouraged throughout with the ability to connect to roads and to the Mountain View trail, an outdoor bike wash station for residents, and a WE-Cycle station that can be accessed by residents and visitors, including visitors to Town Hall. The stairs leading from the building and down towards the Town Hall and sidewalks offer pedestrian connectivity and the possibility of shared parking between the Draw and Town Hall.

**DRAW SITE SCHEMATIC PLANS – COMMUNITY OUTREACH:**

The community was asked to provide feedback on the project following Town Council direction at the April 21 regular meeting. To engage the community, staff created several tools for stakeholders to provide comments, based on best practices in public participation as outlined by the International Association for Public Participation (IAP2). The community was provided with three opportunities to provide feedback: an online survey, a public comment form, and an opportunity to provide comments in person at the May 19 Town Council meeting.
The solicitation for feedback was advertised using the Town's standard methodology (a combination of new and traditional media), including paid advertising and a hung banner on the Wood Bridge. Materials were shared with Town Board & Commission members as well as with all distribution lists managed by the Town.

At the time of writing (Wednesday, May 14), 158 responses had been received on the online survey and two written comments had been received by staff. A copy of the written comments and a survey response report are attached.

The online survey consisted of 14 questions, asking respondents to share their feedback on general elements of the project, such as size/mass, number of units, fit in landscape, parking, amenities, unit size. Responses to the online survey expressed general support for the project. For quantitative responses, an average of approximately 85% of respondents expressed support for the individual elements of projects. Generally, respondents to the survey expressed that the described elements were "about right" or "not enough" for the site. The remaining 15% of respondents cited that these elements were not appropriate for the site.

A sentiment analysis was conducted on the qualitative responses and approximately 76% of responses were either positive or neutral to the information provided.

Written comments expressed support for the project, citing that the housing was needed and that the Town Council should explore additional unit types to accommodate a broader spectrum of individual and family types.

In person comments will be heard on Monday, May 19.

**Financial Impact:**
The last construction estimate from Haselden is $64,646,865 for the 63 units in one building. They do not believe that recent economic changes would have a significant impact on this estimate; however, construction costs tend to increase over time.

**Applicability to Council Goals & Objectives:**

**Council Options:**
Staff recommend that the Town Council review the proposed project and provide feedback. Based on the Council's input, the Town Council may either:

1. Direct the project team to proceed with a formal development application; or
2. Request that the design team revise the proposal and return at a future meeting for continued review.

**Staff Recommendation:**
It is the recommendation of Town Staff, that the Council by motion:
Direct staff to submit this project for Preliminary Plan review in order to start the formal land use review process.

**Attachments:**
1. 5.B. Attachment A Draw Site Floor and Site Plans
2. 5.B. Attachment B Draw Site Renderings
3. 5.B. Attachment C Draw Site Landscape Plans
4. 5B Attachment D - Updated - Full Draw Site Community Survey Summary Report
5. 5B Attachment E - Updated - Draw Site Written Public Comment Packet 051925

SITE ARCHITECTS

RAWLEY DESIGN PLANNING

connect one DESIGN

CONSULTING ENGINEERS

# Town of Snowmass Village - Draw Site Employee Housing

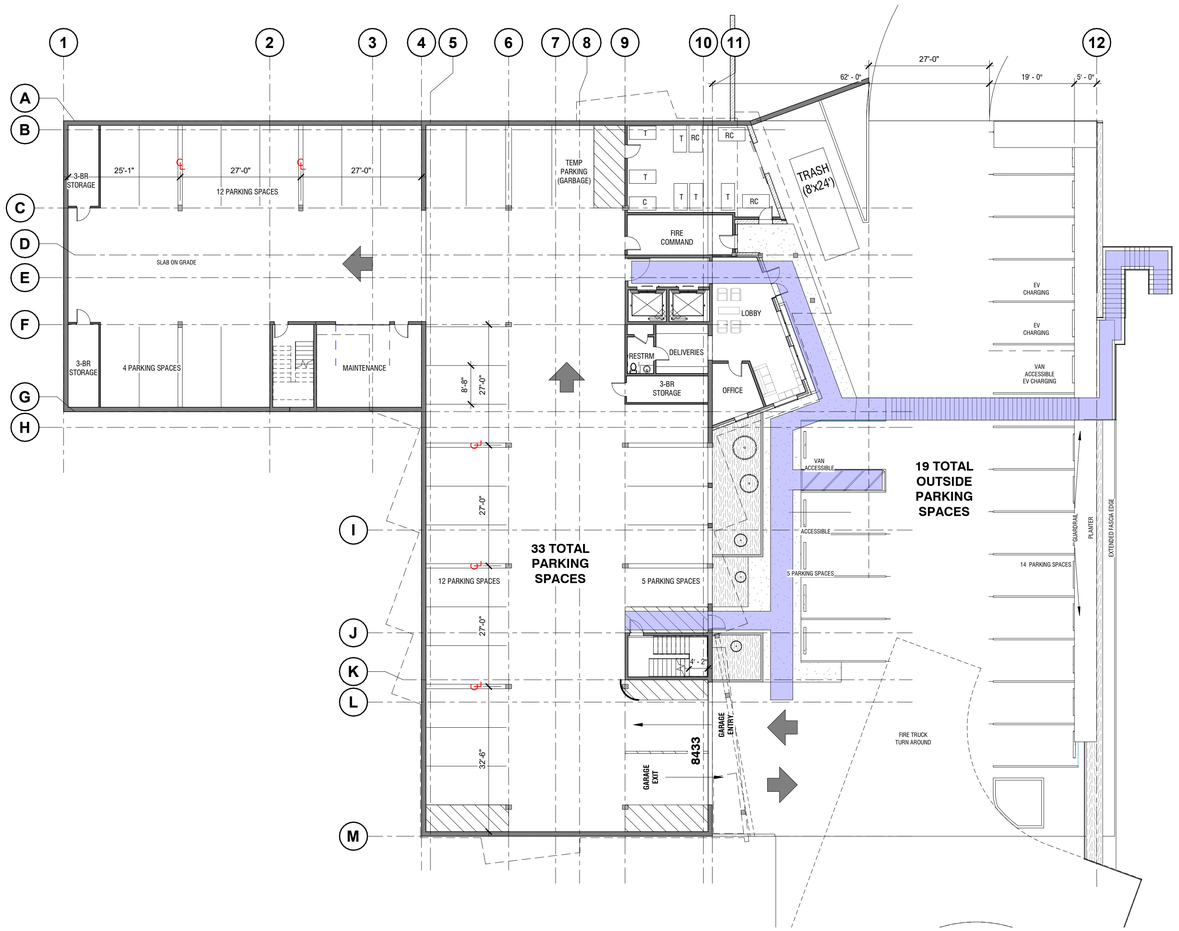
## Draft for Preliminary Plan Submission

05.12.2025




2 PARKING DIAGRAM - SUBGRADE
1/16" = 1'-0"

N




1 PARKING DIAGRAM - 1ST STORY
1/16" = 1'-0"

N

SITE ARCHITECTS
970.205.9094
PO BOX 943
CARBONDALE, CO 81623

NOT FOR CONSTRUCTION

PROJECT

# TOSV DRAW SITE EMPLOYEE HOUSING

| ISSUE | DATE |
|---|---|
| DRAFT FOR PRELIMINARY PLAN SUBMISSION | 05.14.2025 |

| REVISIONS | DATE |
|---|---|

NAME

# REFERENCE GARAGE PLANS

SHEET NUMBER

A-0.03

SCALE

1/16" = 1'-0"

**BED COUNT**

| | |
|---|---|
| (8) 3-BDRMS | = 24 |
| (16) 2-BDRMS | = 32 |
| (35) 1-BDRMS | = 35 |
| (4) STUDIO | = 4 |
| TOTAL BEDS | = 95 |

**UNIT COUNT**

| | | |
|---|---|---|
| (8) 3-BDRMS | X2 | = 16 |
| (16) 2-BDRMS | X1.5 | = 24 |
| (35) 1-BDRMS | X1 | = 35 |
| (4) STUDIO | X1 | = 4 |

63 UNITS

79 REQUIRED PARKING SPACES + 3 EXTRA = 82 GARAGE PARKING SPACES

8 (10% GUEST) + 3 CARSHARE + 2 STAFF +3 ADDTL + 3 EV CHARGING = 19 SURFACE PARKING SPACES

**PARKING SUMMARY**

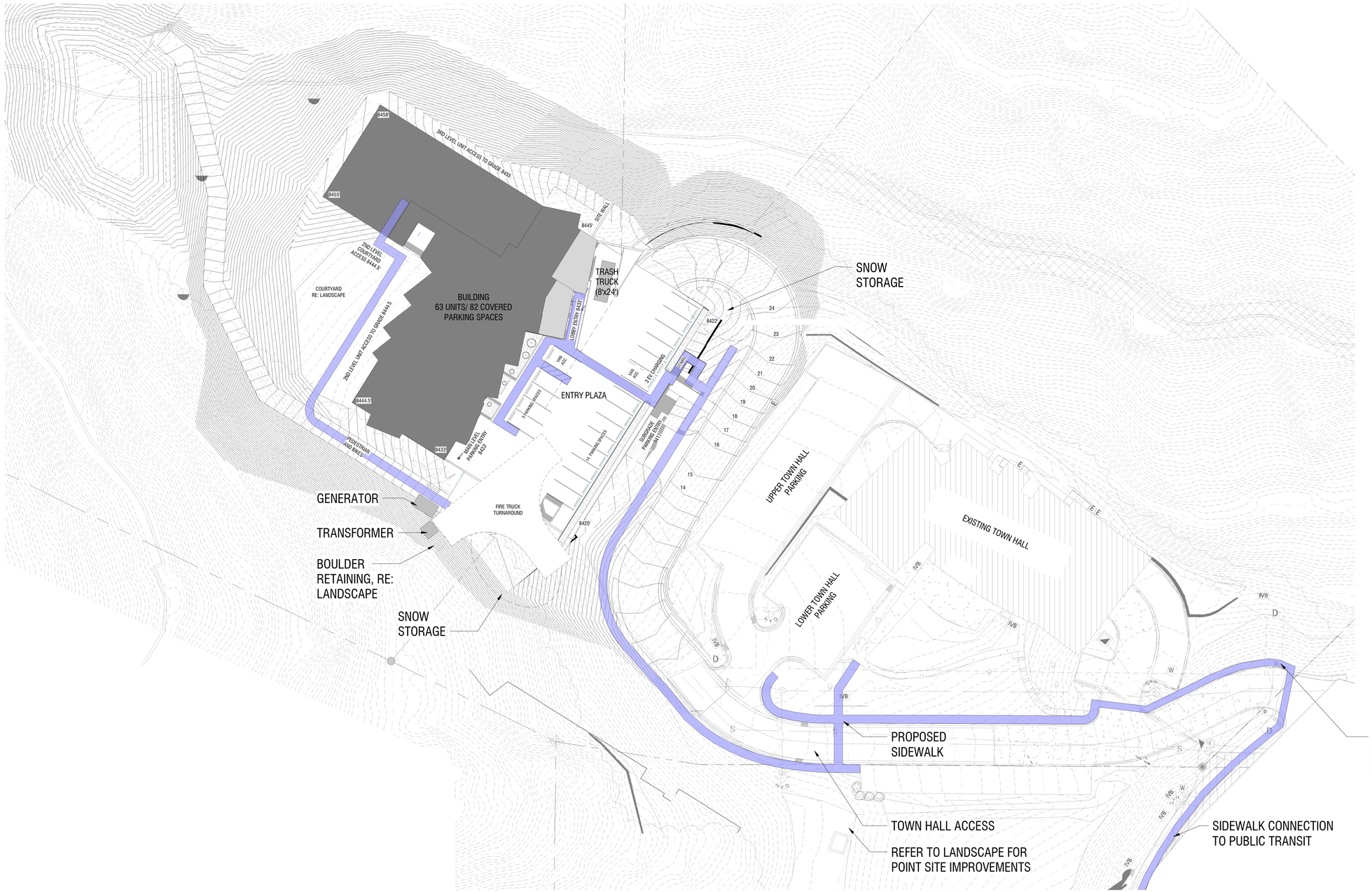
49 - SUBGRADE - GARAGE
33 - 1ST STORY - GARAGE
82 - TOTAL PARKING IN GARAGE

19 - 1ST STORY - EXTERIOR

**OPTION 6D GSF AREA SUMMARY**

| | | |
|---|---|---|
| *UNIT AREA | = | 67,309 GSF (63 UNITS) |
| STORAGE (3RD STORY) | = | 3,600 GSF |
| BACK OF HOUSE (ENTRY+COMM RM) | = | 3,220 GSF |
| BUILDING TOTAL | = | 74,129 GSF |
| SUBGRADE PARKING | = | 24,200 GSF |
| 1ST LEVEL PARKING | = | 14,530 GSF |
| CURRENT OPTION TOTAL (INCL. PARKING) | = | 112,859 GSF |

**area includes circulation (stair/corridor)*




1 SITE PLAN
1" = 30'-0"


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970.205.9094
PO BOX 943
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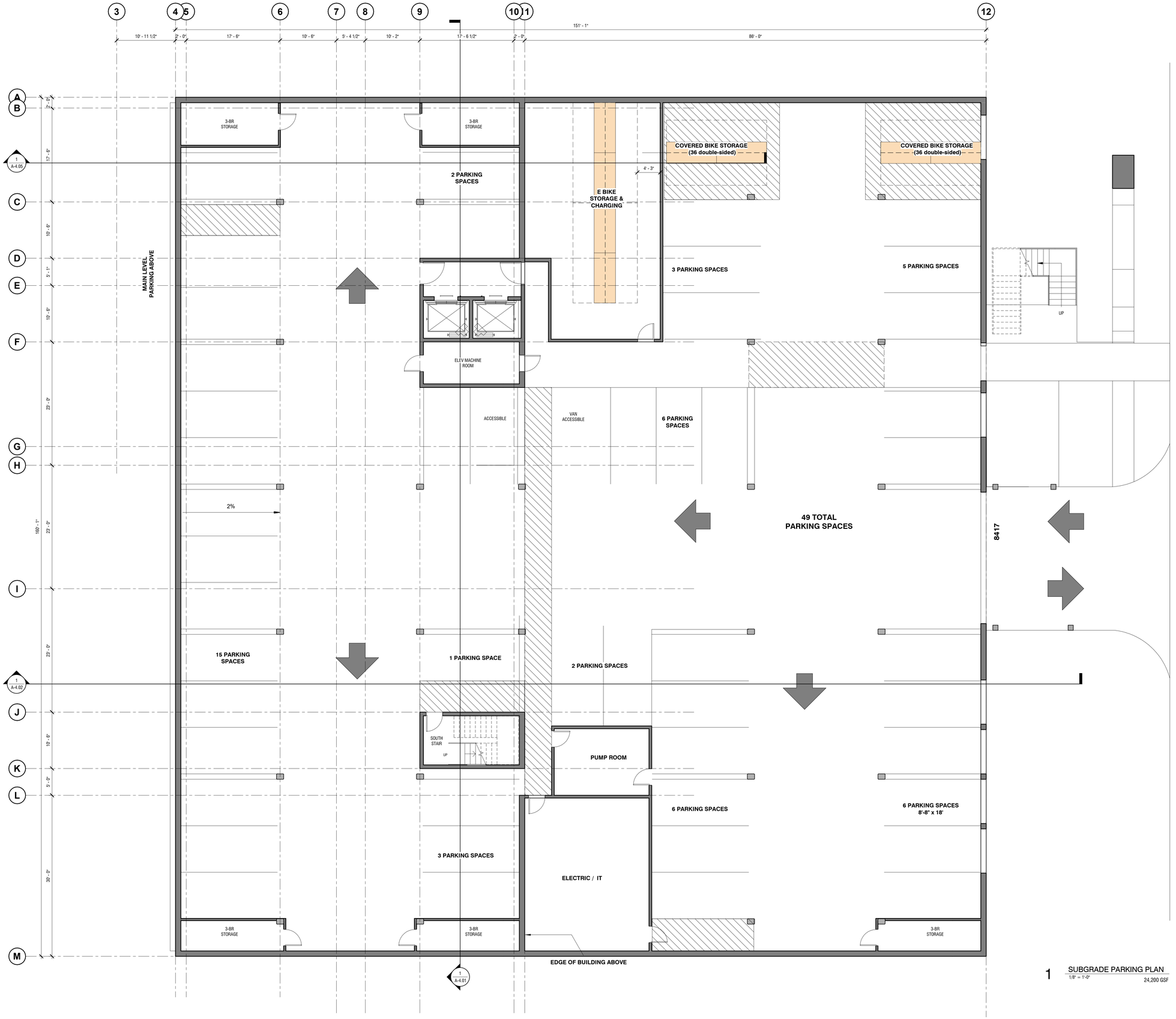
# SITE PLAN

SHEET NUMBER

A-1.01

SCALE

1" = 30'-0"




1 SUBGRADE PARKING PLAN
1/8" = 1'-0"
24,200 GSF

N

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970.205.9094
PO BOX 943
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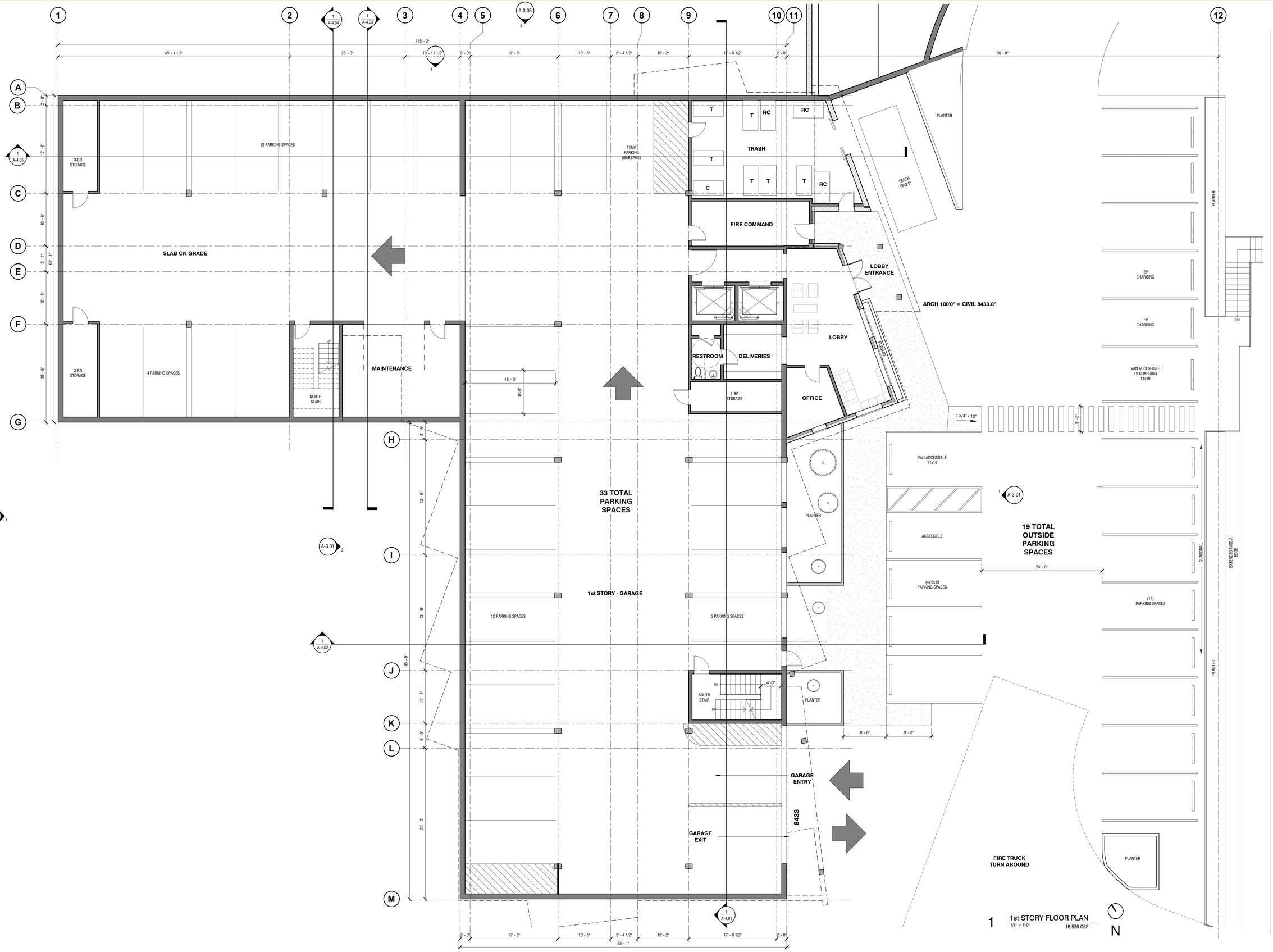
# SUBGRADE PARKING

SHEET NUMBER

A-2.00

SCALE

1/8" = 1'-0"




1 1st STORY FLOOR PLAN
1/8" = 1'-0" 16,530 GSF

SITE ARCHITECTS
970.205.9094
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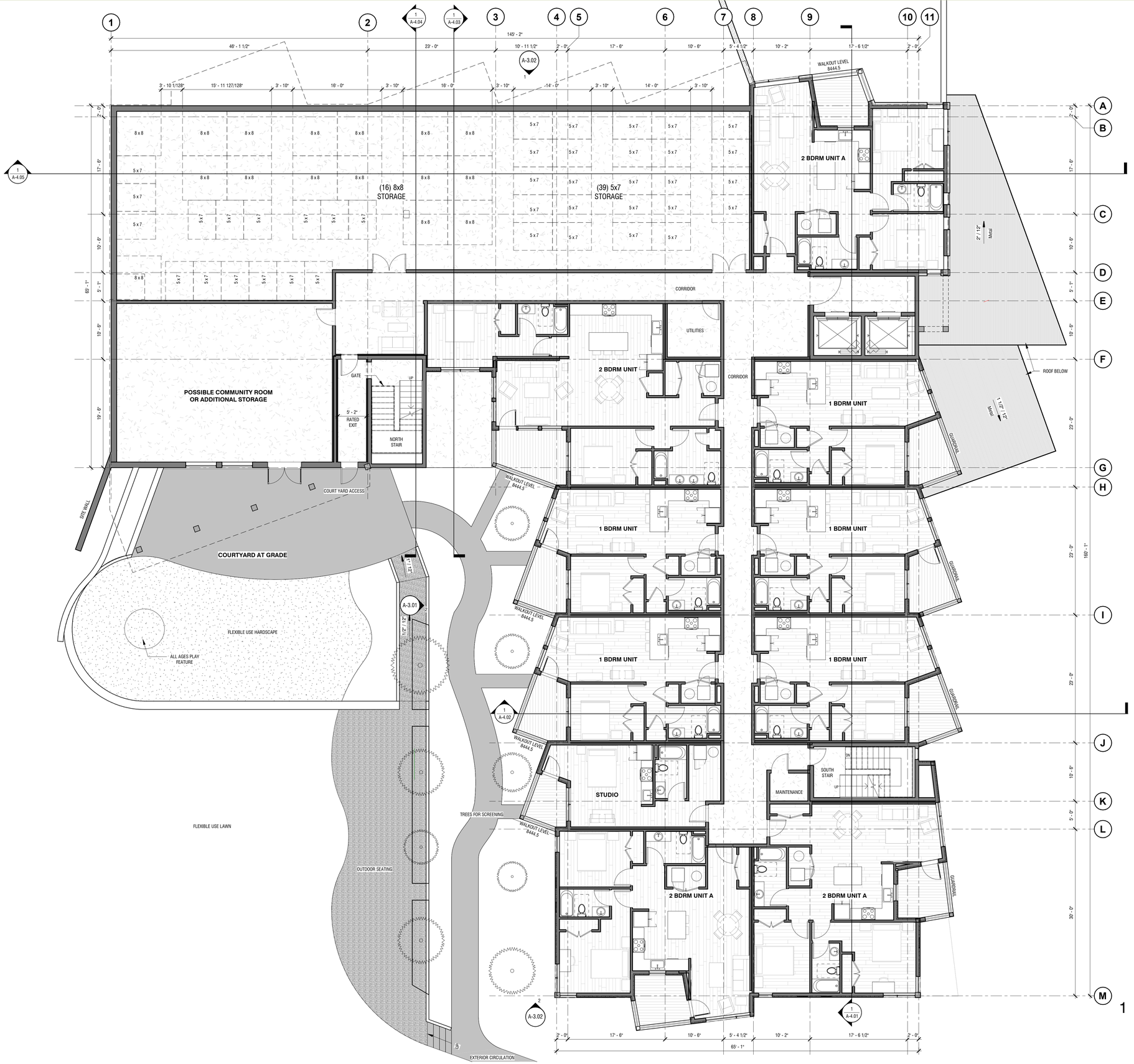
# 1st STORY FLOOR PLAN

SHEET NUMBER

A-2.01

SCALE

1/8" = 1'-0"




**UNIT MIX**
1X STUDIO
5X 1-BEDROOM
4X 2-BEDROOM

10 UNITS (14 BEDS)

10,685 GSF

**STORAGE SUMMARY**
(39) **5 X 7** UNITS (STUDIO + 1-BEDROOM)
(16) **8 X 8** UNITS (2-BEDROOM)
(8) **8 X 10** UNITS (3-BEDROOM) AT AGARAGE

3,600 GSF

**COMMUNITY ROOM**

1,220 GSF

1 2nd STORY FLOOR PLAN
1/8" = 1'-0" 15,505 GSF

N


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# 2nd STORY FLOOR PLAN

SHEET NUMBER

A-2.02

SCALE

1/8" = 1'-0"




**UNIT MIX**
1X STUDIO
8X 1-BEDROOM
4X 2-BEDROOM
2X 3-BEDROOM
15 UNITS PER FLOOR (23 BEDS)

1 3rd STORY FLOOR PLAN
1/8" = 1'-0" 15,635 GSF

N

SITE ARCHITECTS
970.205.9094
PO BOX 943
CARBONDALE, CO 81623

NOT FOR CONSTRUCTION

PROJECT

# TOSV DRAW SITE EMPLOYEE HOUSING

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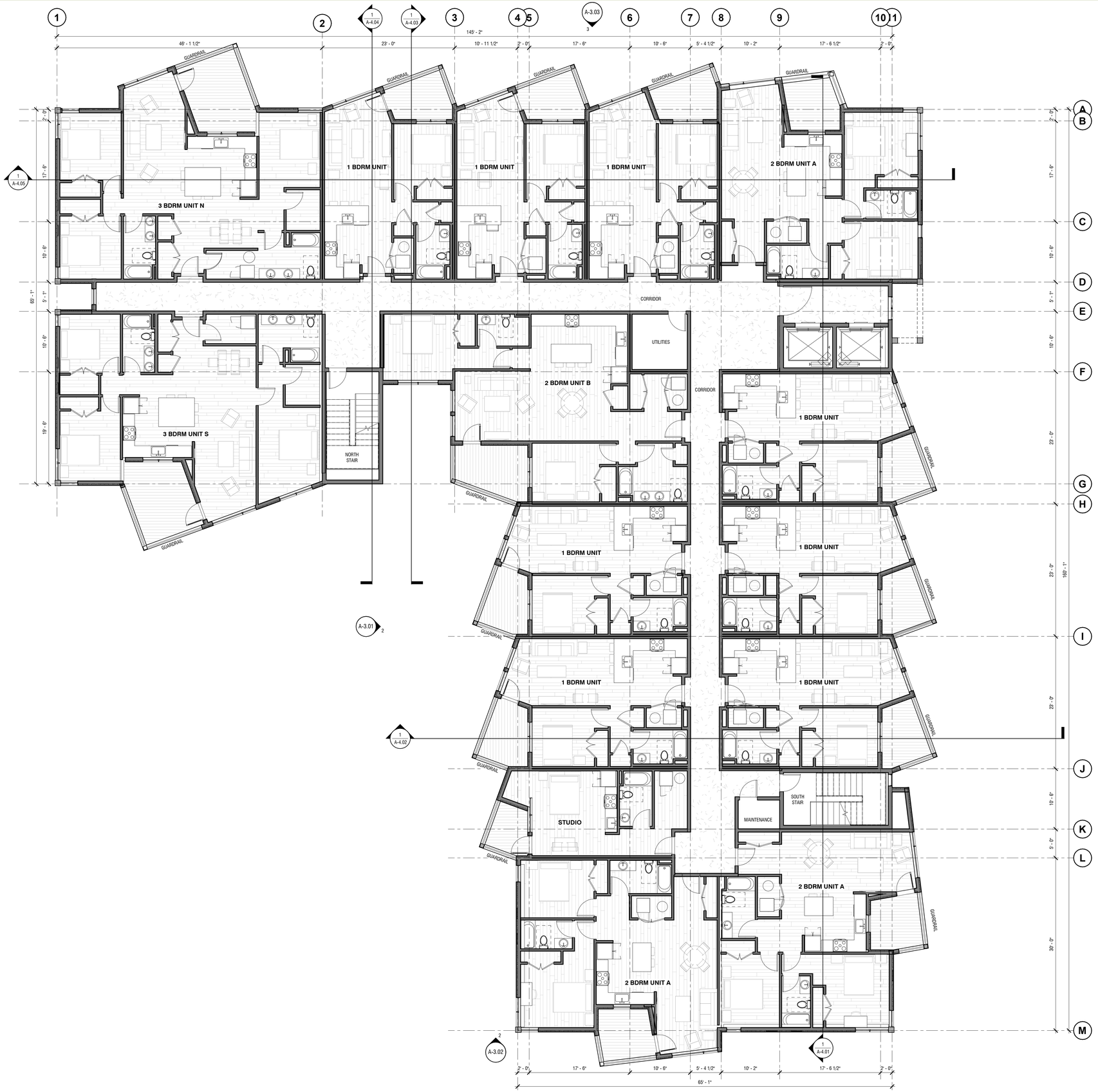
# 3rd STORY FLOOR PLAN

SHEET NUMBER

A-2.03

SCALE

1/8" = 1'-0"




**UNIT MIX**
1X STUDIO
8X 1-BEDROOM
4X 2-BEDROOM
2X 3-BEDROOM
15 UNITS PER FLOOR (23 BEDS)

1 4th STORY FLOOR PLAN
1/8" = 1'-0" 15,635 GSF

N

SITE ARCHITECTS
970.205.9094
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# TOSV DRAW SITE EMPLOYEE HOUSING

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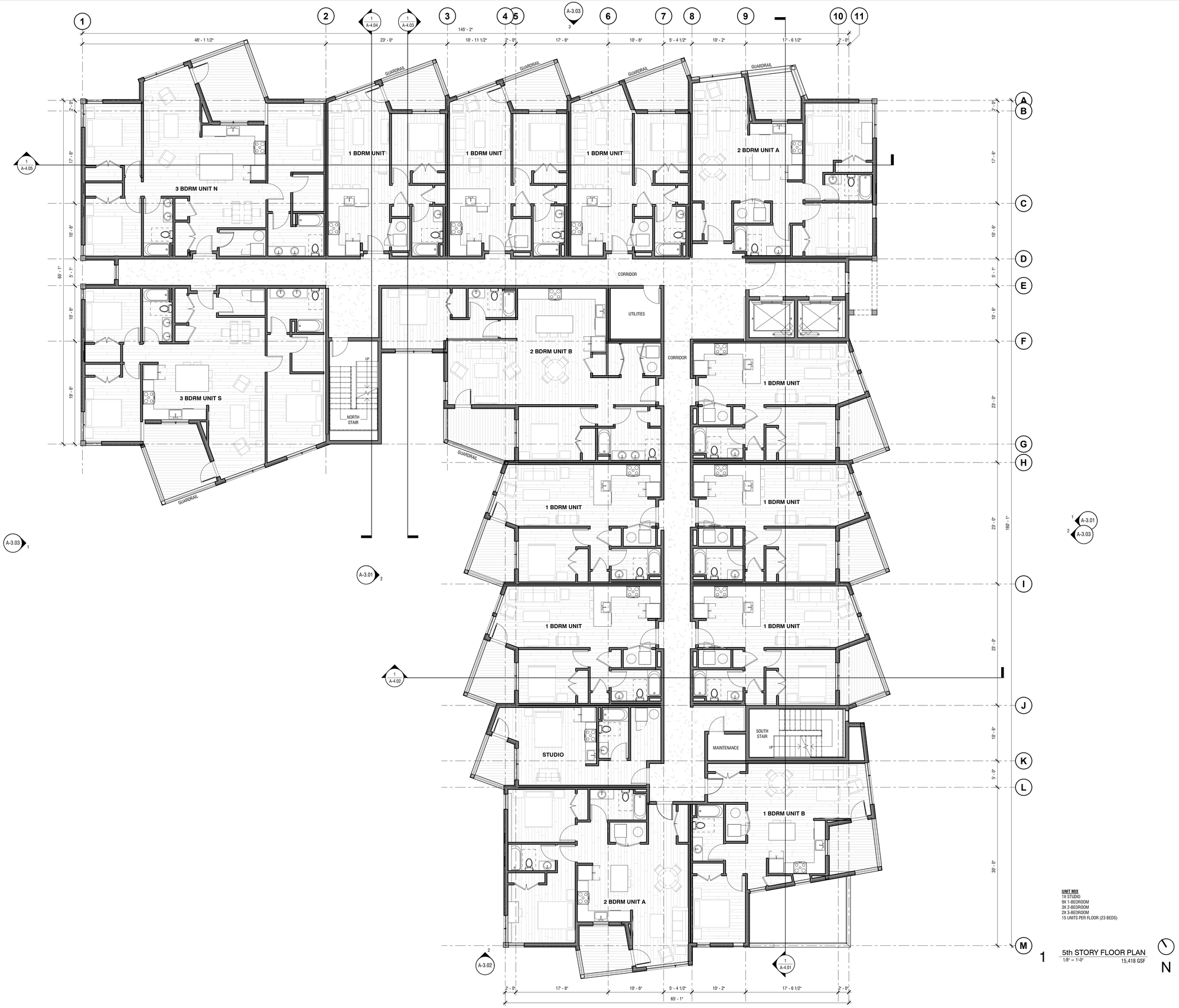
# 4th STORY FLOOR PLAN

SHEET NUMBER

A-2.04

SCALE

1/8" = 1'-0"




**UNIT MIX**
1X STUDIO
9X 1-BEDROOM
3X 2-BEDROOM
2X 3-BEDROOM
15 UNITS PER FLOOR (23 BEDS)

1 5th STORY FLOOR PLAN
1/8" = 1'-0" 15,418 GSF

N

SITE ARCHITECTS
970.205.9094
PO BOX 943
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NOT FOR CONSTRUCTION

PROJECT

# TOSV DRAW SITE EMPLOYEE HOUSING

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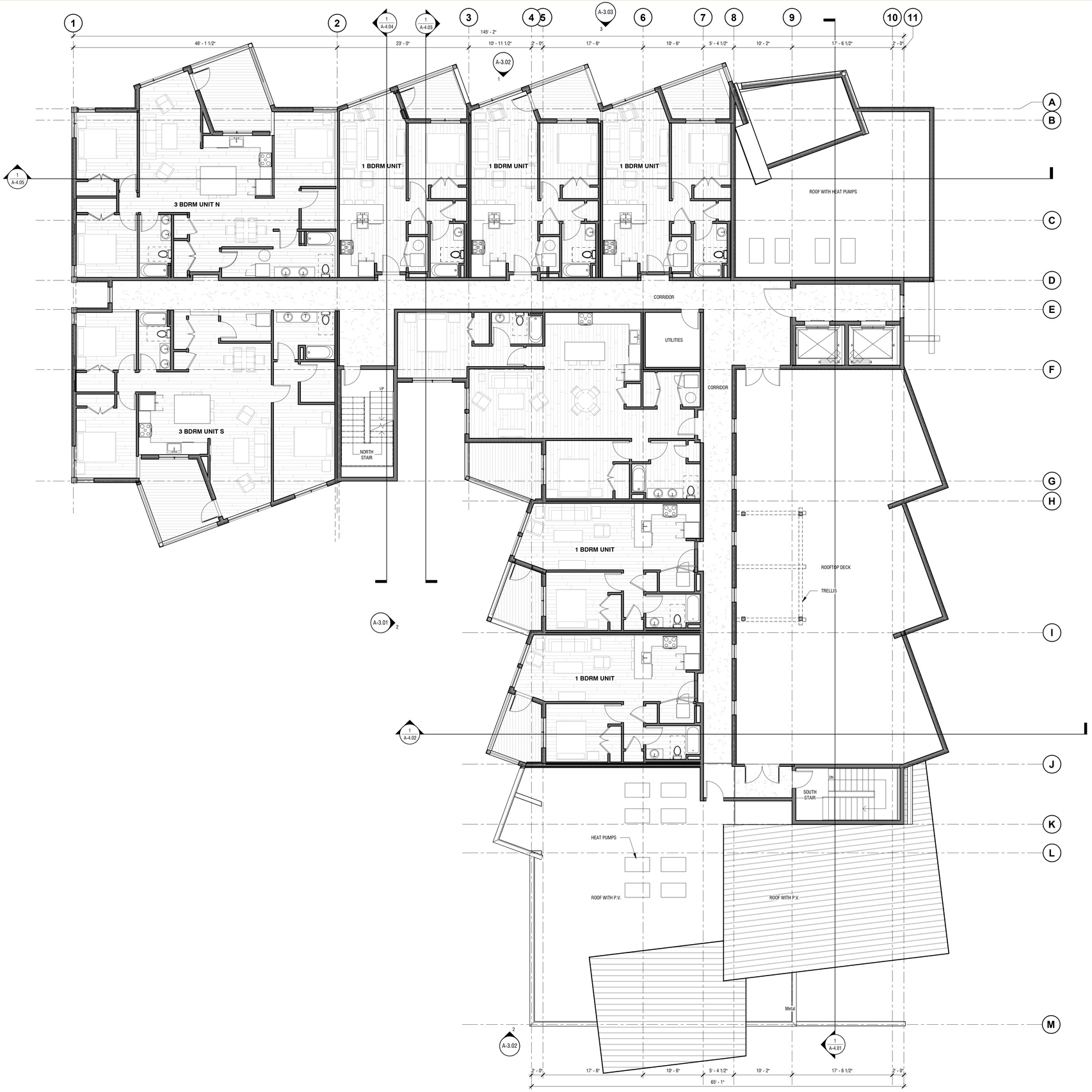
# 5th STORY FLOOR PLAN

SHEET NUMBER

A-2.05

SCALE

1/8" = 1'-0"




**UNIT MIX**
5X 1-BEDROOM
1X 2-BEDROOM
2X 3-BEDROOM
8 UNITS PER FLOOR (13 BEDS)

1 6th STORY FLOOR PLAN
1/8" = 1'-0" 9,936 GSF

N

SITE ARCHITECTS
970.205.9094
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# TOSV DRAW SITE EMPLOYEE HOUSING

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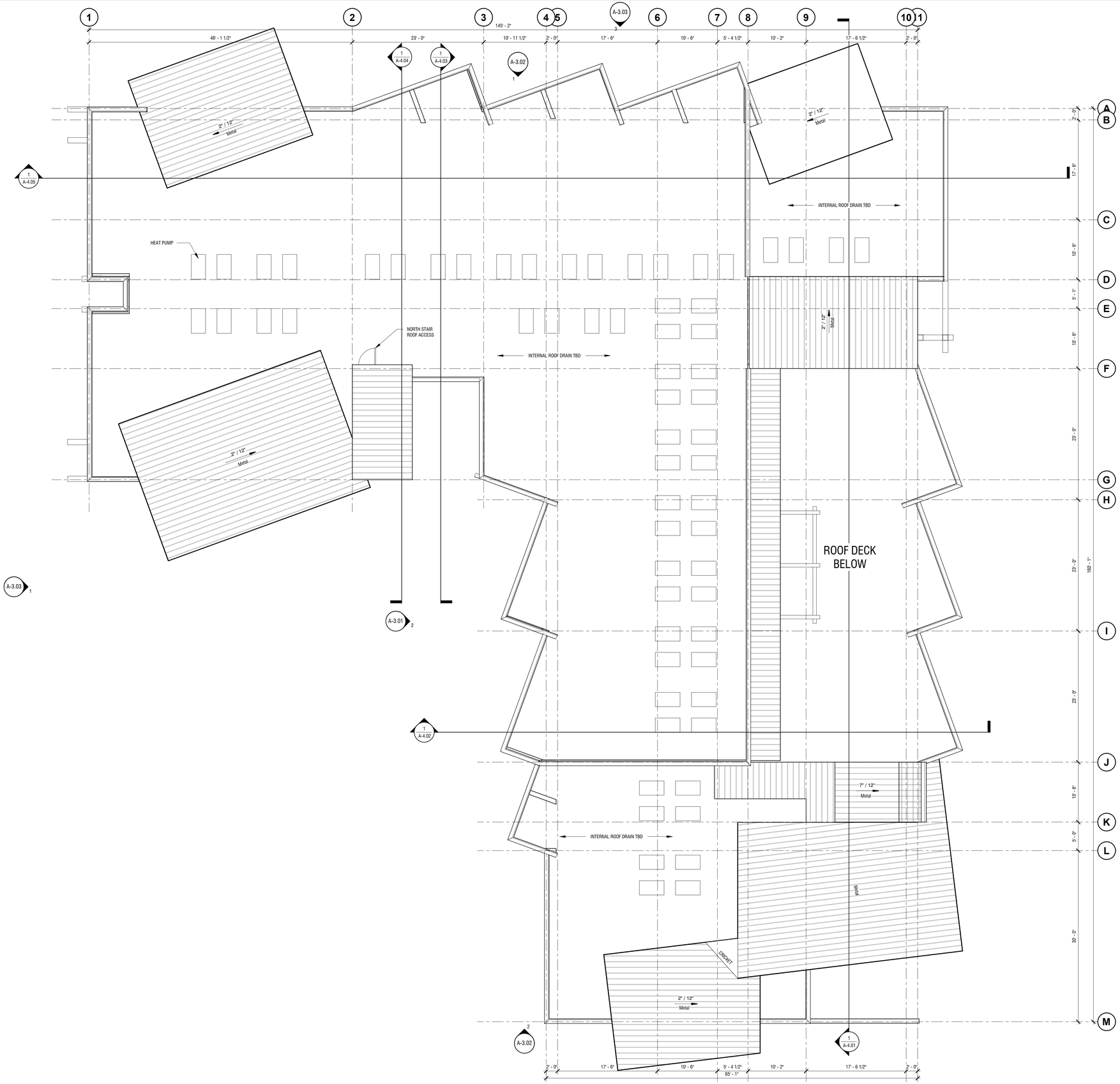
# 6th STORY FLOOR PLAN

SHEET NUMBER

A-2.06

SCALE

1/8" = 1'-0"




1 ROOF LEVEL
1/8" = 1'-0"

N

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970.205.9094
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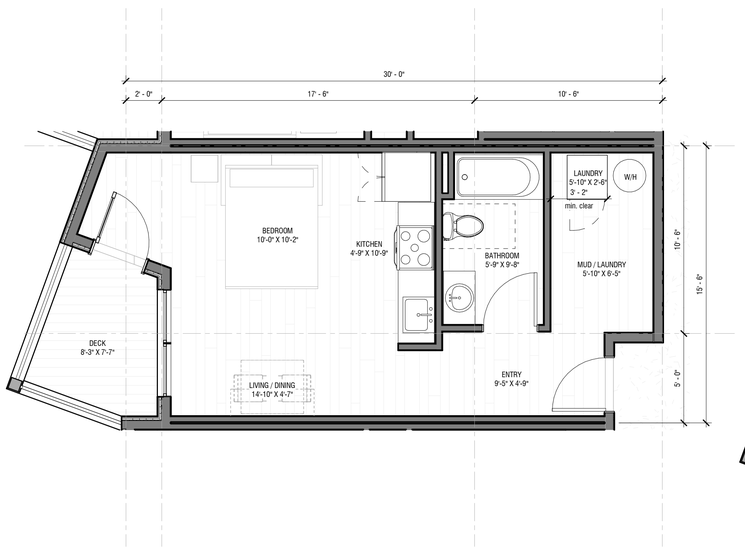
# ROOF PLAN

SHEET NUMBER

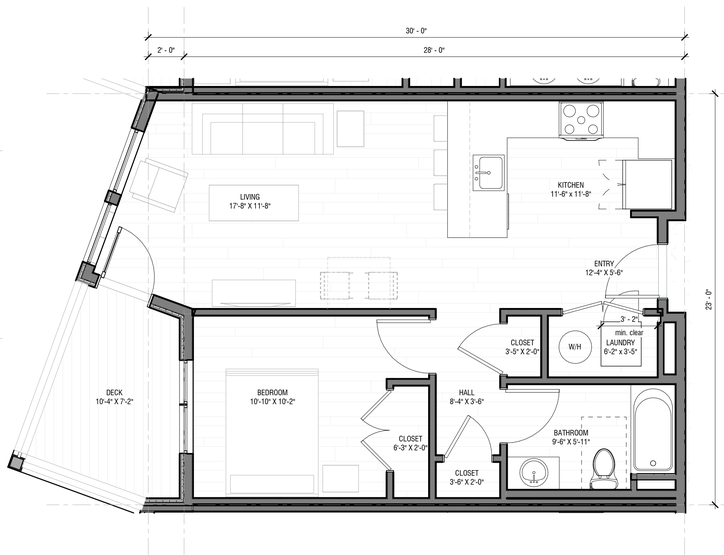
A-2.10

SCALE

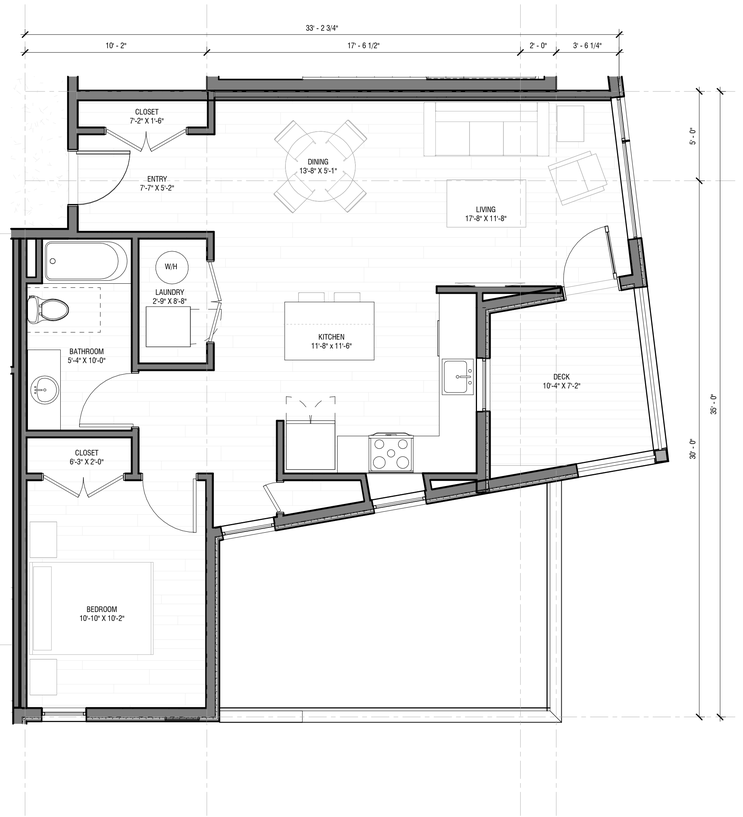
1/8" = 1'-0"




1 STUDIO UNIT PLAN
1/4" = 1'-0"




2 1 BEDROOM UNIT A PLAN
1/4" = 1'-0"




3 1 BEDROOM UNIT B PLAN (FLOOR 5)
1/4" = 1'-0"

SITE ARCHITECTS
970.205.9094
PO BOX 943
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NOT FOR CONSTRUCTION

PROJECT

# TOSV DRAW SITE EMPLOYEE HOUSING

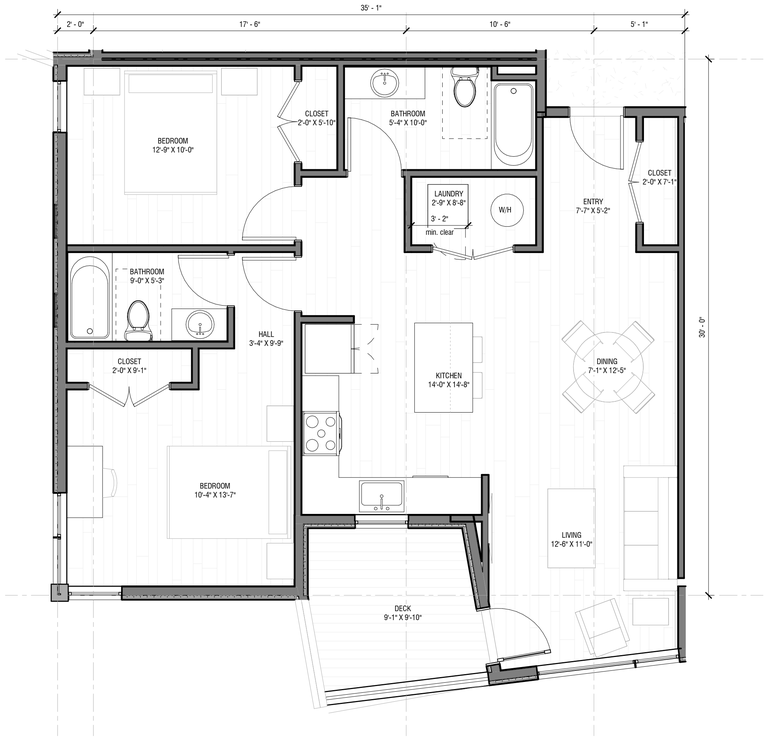
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REVISIONS DATE

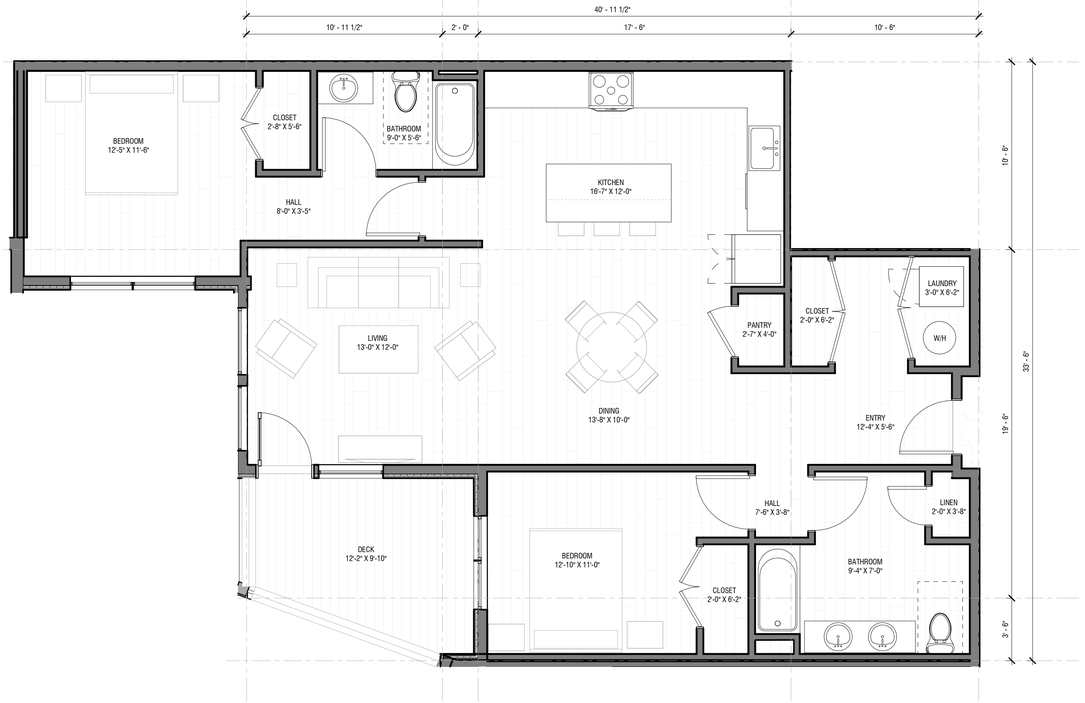
NAME

# UNIT PLANS

SHEET NUMBER
A-2.31
SCALE
1/4" = 1'-0"




4 2 BEDROOM UNIT A PLAN
1/4" = 1'-0"




5 2 BEDROOM UNIT B PLAN
1/4" = 1'-0"




6 3 BEDROOM UNIT S PLAN
1/4" = 1'-0"




7 3 BEDROOM UNIT N PLAN
1/4" = 1'-0"

SITE ARCHITECTS
970.205.9094
PO BOX 943
CARBONDALE, CO 81623

NOT FOR CONSTRUCTION

PROJECT

# TOSV DRAW SITE EMPLOYEE HOUSING

| ISSUE | DATE |
|---|---|
| DRAFT FOR PRELIMINARY PLAN SUBMISSION | 05.14.2025 |

REVISIONS DATE

NAME

# UNIT PLANS

SHEET NUMBER

A-2.32

SCALE

1/4" = 1'-0"




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




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

SITE ARCHITECTS
970.205.9094
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|---|---|

NAME

# EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.01

SCALE

1/8" = 1'-0"




2 SOUTH ELEVATION
1/8" = 1'-0"




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

SITE ARCHITECTS
970.205.9094
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NAME

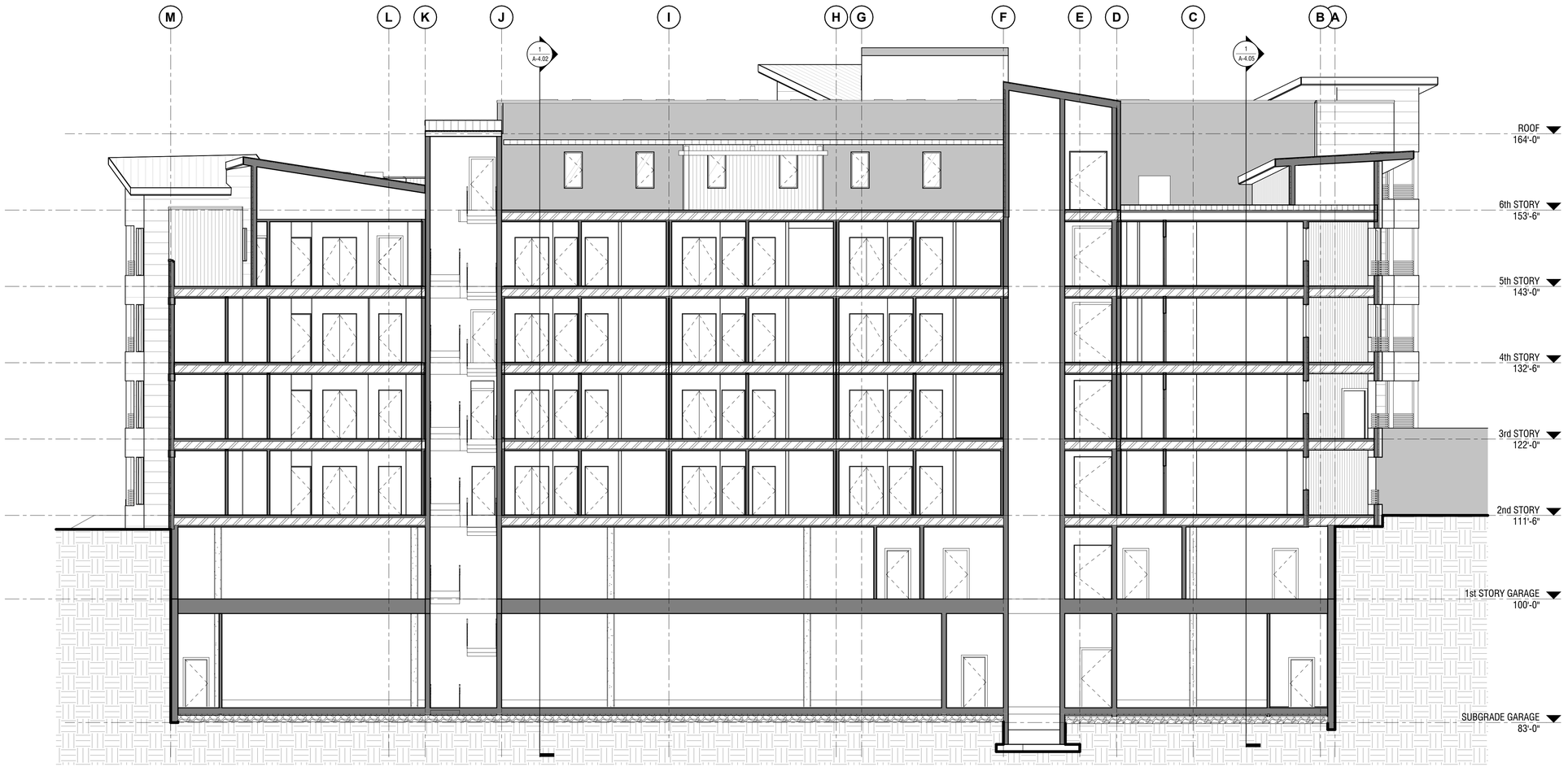
# EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.02

SCALE

1/8" = 1'-0"




1 N-S SECTION
1/8" = 1'-0"

SITE ARCHITECTS
970.205.9094
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# TOSV DRAW SITE EMPLOYEE HOUSING

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|---|---|

NAME

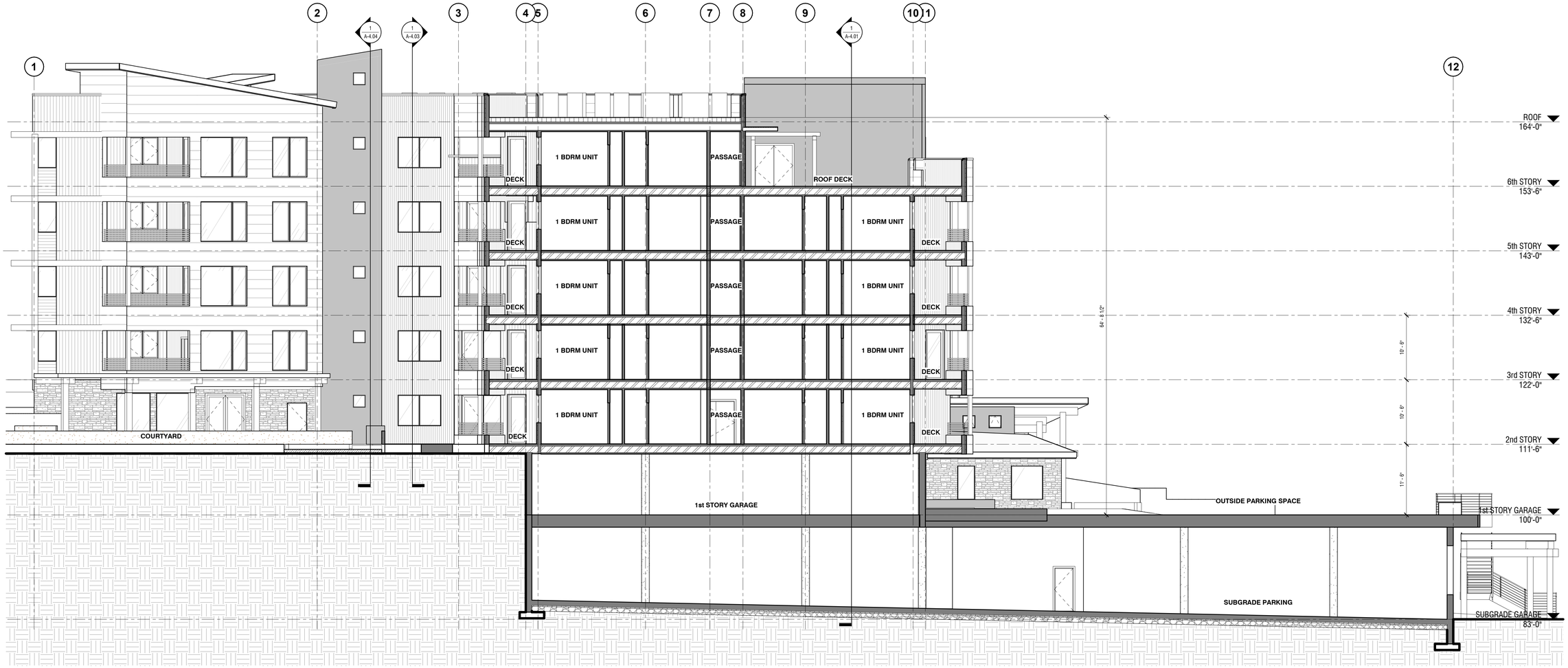
# BUILDING SECTIONS

SHEET NUMBER

A-4.01

SCALE

1/8" = 1'-0"




1 W-E SECTION THRU S WING
1/8" = 1'-0"

SITE ARCHITECTS
970.205.9094
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# TOSV DRAW SITE EMPLOYEE HOUSING

| ISSUE | DATE |
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REVISIONS DATE

NAME

# BUILDING SECTIONS

SHEET NUMBER

A-4.02

SCALE

1/8" = 1'-0"




1 N-S SECTION THRU N WING
1/8" = 1'-0"

SITE ARCHITECTS
970.205.9094
PO BOX 943
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PROJECT

TOSV DRAW SITE
EMPLOYEE HOUSING

| ISSUE | DATE |
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| REVISIONS | DATE |
|---|---|

NAME

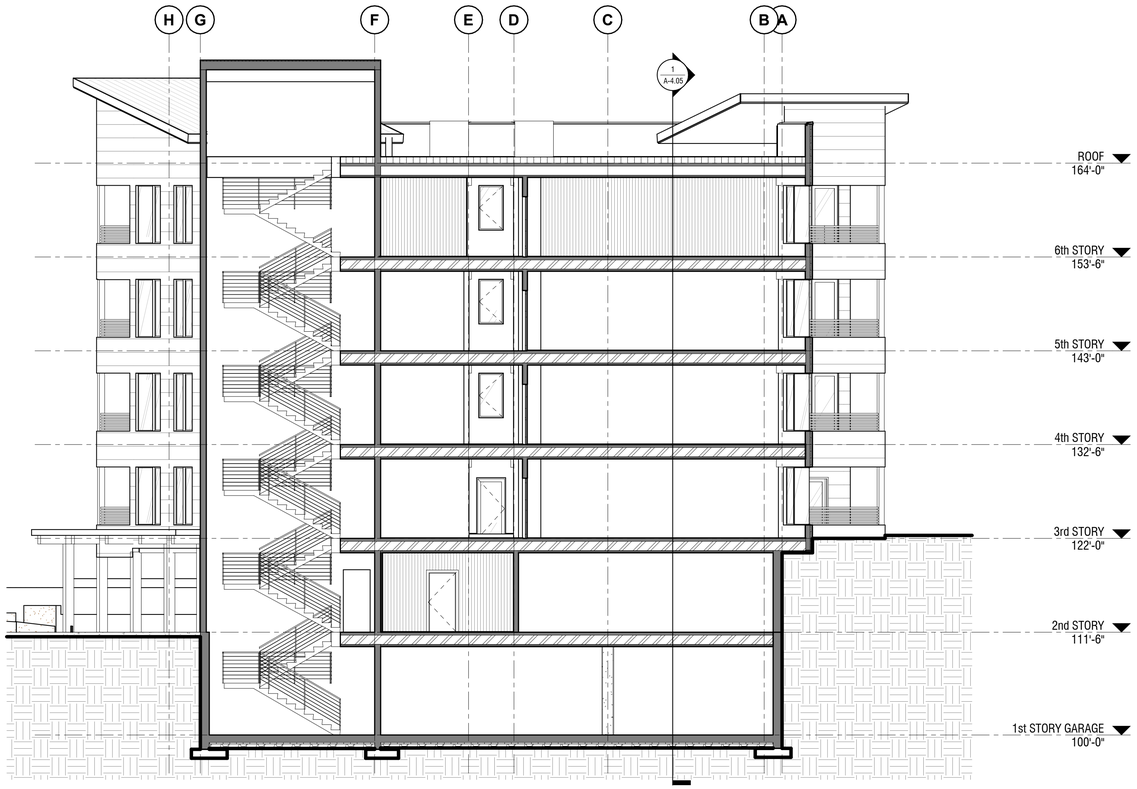
BUILDING SECTIONS

SHEET NUMBER

A-4.03

SCALE

1/8" = 1'-0"




1 SECTION THRU N STAIR
1/8" = 1'-0"

SITE ARCHITECTS
970.205.9094
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CARBONDALE, CO 81623

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# TOSV DRAW SITE EMPLOYEE HOUSING

| ISSUE | DATE |
|---|---|
| DRAFT FOR PRELIMINARY PLAN SUBMISSION | 05.14.2025 |

| REVISIONS | DATE |
|---|---|

NAME

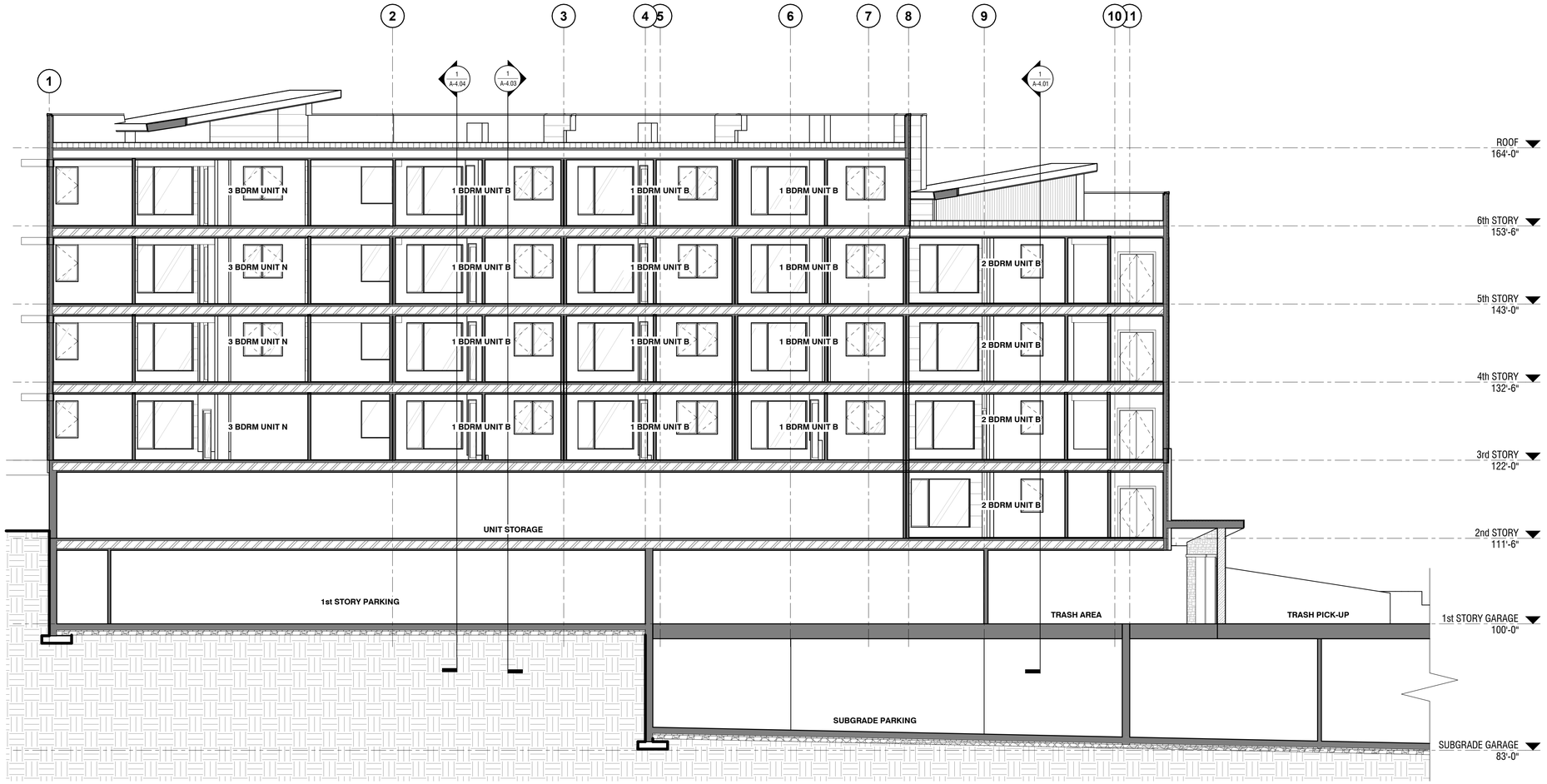
# BUILDING SECTIONS

SHEET NUMBER

A-4.04

SCALE

1/8" = 1'-0"




1 W-E SECTION
1/8" = 1'-0"

SITE ARCHITECTS
970.205.9094
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CARBONDALE, CO 81623

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PROJECT

# TOSV DRAW SITE EMPLOYEE HOUSING

| ISSUE | DATE |
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REVISIONS DATE

NAME

# BUILDING SECTIONS

SHEET NUMBER

A-4.05

SCALE

1/8" = 1'-0"

**BED COUNT**

| | |
|---|---|
| (8) 3-BDRMS | = 24 |
| (16) 2-BDRMS | = 32 |
| (35) 1-BDRMS | = 35 |
| (4) STUDIO | = 4 |
| TOTAL BEDS | = 95 |

**UNIT COUNT**

| | | |
|---|---|---|
| (8) 3-BDRMS | X2 | = 16 |
| (16) 2-BDRMS | X1.5 | = 24 |
| (35) 1-BDRMS | X1 | = 35 |
| (4) STUDIO | X1 | = 4 |

63 UNITS 79 REQUIRED PARKING SPACES + 3 EXTRA = 82 GARAGE PARKING SPACES

8 (10% GUEST) + 3 CARSHARE + 2 STAFF +3 ADDTL + 3 EV CHARGING = 19 SURFACE PARKING SPACES

**PARKING SUMMARY**

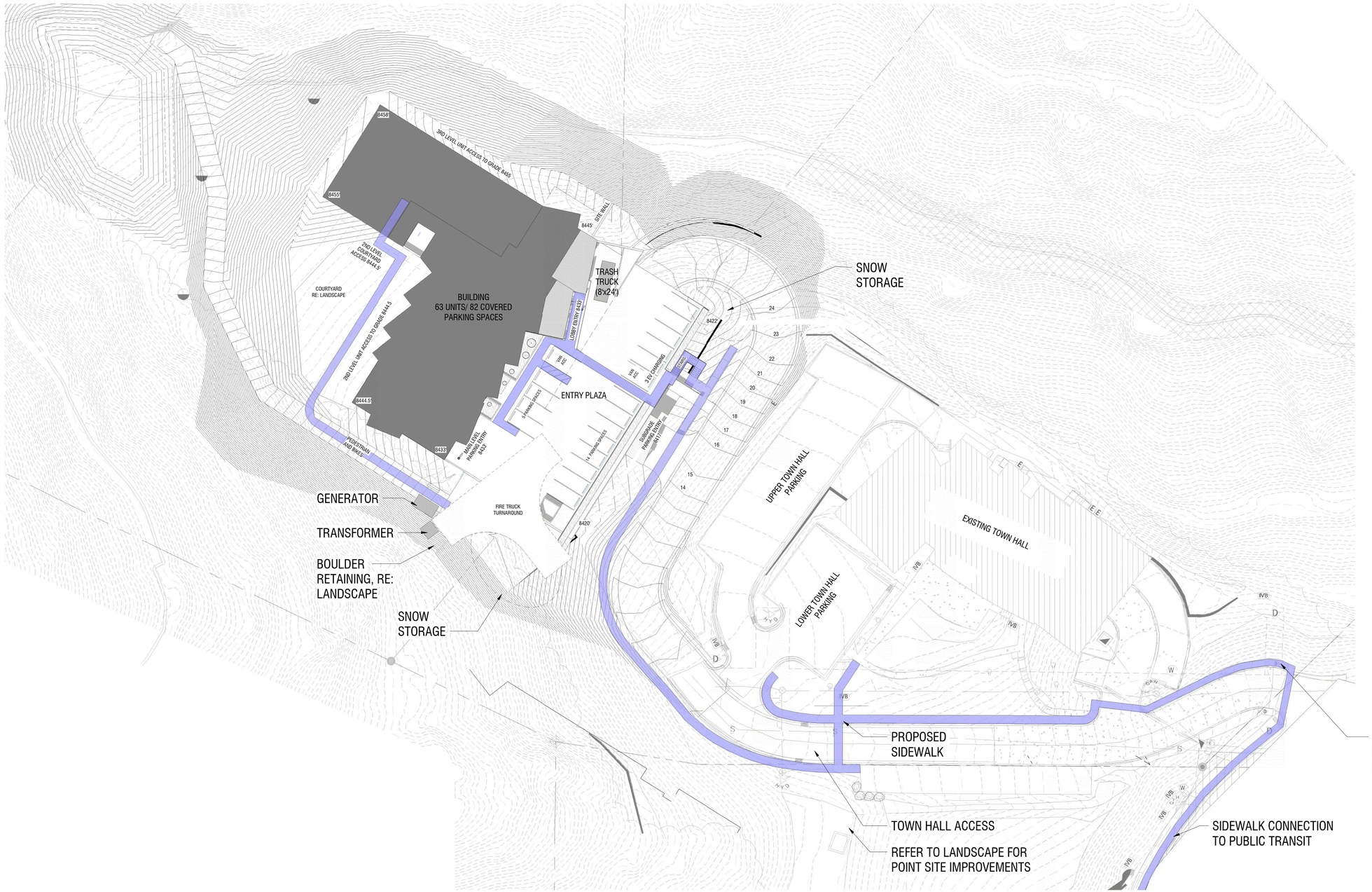
49 - SUBGRADE - GARAGE
33 - 1ST STORY - GARAGE
82 - TOTAL PARKING IN GARAGE

19 - 1ST STORY - EXTERIOR

**OPTION 6D GSF AREA SUMMARY**

| | | |
|---|---|---|
| *UNIT AREA | = | 67,309 GSF (63 UNITS) |
| STORAGE (3RD STORY) | = | 3,600 GSF |
| BACK OF HOUSE (ENTRY+COMM RM) | = | 3,220 GSF |
| BUILDING TOTAL | = | 74,129 GSF |
| SUBGRADE PARKING | = | 24,200 GSF |
| 1ST LEVEL PARKING | = | 14,530 GSF |
| CURRENT OPTION TOTAL (INCL. PARKING) | = | 112,859 GSF |

**area includes circulation (stair/corridor)*




1 SITE PLAN
1" = 30'-0"

N


SITE ARCHITECTS
970.205.9094
PO BOX 943
CARBONDALE, CO 81623


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PROJECT

# TOSV DRAW SITE EMPLOYEE HOUSING

| ISSUE | DATE |
|---|---|
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REVISIONS DATE

NAME

# SITE PLAN

SHEET NUMBER

A-1.01

SCALE

1" = 30'-0"



SITE ARCHITECTS

DRAFT FOR PRELIMINARY PLAN SUBMISSION

TOSV DRAW SITE VIEW FROM POINT SITE

05.14.2025





SITE ARCHITECTS

TOSV DRAW SITE VIEW FROM TURNAROUND

DRAFT FOR PRELIMINARY PLAN SUBMISSION

05.14.2025





SITE ARCHITECTS

DRAFT FOR PRELIMINARY PLAN SUBMISSION

TOSV DRAW SITE LANDSCAPE - COURTYARD

05.14.2025






SNOWMASS




SITE ARCHITECTS

TOSV DRAW SITE VIEW FROM FARAWAY ROAD

DRAFT FOR PRELIMINARY PLAN SUBMISSION

05.14.2025

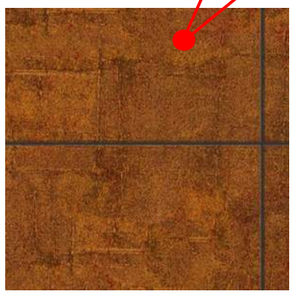




NICHIHA ARCHITECTURAL
WALL PANELS
VINTAGE WOOD
POPLAR
18"X72" VERT
WITH 6" REVEAL



NICHIHA ARCHITECTURAL
WALL PANEL
RIFTSAWN PECAN
18"X72" HORZ



CORTEN STEEL PANEL



STONE VENEER
MATCH TOWN HALL



CONTEXT - TOSV TOWN HALL



VARIATE ARCHITECTURAL WALL PANEL ORIENTATION

SITE ARCHITECTS

MATERIAL BOARD

DRAFT FOR
PRELIMINARY PLAN
SUBMISSION

05.14.2025

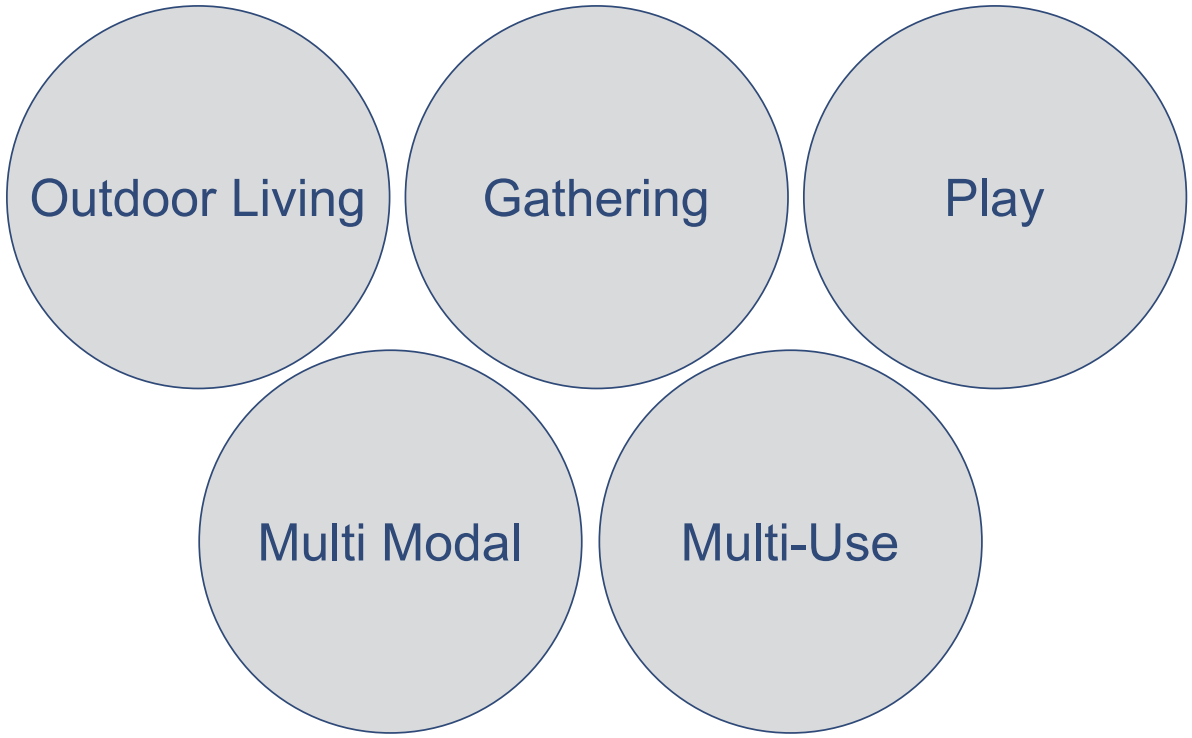







WELCOME TO
SNOWMASS VILLAGE
TOWN PARK ▸ ½ MILE
VILLAGE CENTER ▸ 2½ MILES

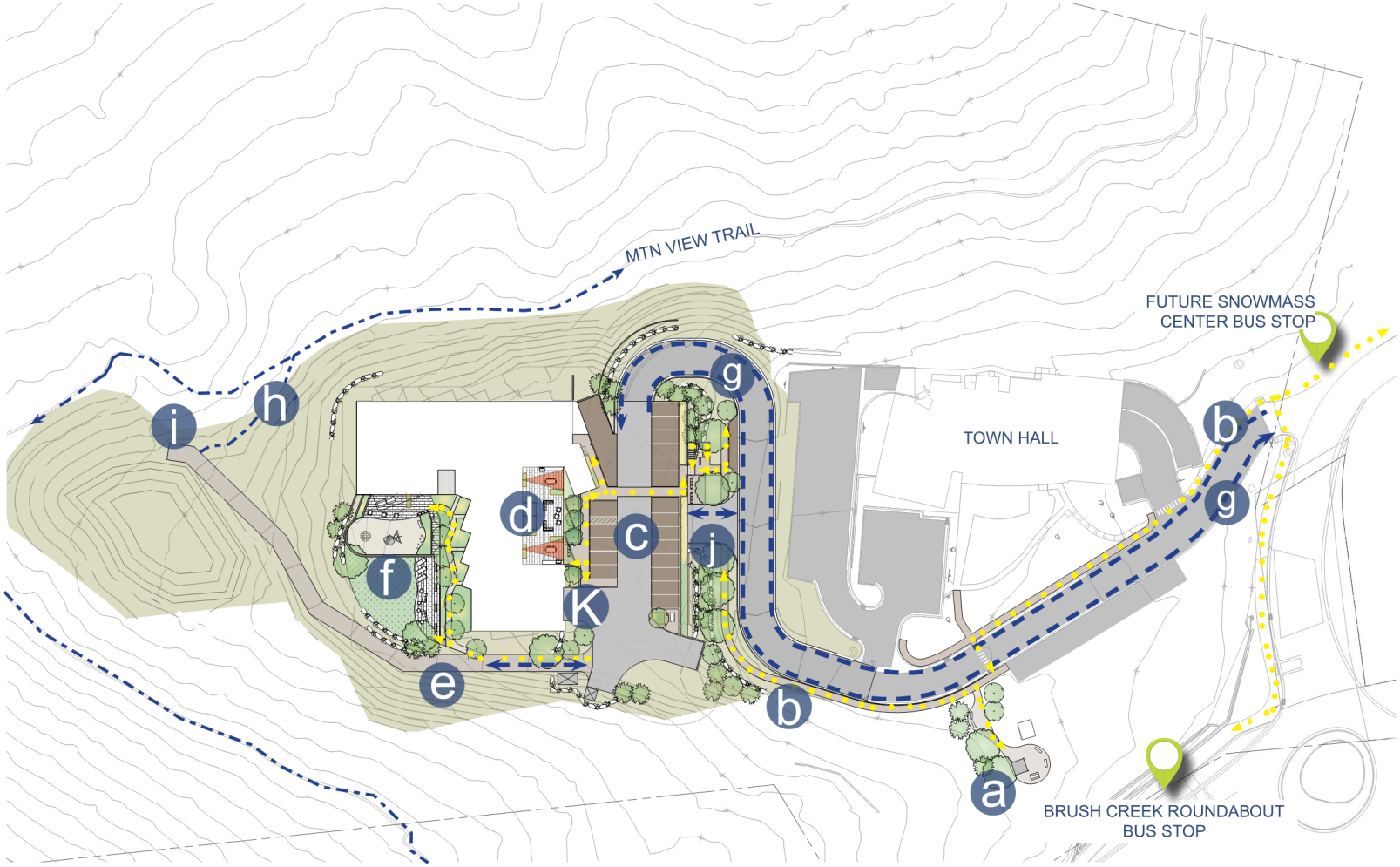
## Major Goals of Landscape:



# OVERALL SITE PLAN

LEGEND

- a COMMUNITY SEATING SPACE
- b SIDEWALKS CONNECTING TO THE COMMUNITY
- c ENTRANCE PLAZA
- d ROOFTOP OUTDOOR KITCHEN & LOUNGE AREAS
- e MULTI USE MAINTENANCE PATH
- f UPPER COURTYARD COMMUNITY SPACE & PATIOS
- g SHARED STREET
- h REALIGNED BIKE TRAIL
- i ACCESS TO DEBRIS FLOW BASIN
- j ACCESS TO LOWER GARAGE
- k ACCESS TO UPPER GARAGE




CONNECTIVITY

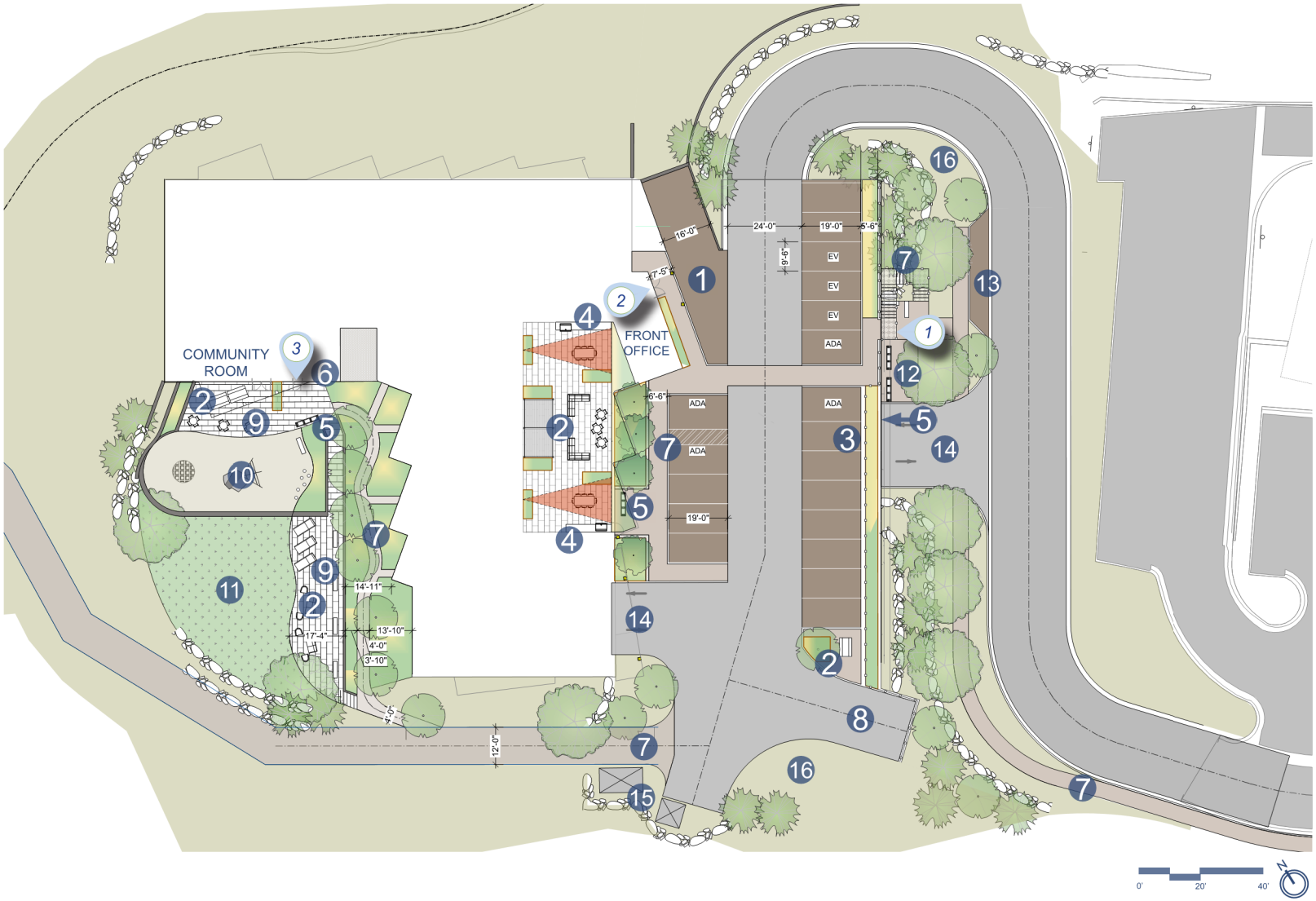
- PEDESTRIAN ROUTE
- BIKE ROUTE

# Plan Enlargement:

LEGEND

1. FRONT ENTRANCE DROP OFF, TRASH AND RECYCLING PICKUP
2. OUTDOOR SEATING
3. 19 PARKING SPACES INCLUDING 4 ADA & 2 EV
4. UPPER LEVEL OUTDOOR KITCHENS W/ SHADE
5. BIKE PARKING
6. BIKE WASH STATION
7. EXTERIOR CIRCULATION
8. EMERGENCY ACCESS HAMMER HEAD
9. FLEXIBLE USE HARDSCAPE
10. ALL AGES PLAY FEATURE
11. FLEXIBLE USE LAWN
12. BIKE SHARE STATIONS
13. FIRE TRUCK PULL-OFF FINAL LOCATION TBD FIRE DEPT
14. GARAGE ENTRANCE
15. UTITLIES
16. SNOW STORAGE

BUILDING ENTRANCE W/ BUILDING LEVEL



# Landscape Features:

## Outdoor Living



Provide a variety of seating and hardscape for flexible outdoor use



Soften the landscape and define spaces using raised steel planters



Provide exterior circulation using stairs and sidewalks

## Multi Modal



Bike maintenance and wash station



Covered bike storage helps to lengthen the biking season and make bike commuting more convenient

## Multi-Use



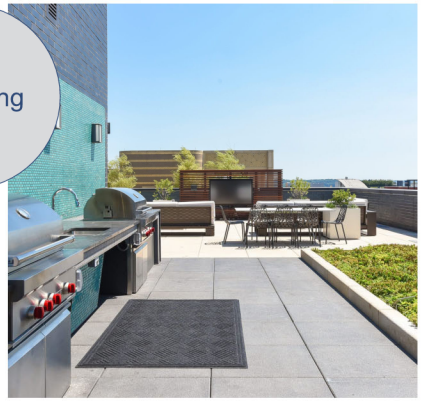
Blend grading into hillside and provide space for plants using  locally sourced stack boulders



Blending grading and creating flat spaces for recreation using steel retaining walls

# Landscape Features:

Gathering



An outdoor kitchen with grills, sinks and dining tables on the upper levels.



Provide shade for outdoor living spaces and seating areas

Multi-Use



Artificial turf or living sod provides a space for un programmed outdoor recreation

Play



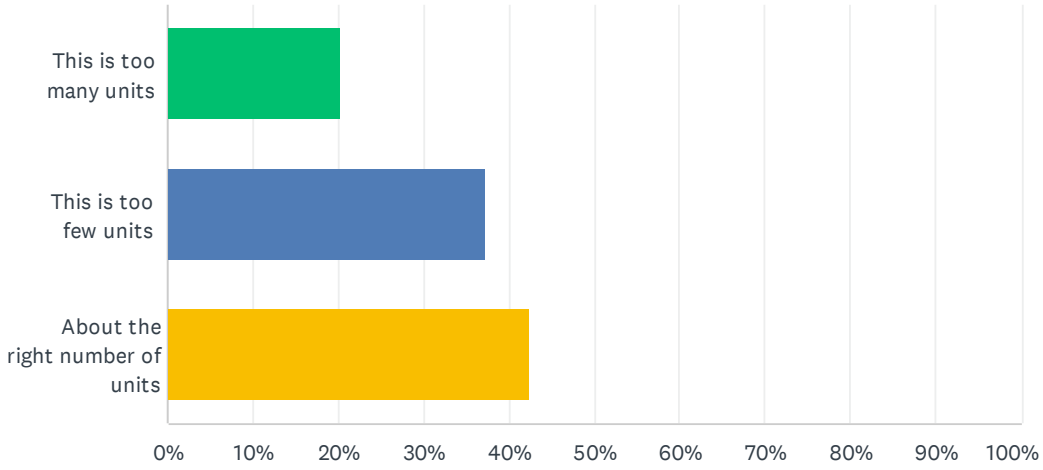




Creative and artistic play features integrated into the landscape at a scale and with interest for all ages

# Q1 The current design plans for 63 units, with a mix of studio, 1-, 2-, and 3-bedroom units. Share your thoughts on the number of units.

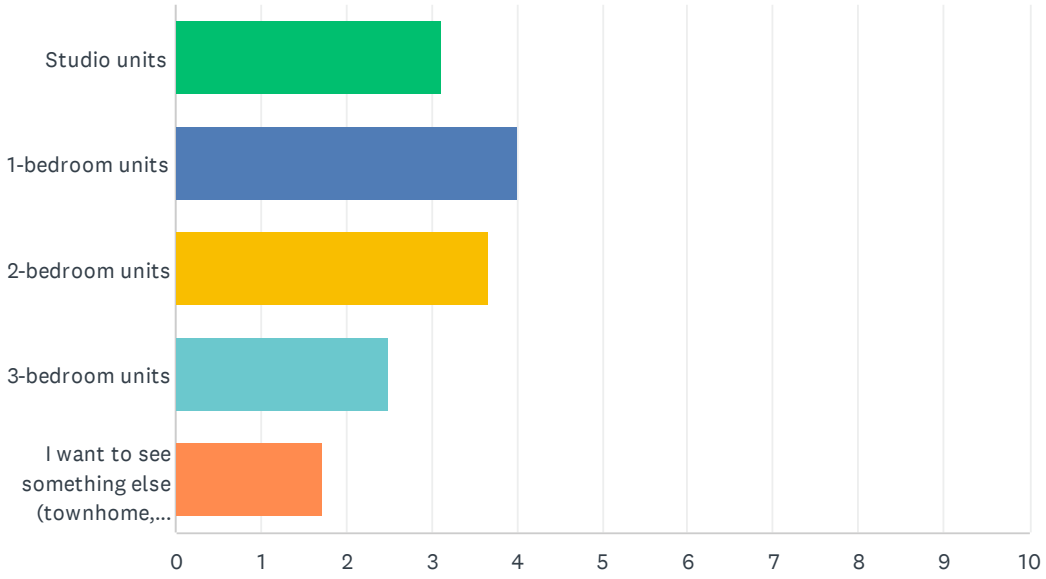
Answered: 193 Skipped: 9




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| This is too many units | 20.21% | 39 |
| This is too few units | 37.31% | 72 |
| About the right number of units | 42.49% | 82 |
| TOTAL | | 193 |

# Q2 With regard to the unit types offered, please rank the type of unit that should be prioritized.

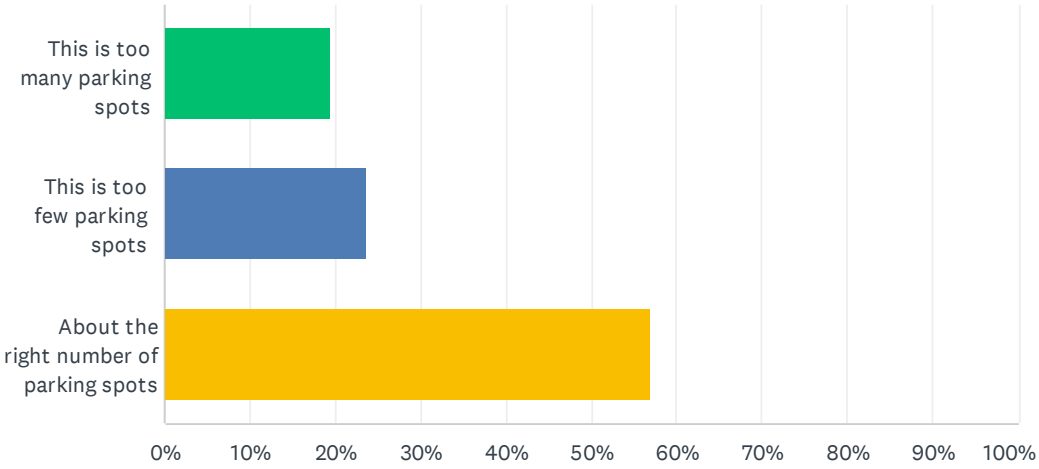
Answered: 190 Skipped: 12




| | 1 | 2 | 3 | 4 | 5 | TOTAL | SCORE |
|---|---|---|---|---|---|---|---|
| Studio units | 19.47% 37 | 20.00% 38 | 25.79% 49 | 22.63% 43 | 12.11% 23 | 190 | 3.12 |
| 1-bedroom units | 40.74% 77 | 31.75% 60 | 17.46% 33 | 6.88% 13 | 3.17% 6 | 189 | 4.00 |
| 2-bedroom units | 20.53% 39 | 36.32% 69 | 34.21% 65 | 7.89% 15 | 1.05% 2 | 190 | 3.67 |
| 3-bedroom units | 6.84% 13 | 10.53% 20 | 16.84% 32 | 57.37% 109 | 8.42% 16 | 190 | 2.50 |
| I want to see something else (townhome, detached single-family, etc.) | 12.63% 24 | 1.58% 3 | 5.79% 11 | 5.26% 10 | 74.74% 142 | 190 | 1.72 |

# Q3 The current design of this project includes 102 parking spaces, most of which are in a garage below the building. Share your thoughts regarding the number of parking spots.

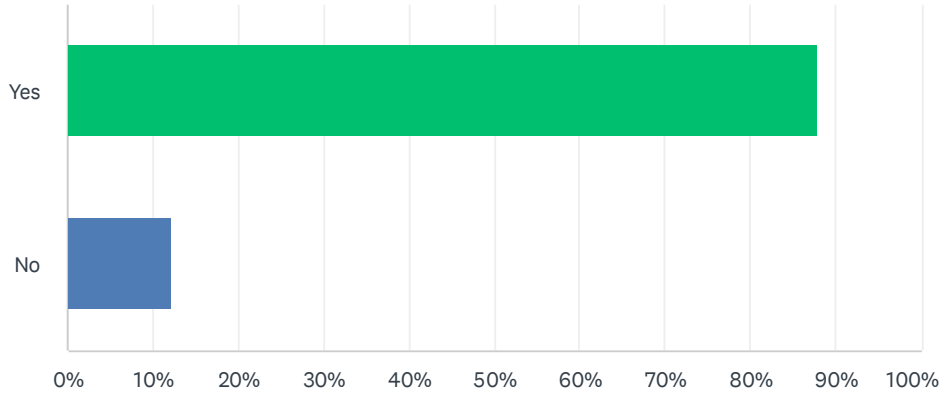
Answered: 190 Skipped: 12




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| This is too many parking spots | 19.47% | 37 |
| This is too few parking spots | 23.68% | 45 |
| About the right number of parking spots | 56.84% | 108 |
| TOTAL | | 190 |

# Q4 Parking at the Draw Site Housing will include guest parking, dedicated EV spots (with charging), and loading zones. Generally speaking, is this acceptable?

Answered: 190 Skipped: 12




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 87.89% | 167 |
| No | 12.11% | 23 |
| TOTAL | | 190 |

# Q5 WIth regard to the garage structure, please share your thoughts on this design.

Answered: 115 Skipped: 87

| # | RESPONSES | DATE |
|---|---|---|
| 1 | I don't have enough information. Do a better job than the base village garage. I think City should restrict overnight resident parking on the numbered lots - protect skier parking. | 5/19/2025 6:22 AM |
| 2 | I'm concerned with underground parking all of the dirt that will have to be transported down Brush Creek Road creating noise, traffic and further destruction of our already fragile roadways. | 5/18/2025 10:10 AM |
| 3 | add a wash bay for bikes cars and dogs | 5/18/2025 10:05 AM |
| 4 | Is a garage necessary. Is there a less expensive option. Keep cost down and use funds for the building itself. Garage seems frivolous for employee housing. If it's a space issue I understand. | 5/18/2025 7:27 AM |
| 5 | An overhead, open air layout would be nice and more cost effective. Separately, how many of us can afford EVs? I can only think of one person in all of housing that has a Rivian. | 5/17/2025 3:16 PM |
| 6 | It seems ideal to promote sustainability and public transit to not have a parking space for each person in this development but I think the reality is very different in that most people have a car. | 5/17/2025 1:50 PM |
| 7 | Need more under ground, hidden parking.. = at least two spaces per bedroom, plus guest parking. Higher ceilings for tall vehicles with luggage, ski racks. | 5/17/2025 12:47 PM |
| 8 | Garage is a good thing | 5/17/2025 11:43 AM |
| 9 | This project is too big, too tall, and should not be built in the draw | 5/17/2025 11:16 AM |
| 10 | Prioritize transit first residents. We should try to reduce traffic and car use | 5/17/2025 9:55 AM |
| 11 | Parking cars underground here is wonderful aesthetically, and a sigh of relief for owners on a snowy morning. I suggest the ingress and egress are more driver friendly than the Base Village garage. | 5/17/2025 9:50 AM |
| 12 | Do not do underground parking on site. Build tiered parking above the numbered lots that is reserved for the draw site residents, then there can be fewer spots at the draw site. Saving money by skipping the underground, but still providing parking near by. Then build more units on site | 5/17/2025 7:38 AM |
| 13 | ZERO GROWTH for Snowmass Village! When will there be enough? | 5/16/2025 11:45 PM |
| 14 | I like underground parking best. Navigating snow removal in the winter is a big challenge, and ends up being a big safety hazard. In regard to the number of spaces, that depends on the number of bedrooms. I believe adults need a car in this valley to get affordable groceries and enjoy what this valley has to offer. We cannot rely on public transportation alone. I also believe guest parking is important. There are very few places for guests to park near this development. A previous question asked about prioritizing bedrooms. I think this calculation should be based on demographic needs. Are more people with children looking for housing, more couples, or more singles? I also don't understand why all units are for rent only and unavailable for purchase. That does not seem to solve the long-term housing issues in this valley. | 5/16/2025 3:36 PM |
| 15 | everyone has a roof rack or some sort of rig, so high ceilings is a must. also, dependent on the number of units that will accommodate more than one person (2bd, 3bd units) there will not be enough parking. | 5/16/2025 2:10 PM |
| 16 | Seasonal employees with one car, why more places? And if they are from overseas (as I see at skico) they won't have cars. | 5/16/2025 1:49 PM |
| 17 | Like it being underground, please keep this design | 5/16/2025 10:20 AM |

| | | |
|---|---|---|
| 18 | Great | 5/16/2025 10:19 AM |
| 19 | As much as I like Snowmass being a bikeable/ walkable village, you have to have parking for residents on site. Any other plan, or lack of plan, is insane | 5/16/2025 9:23 AM |
| 20 | too costly | 5/16/2025 8:31 AM |
| 21 | Who is this designed for? Seasonal Hospitality workers? Seasonal skico employees? Then they prob won't have or need cars. They will use bus transportation and walk to groc. | 5/16/2025 5:54 AM |
| 22 | As seasonal worker housing why are you spending my tax dollars on these extravagant features. As a homeowner and 35+ year family owner, this is a misuse of our tax dollars for so few. These using cost more than our 4bedroom house on brush creek. Why are you considering this top of project in the village? We oppose the use of our tax dollars in this manner. | 5/16/2025 5:04 AM |
| 23 | Perfect | 5/15/2025 3:50 PM |
| 24 | The garage parking is an enormous expense. There should be a spot per unit bedroom. | 5/15/2025 3:49 PM |
| 25 | Awesome! | 5/15/2025 1:59 PM |
| 26 | Awful | 5/15/2025 11:13 AM |
| 27 | A garage structure of any kind would be wonderful. | 5/15/2025 10:22 AM |
| 28 | Less below grade | 5/14/2025 6:15 PM |
| 29 | EV re-charging spots need to be paid for by the charging vehicle. NOT free Garage is super expensive so i would like to see a design with outside spots | 5/14/2025 5:51 PM |
| 30 | Do not want underground parking lot | 5/14/2025 1:31 PM |
| 31 | I think the building is too tall, so I think removing the garage would be the best outcome. | 5/14/2025 9:15 AM |
| 32 | parking garage are the best use of space and grade mitigation on challenging sites | 5/13/2025 4:15 PM |
| 33 | no garage | 5/13/2025 12:58 PM |
| 34 | Love this design | 5/13/2025 9:49 AM |
| 35 | Below the building as much as possible | 5/13/2025 5:54 AM |
| 36 | Good | 5/12/2025 7:01 PM |
| 37 | Underground EV charging stations sounds like it'd be a liability. | 5/12/2025 1:29 PM |
| 38 | You need to put the cars somewhere! Even our workforce (teachers, nurses, town employees) need to put their cars somewhere. | 5/12/2025 12:11 PM |
| 39 | Im not a architect but some parking with a inclined roof probably save time and money at the time to clean the snow if the snow just slides to the roof for the back side | 5/11/2025 10:47 PM |
| 40 | The project is just too big in general and doesn't fit in Snowmass. Too much parking means more cars. And too many units now just means more need later. We can't build our way out of this issue. | 5/11/2025 9:37 PM |
| 41 | The overall building is too high. The garage makes it even taller. Would like to see more images of the garage vs just the trees blocking it, so hard to fully way in on the design without a view of it such as the angle of a person standing near the garage. Regarding the first and second questions - no write in spot: not enough units for the cost. Either same cost for more units or less cost for same amount or same number of units but better units such as more town homes style specific for the 2 and 3 bedroom units. As far as prioritizing the types of units, it depends on who these units are for, families, entry level work force? For families, we need more 3 bed room units, those are hard to find affordable options for. Studios, are probably easier to find in the area at a more affordable rate. | 5/11/2025 8:05 PM |
| 42 | Really the site is good but the amount of stuff on it seems excessive. Too much parking means more cars in Snowmass. Moving people here means more people living within walking-transit to their jobs so the point should be to have fewer cars and people living closer to their jobs which would be better for our town and the people living here. | 5/11/2025 4:35 PM |

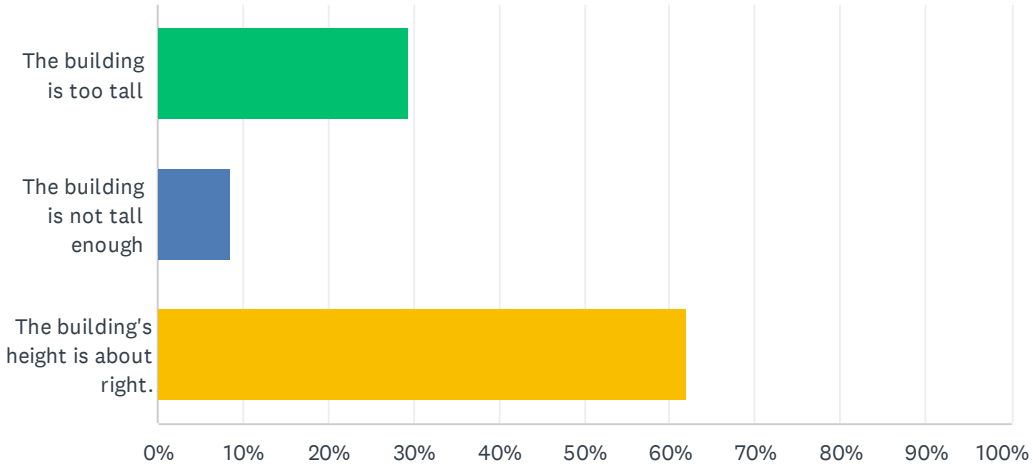
| | | |
|---|---|---|
| 43 | Too much parking. Perhaps some auto-free Units. Parking should not automatically come with a Unit but rather should be a separate lease & fee. The parking is too expensive & as a taxpayer, I feel OK about investing in appropriately sized Affordable Housing but not bringing more cars into town. | 5/11/2025 3:20 PM |
| 44 | Covered parking would be a huge benefit | 5/10/2025 11:37 AM |
| 45 | It’s looks amazing I’ll be praying for one bedroom apartment as soon as I can. | 5/9/2025 9:30 PM |
| 46 | Big enough for full size vehicles! I.e. full size pickup/suburban | 5/9/2025 9:20 PM |
| 47 | Please make it better than the base village garage. | 5/9/2025 4:03 PM |
| 48 | The more subtle the better | 5/9/2025 11:37 AM |
| 49 | Garage parking is essential, with clearly marked spaces for owners. "Hiding" cars in a garage is a great feature because adding 100+ cars to the village, although necessary, can have a negative aesthetic impact, especially if they are all parked outside for all to see. | 5/9/2025 10:52 AM |
| 50 | I really like that it will be underground. Similar to how some of the buildings are the AABC employee housing units. | 5/9/2025 9:58 AM |
| 51 | The garage structure at Highlands was easy to use and maneuver. The access points and location of your spot depended on what side of the building you are on. Functionality is key in a large garage with many residents going in and out in the morning and returning after work. | 5/9/2025 6:33 AM |
| 52 | More covered parking however you can, always. | 5/9/2025 4:23 AM |
| 53 | Incentives for non vehicle renters using the public transit system instead. | 5/8/2025 8:07 PM |
| 54 | Looks good to me. | 5/8/2025 7:22 PM |
| 55 | Build it larger to accommodate more cars | 5/8/2025 11:48 AM |
| 56 | I am for parking in underground heated garage. I also think car ownership should be discouraged | 5/8/2025 11:42 AM |
| 57 | What a great thing for residents to have! | 5/8/2025 7:54 AM |
| 58 | The garage parking provides a level of living that suits our mountain community. | 5/8/2025 7:39 AM |
| 59 | Anything to reduce to size of building underground parking is better | 5/7/2025 2:04 PM |
| 60 | Being below keeps the spaces out of the weather. Vehicles aren't exposed so are easier to maintain, no scraping and shoveling out on snow days, safer when going to/from vehicle, etc | 5/7/2025 9:39 AM |
| 61 | Underground is great | 5/7/2025 9:30 AM |
| 62 | Make housing for as many people as possible including their garages. Storage with the garage would be nice as well | 5/7/2025 5:52 AM |
| 63 | Too few spots. parking spots needs to equal the number of bedrooms, unfortunately. I support why you are doing it but fear it will create a frustrating enforcement issue. If it is a fixed number, is there off-site parking available at Black Saddle or the Rodeo Lot? | 5/7/2025 4:38 AM |
| 64 | No garage only partial covered parking | 5/6/2025 9:50 PM |
| 65 | Provide zero parking. This for only housing workers for snowmass employees | 5/6/2025 8:18 PM |
| 66 | why would you need loading zones? | 5/6/2025 8:05 PM |
| 67 | Need to plan for one (probably 1.5) parking spot per bed. In theory, could have 2 people per bedroom and may have 2 cars. | 5/6/2025 8:00 PM |
| 68 | Good | 5/6/2025 6:10 PM |
| 69 | Any time you build below grade there is water in these hills | 5/6/2025 5:22 PM |
| 70 | You must understand that if you allow roommates, a 2 bedroom unit will have 2 cars. It is not realistic to think that there will only be 1.5 cars per unit. | 5/6/2025 5:08 PM |
| 71 | I like it being underground | 5/6/2025 5:03 PM |

| | | |
|---|---|---|
| 72 | I like the design, but independent of the draw site project, the parking at Town Hall should be analyzed to ensure parking needs are met. | 5/6/2025 4:53 PM |
| 73 | This is a good amount of parking for the number of units. Will there be storage in the parking area? It’s important to include storage for the housing. | 5/6/2025 4:27 PM |
| 74 | One space per bedroom would be nice. Opens opportunities for long term families and owner units | 5/6/2025 4:14 PM |
| 75 | I love it | 5/6/2025 2:48 PM |
| 76 | Less parking is better to cut down on costs. | 5/6/2025 10:32 AM |
| 77 | a great option | 5/6/2025 9:58 AM |
| 78 | Living up here a garage is a great idea | 5/6/2025 7:34 AM |
| 79 | Underground parking garage designs can often include narrow passages and columns which cause frequent accidents and damage to cars. Garage should be constructed as generously as possible in terms of maneuvering space so that residents are not often damaging their or others cars | 5/6/2025 4:58 AM |
| 80 | Garage parking is nice to have out of the weather. Need to make sure safety/security is prioritized. | 5/5/2025 7:59 PM |
| 81 | Keep it simple. Open, naturally ventilated, no access control equipment or garage doors that are expensive to repair/maintain. Like the Stonebridge condos garage or riverside plaza in downtown basalt by the 4 way stop sign. Even though I said 102 is too few of parking spots don’t make it too tight by squeezing in extra spots. It would be better to have 90 spots that are the proper width than 110 compact spots. | 5/5/2025 7:37 PM |
| 82 | Way too many cats coming out of an already dangerous parking area | 5/5/2025 7:24 PM |
| 83 | Why do the number of units keep going down but cost is the same? | 5/5/2025 7:10 PM |
| 84 | the structure doesn't really matter that much | 5/5/2025 6:25 PM |
| 85 | This amount of parking is not consistent with the best practices of transit oriented development. If we wanted every tenant to rely on two cars then this should be in glenwood or rifle. Use rfta, ride share, bike share and do less than 1 car per unit. | 5/5/2025 5:33 PM |
| 86 | Love it | 5/5/2025 3:21 PM |
| 87 | Include more than 2 charging stations with dedicated parking | 5/5/2025 3:21 PM |
| 88 | Storage needs to be included | 5/5/2025 2:36 PM |
| 89 | seems fine to me | 5/5/2025 2:35 PM |
| 90 | Having cards in the garage during the winter will be really nice. | 5/5/2025 2:16 PM |
| 91 | I think this is great | 5/5/2025 2:14 PM |
| 92 | I think it's a great idea. | 5/5/2025 1:45 PM |
| 93 | The design (civil and structural engineering) and construction costs of the garage structure are likely to be more than 50% of the total build costs of the whole project. There will still likely be a shortage of parking spaces wherein cars will park on the side of the road because the garage structure won't have enough spaces. | 5/5/2025 12:41 PM |
| 94 | garage is great due to snow removal. | 5/5/2025 12:13 PM |
| 95 | no comments | 5/5/2025 12:08 PM |
| 96 | Since the garage is underground, put in as many spots as possible! May as well build down while you can. Parking is only going to get worse with time, so build as many as possible now. | 5/5/2025 11:11 AM |
| 97 | Pretty awesome to have a garage option - hopefully it includes some space for extra storage for units - the people need to store thier outdoor gear! | 5/5/2025 10:22 AM |
| 98 | Underground | 5/5/2025 9:19 AM |
| 99 | Necessary | 5/5/2025 8:51 AM |

| | | |
|---|---|---|
| 100 | Love it! | 5/3/2025 2:08 PM |
| 101 | The garage is awesome | 5/3/2025 10:23 AM |
| 102 | The ratio of parking to residences is extreme high. Even co do and townhouse nits at SMV do not have enough parking for residents nor is the public parking facility adequate for visitors. Each resident should only be allowed 1 space and the balance used for public access. | 5/3/2025 6:24 AM |
| 103 | This seems like a workable design. | 5/2/2025 4:39 PM |
| 104 | The design is good! | 5/2/2025 4:38 PM |
| 105 | This is in compliance with the comprehensive plan, parking is appropriate for housing. | 5/2/2025 1:40 PM |
| 106 | This seems to be the right fit for the site | 5/2/2025 11:19 AM |
| 107 | I think this is a smart utilization of space, so more space is given to housing instead of parking lots. This will also save on snow removal operations by keeping parking lots beneath the housing. | 5/2/2025 10:53 AM |
| 108 | OK | 5/2/2025 10:00 AM |
| 109 | Looks really nice! | 5/2/2025 8:58 AM |
| 110 | This should be an auto free zone. Why spend all this money to get people off the roads and living near their work, and then still encourage traffic and single occupancy vehicular use with in the Town further contributing to environmental impact and road congestion? Pick one, or the other - more people housed within walking distance to their work OR cars commuting- but don’t ask tax paying residents to subsidize more people living here and driving elsewhere. How much are we spending per parking spot?? | 5/2/2025 8:47 AM |
| 111 | It will be nice for tenants to have covered parking! It will also be great to have dedicated guest parking | 5/2/2025 8:33 AM |
| 112 | It needs to be underground and out of site. | 5/1/2025 11:17 PM |
| 113 | Love the garage because it helps create density and reduces the overall visual impact of the project. | 5/1/2025 4:29 PM |
| 114 | a garage is great. it snows a lot | 5/1/2025 3:19 PM |
| 115 | i like it | 4/30/2025 5:43 PM |

# Q6 The building is designed to be four stories. Please share your thoughts on the height of this building.

Answered: 187 Skipped: 15




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| The building is too tall | 29.41% | 55 |
| The building is not tall enough | 8.56% | 16 |
| The building's height is about right. | 62.03% | 116 |
| TOTAL | | 187 |

# Q7 Is there anything else we should know about the building's height?

Answered: 95 Skipped: 107

| # | RESPONSES | DATE |
|---|---|---|
| 1 | I think if you lost a few units in the design, that would be ok. | 5/19/2025 6:22 AM |
| 2 | We should have learned our lesson from the height of Base Village...it doesn't fit in with the site or the character of SMV. | 5/18/2025 10:11 AM |
| 3 | 3 story should be the max | 5/18/2025 8:29 AM |
| 4 | Will these include elevators for accessibility? | 5/17/2025 3:16 PM |
| 5 | Follow earlier base village interesting designs .. avoid the boring, massive, tall walls . | 5/17/2025 12:51 PM |
| 6 | 2-3 stories is preferable--tall buildings in snowy areas have all kinds of unintended consequences (due to shadow cast) | 5/17/2025 11:44 AM |
| 7 | It’s too tall | 5/17/2025 11:16 AM |
| 8 | Step back upper levels to reduce visual mass | 5/17/2025 9:56 AM |
| 9 | ZERO GROWTH for Snowmass Village! When will there be enough? | 5/16/2025 11:45 PM |
| 10 | I think the building height should be in accordance with the land use code and maximize housing availability for our community. | 5/16/2025 3:37 PM |
| 11 | This should be a low cost facility for seasonal employees and in a location down-valley with less site work and expense. | 5/16/2025 1:50 PM |
| 12 | Maximize the space & ability to build as many units as possible | 5/16/2025 10:21 AM |
| 13 | Fits into the hill. And not above the ridge line | 5/16/2025 10:19 AM |
| 14 | Its less obstructive than the base village buildings | 5/16/2025 9:24 AM |
| 15 | Less is better. | 5/16/2025 7:03 AM |
| 16 | Blocks view of gorgeous hills behind. | 5/16/2025 5:54 AM |
| 17 | This project is not only a misuse of our tax dollars but out of scale, impacts the environment and landscape of the village. | 5/16/2025 5:06 AM |
| 18 | 4 stories is quite tall and impactful. | 5/15/2025 3:50 PM |
| 19 | Awesome height love it! | 5/15/2025 2:00 PM |
| 20 | Too tall and is ugly | 5/15/2025 11:14 AM |
| 21 | I am not a fan of the height but from what i understand this will be similar to what the new center redevelopment will have. The village is becoming unsightly with all the high rises. | 5/14/2025 5:53 PM |
| 22 | It would be best to have the building as low as possible in order to minimize visual impacts, but I also understand that it does have to be tall for more units! | 5/14/2025 1:54 PM |
| 23 | Should not be taller than anyone else | 5/14/2025 1:32 PM |
| 24 | The scale is too big for that side of the valley. It will dwarf everything else. | 5/14/2025 9:16 AM |
| 25 | Please consider building near rodeo lot | 5/13/2025 12:59 PM |
| 26 | Love the look | 5/13/2025 9:49 AM |
| 27 | It needs to fit into the site more organically | 5/13/2025 5:55 AM |
| 28 | No | 5/12/2025 7:02 PM |

| | | |
|---|---|---|
| 29 | Go tall, it's not like it's blocking anyone direct view. | 5/12/2025 1:30 PM |
| 30 | This will fit RIGHT into our community. Its going to be so awesome to have this in the Village! | 5/12/2025 12:12 PM |
| 31 | 👇 | 5/11/2025 10:50 PM |
| 32 | Of course it is too tall, it wouldn’t be a question on this survey if it was an appropriate height. | 5/11/2025 9:37 PM |
| 33 | Height shouldn't restrict natural beauty of Snowmass like the rest of the development in BV has done. | 5/11/2025 9:32 PM |
| 34 | I prefer the units in Snowmass Village that are 2 or 3 stories high and fit well with the mountain side. These building look too tall to be high on a mountain side. I think it would look nicer to have lower heights that go up the mountain. | 5/11/2025 8:06 PM |
| 35 | It is too tall, but it looks really really tall on that site. It looks like it is at least 6 stories high, which is way taller than what feels appropriate in snowmass. | 5/11/2025 4:36 PM |
| 36 | Building is too tall by a couple of stories. (The two and three story buildings in Mountain View for example are appropriate in scale). This building is also out of scale with the typography. Because of its location, high on the site, it looms over the town in an awkward way. And the vertical angular elements additionally exaggerate the height. | 5/11/2025 3:27 PM |
| 37 | Wish it could be a shorter night but understand that may be a limitation of the site | 5/11/2025 1:55 PM |
| 38 | Height shouldn't be an issue, but additional units should be priority | 5/10/2025 11:37 AM |
| 39 | I am not concerned about the height as the Rim is right behind the site | 5/9/2025 9:21 PM |
| 40 | Not that I can think | 5/9/2025 11:37 AM |
| 41 | The height seems right. Just be cognisant of roof lines and where snow may fall and where icicles may develop. | 5/9/2025 6:36 AM |
| 42 | You can’t really have density without building with height. | 5/9/2025 4:24 AM |
| 43 | I think we need to research the data on current employee housing occupancy and the attrition rate due to aging out population due to living at the altitude in SMV. We may have the necessary turnover occurring in the next 5 years. | 5/8/2025 8:10 PM |
| 44 | as long as it's up against the hillside like this, it shouldn't be an issue. | 5/8/2025 7:23 PM |
| 45 | The number of units is more important than the height of the building. We need significantly more housing. The original plans for this housing development included multiple buildings. If multiple buildings cannot be built, this single building should be much taller to compensate. | 5/8/2025 4:21 PM |
| 46 | Build it bigger and add more units to lower per unit construction cost | 5/8/2025 11:49 AM |
| 47 | Focus on premium views that elevate the spirits of the occupants | 5/8/2025 11:43 AM |
| 48 | It fits in quite well into the hillside. The Center and Base Village areas seem to be the best place to put taller buildings | 5/8/2025 7:55 AM |
| 49 | Not as big as Base Village. | 5/8/2025 7:40 AM |
| 50 | It is way too massive it looks like a mini base village! Personally it is ugly and way too big | 5/7/2025 2:06 PM |
| 51 | It's too tall!! | 5/7/2025 12:03 PM |
| 52 | Yes, it is about right height | 5/7/2025 9:31 AM |
| 53 | I would prefer to see two buildings with two floors | 5/7/2025 9:10 AM |
| 54 | It's good it has the backdrop of the hill behind it | 5/7/2025 5:53 AM |
| 55 | Not ideal but we do need housing. And if you like open space, live in town. By this I mean, increase population density within the footprint of town. | 5/7/2025 4:39 AM |
| 56 | Size and scale is inappriate | 5/6/2025 9:51 PM |
| 57 | I think 2 levels should be the max, this town is building too tall and all the views are all being destroyed | 5/6/2025 8:05 PM |

| | | |
|---|---|---|
| 58 | All good. | 5/6/2025 6:11 PM |
| 59 | Sore thumb from ski area | 5/6/2025 5:23 PM |
| 60 | Higher is fine with me if it means more housing added | 5/6/2025 5:03 PM |
| 61 | The building could be stepped, especially in the back portion to gain more units. | 5/6/2025 5:00 PM |
| 62 | This will fit in well with Base Village across the road. Will not look out of place. | 5/6/2025 4:28 PM |
| 63 | Can be as tall as it needs to be to fill demand | 5/6/2025 4:15 PM |
| 64 | Build as many units as possible with as much parking as possible we will need more employee housing by the time it is done | 5/6/2025 1:36 PM |
| 65 | If we add units obviously we would add height. I don't see a problem with that. | 5/6/2025 10:40 AM |
| 66 | more the merrier | 5/6/2025 9:58 AM |
| 67 | Could be one story taller if would be able to accommodate more units | 5/6/2025 4:59 AM |
| 68 | 3 stories would be better if possible. Being built on that hill, 4 stories would tower way above anything else in the village | 5/5/2025 7:42 PM |
| 69 | Make it taller. Who cares if there's more units. Onesnowmass is 8 stories | 5/5/2025 7:10 PM |
| 70 | If we could build more, we should! | 5/5/2025 6:26 PM |
| 71 | This is exceptionally ugly | 5/5/2025 5:34 PM |
| 72 | I think the height should not be above what would impact the ridgeline. The location of the site should not have any issues with breaking the ridgeline. | 5/5/2025 2:57 PM |
| 73 | I'm glad you are making sure there are enough units | 5/5/2025 2:35 PM |
| 74 | In order to maximize the return on the investment there needs to be more rental units built which would likely necessitate making the building taller to accommodate more units. | 5/5/2025 12:43 PM |
| 75 | I do not think it should be more than 4 stories | 5/5/2025 12:13 PM |
| 76 | no taller | 5/5/2025 12:09 PM |
| 77 | Add more units to help fix affordable housing! The building can be as tall as it needs to be. | 5/5/2025 11:12 AM |
| 78 | It's backed against a hill - make it a floor or two taller, it's not going to block any skyline views or be an eyesore. | 5/5/2025 10:22 AM |
| 79 | It's perfect | 5/3/2025 2:08 PM |
| 80 | Its not all that big it just looks big in the rendering. base village is taller and uglier than this. I think this looks great! | 5/3/2025 10:23 AM |
| 81 | It looks good. | 5/2/2025 4:40 PM |
| 82 | N/A | 5/2/2025 4:39 PM |
| 83 | This is in compliance with the comprehensive plan. We really need this housing in this location | 5/2/2025 1:40 PM |
| 84 | It is better to go up a story than to do fewer units. THIS TOWN NEEDS AFFORDABLE HOUSING! | 5/2/2025 12:21 PM |
| 85 | This will blend in with the background and the current Town Hall building as it steps up | 5/2/2025 11:20 AM |
| 86 | I think the benefit is that the housing complex will be on the side in which ost sightlines aren't facing, so won't obstruct the view of the mountains, unlike the base village buildings. | 5/2/2025 10:55 AM |
| 87 | I would like to see something that goes well with the mountains, a tiered building instead of a tall building on a mountain side. I like the condos in Snowmass the are 2 or three stories that go up the mountain. | 5/2/2025 10:36 AM |
| 88 | Keep it intine…. M | 5/2/2025 10:01 AM |
| 89 | No one is going to notice this once it's built. Just build something!!!! | 5/2/2025 8:59 AM |

| | | |
|---|---|---|
| 90 | Massive, too many stories high, outrageously out of character and out of step with the Comprehensive Plan. Didn’t we learn anything from Base Village. This should be appropriately sized and similar in scale to all of our Town owned housing. | 5/2/2025 8:49 AM |
| 91 | It seems to fit with the buildings near it | 5/2/2025 8:34 AM |
| 92 | It should not disturb the ridge line view of the mountain from the road or sidewalk from a street view. | 5/1/2025 11:20 PM |
| 93 | I'm okay with the building increasing in height if it means more units. | 5/1/2025 4:30 PM |
| 94 | the hill behind it is tall. its a great place for a tall building | 5/1/2025 3:20 PM |
| 95 | i think it looks great but can go higher for more units | 4/30/2025 5:43 PM |

# Q8 This building is designed to be four stories and "L" shaped. Elements of this design were chosen to best fit in with the site to minimize visual impact. Please share your thoughts on how the project fits in with the landscape.

Answered: 138 Skipped: 64

| # | RESPONSES | DATE |
|---|---|---|
| 1 | The building does not fit into the landscape. It is ugly! | 5/19/2025 8:05 AM |
| 2 | With Base Village being so massive and the 1st thing you see when you drive up the road, I think it is not important anymore. Let the rich see them. Great. | 5/19/2025 6:23 AM |
| 3 | It destroys the beauty of the site. It should less visible not standing out like a tower. | 5/18/2025 10:12 AM |
| 4 | electric pass lodge is extremely ugly and cheep looking. Please do not use that building as a model. Please add patios to all units. It would be nice to create some open lawn space. | 5/18/2025 10:11 AM |
| 5 | i dont like the height. 4 story is too high | 5/18/2025 8:30 AM |
| 6 | It doesn’t at all. Neither do any of the yellow/orange units by Mountain View. | 5/17/2025 3:17 PM |
| 7 | Doesn't matter to me, its just needs to get built. We are losing local employees and local businesses right now, others are barley hanging on. The longer we debate the more we will lose. What are our priorities? | 5/17/2025 2:15 PM |
| 8 | I appreciate that thought and wish it had been considered with other developments in Snowmass that have had a tremendously negative visual impact. | 5/17/2025 1:52 PM |
| 9 | Building is too tall, too massive. Step up the hill like the town hall. | 5/17/2025 12:53 PM |
| 10 | Again, too high | 5/17/2025 11:44 AM |
| 11 | Doesn’t fit in | 5/17/2025 11:41 AM |
| 12 | It does not fit with the landscape | 5/17/2025 11:16 AM |
| 13 | Step back upper levels to reduce visual mass | 5/17/2025 9:57 AM |
| 14 | It certainly looks obtrusive without landscaping. At the same time, I wonder why, given the need, we don’t add another building, or lower town homes to the east. | 5/17/2025 9:54 AM |
| 15 | It can be bigger. | 5/17/2025 7:50 AM |
| 16 | Seems fine | 5/17/2025 7:39 AM |
| 17 | ZERO GROWTH for Snowmass Village! When will there be enough? | 5/16/2025 11:46 PM |
| 18 | I think it's fine. I'd rather address the big city-like view across the road, which has a mountain lit up with tree lights and extra-large homes year-round. | 5/16/2025 3:39 PM |
| 19 | fits in well | 5/16/2025 2:11 PM |
| 20 | It should be down valley in a more suitable location. What are snowmass owners paying so much for seasonal employee housing? | 5/16/2025 1:51 PM |
| 21 | It fits in with the landscape!!! Compare this to base village’s 5 very tall structures! The draw site height is much less. Focus on something else please. | 5/16/2025 10:23 AM |
| 22 | Looks great. What happened to the design residents looked at 2 years ago and why is Council delaying the project and building affordable workforce housing? | 5/16/2025 10:21 AM |
| 23 | It blends in better than Viceroy, Snowmass One, Electric Pass, Aura or Limelight. It does not block a sweeping landscape like they do | 5/16/2025 9:25 AM |

| | | |
|---|---|---|
| 24 | does not fit. too big | 5/16/2025 8:32 AM |
| 25 | It looks to large, awful idea for that site | 5/16/2025 7:27 AM |
| 26 | It does not fit into landscape at all. Solicit more design options | 5/16/2025 5:55 AM |
| 27 | Why are we spending what amounts to millions per unit so seasonal workers can be close to the village. What have you learned from other employee housing and the results? | 5/16/2025 5:08 AM |
| 28 | It is what the town of snowmass village needs and the facade materials merges with the landscape that you don't really notice it | 5/15/2025 3:52 PM |
| 29 | Too talk | 5/15/2025 3:50 PM |
| 30 | Fits in so well! Almost didn’t see it | 5/15/2025 2:00 PM |
| 31 | It doesn’t | 5/15/2025 11:14 AM |
| 32 | It blends in | 5/15/2025 10:24 AM |
| 33 | It dwarfs the town center which we kept low and aesthetically nice | 5/14/2025 5:55 PM |
| 34 | Hopefully the Draw Site building will fit in with the new town center design to form a cohesive (and walkable!) area. Please mitigate visual impacts by keeping the building materials in neutral tones that fit in with the surrounding environment | 5/14/2025 1:57 PM |
| 35 | Na | 5/14/2025 1:32 PM |
| 36 | The design is fine, but the scale is just way too big. | 5/14/2025 9:16 AM |
| 37 | It doesn’t. | 5/14/2025 6:52 AM |
| 38 | could be bigger, it's smaller than base village. | 5/13/2025 4:16 PM |
| 39 | This project is too obtrusive to landscape and location. Too much pressure at Town Center, especially round about access. This intersection has already outgrown its purpose. Please consider building in Rodeo Lot or near Rodeo Lots | 5/13/2025 1:02 PM |
| 40 | Looks good, but I'm not too concerned with minimizing the visual impact as I am with housing employees. | 5/13/2025 11:00 AM |
| 41 | Looks awesome!! | 5/13/2025 9:50 AM |
| 42 | It would look better if the building was stepped down along with the slope | 5/13/2025 5:57 AM |
| 43 | Well thought out | 5/12/2025 7:03 PM |
| 44 | Perfectly acceptable. | 5/12/2025 1:30 PM |
| 45 | I can't wait to see this completed. It's not big enough, but we really need all we can get. Don't listen to the naysayers on Council, they're just packing the room with their friends to say no. | 5/12/2025 12:13 PM |
| 46 | Looks too tall against the mountain and surrounding buildings. | 5/12/2025 10:12 AM |
| 47 | I think is perfect that spot | 5/11/2025 10:51 PM |
| 48 | It doesn’t fit in the landscape. It’s a big basic building carved into the side of a draw. It’s not ingenious or creative. It’s basic and inappropriate. Way less then impressive and not attractive. | 5/11/2025 9:39 PM |
| 49 | This actually isn't too intrusive! Should show these images prior to the last question. | 5/11/2025 9:33 PM |
| 50 | Again tall buildings high on a mountain don’t fit will with the site. It makes them look and feel even bigger. Base village is too tall, these units on the mountainside will feel every taller. I would like to see something more like Woodbridge and other condos that are build up the mountain side. | 5/11/2025 8:08 PM |
| 51 | The building blocks the landscape, it’s doesn’t seem to fit in the landscape. It looks like it is forced onto the site in an awkward way. Why not try to have it move up the site, walk up the draw the way buildings on the ski hill step up the slopes? Look at mountain towns around the world and how the buildings look on the sides of mountains. Don’t stick it in front of the draw, it looks strangely forced. | 5/11/2025 4:41 PM |

| | | |
|---|---|---|
| 52 | The building reads as taller then 4 stories, from the rendering it reads like a 6 story building. And because it is one large blocky building, the massing is not addressed properly - particularly for this site. To me this looks like a large appartement building set awkwardly in to the small scale draw site. There is nothing about the building that feels residential, or that feels aesthetically appropriate for our mountain community. | 5/11/2025 3:34 PM |
| 53 | A bit imposing, but we will get used to it over time | 5/11/2025 1:57 PM |
| 54 | Very well | 5/10/2025 11:37 AM |
| 55 | It fits perfectly | 5/9/2025 9:31 PM |
| 56 | I don’t see visual impact being an issue in any way | 5/9/2025 9:22 PM |
| 57 | As it should. | 5/9/2025 4:59 PM |
| 58 | Looks good | 5/9/2025 4:03 PM |
| 59 | I like the idea of minimizing visual impact | 5/9/2025 11:39 AM |
| 60 | It will sit nicely with the mountain behind acting as a backdrop and minimizing the visual impact. Comparatively speaking, it is minimal compared to the monstrous sized buildings in Base Village. | 5/9/2025 10:54 AM |
| 61 | I think this is visually pleasing and not an eyesore. | 5/9/2025 10:49 AM |
| 62 | It is a good spot to put a taller building as it backs into the mountains and views. | 5/9/2025 10:00 AM |
| 63 | I like the mountain modern design and the color blends in well with the landscape. I think this was done well and blends in with the current aesthetic of the front of Base Village. | 5/9/2025 6:38 AM |
| 64 | It’s decent- tough to blend in due to the site and other factors. | 5/9/2025 4:24 AM |
| 65 | looks great. | 5/8/2025 7:23 PM |
| 66 | I think this question is out of touch. Much more noticeable in the lower photo are the rental units of Snowmass One and the Viceroy, which are obstructing the views of the mountain. The current rendition of the employee housing building can barely be noticed against the landscape, and I think it could still be larger and not be a hindrance to the views. | 5/8/2025 4:25 PM |
| 67 | It covering a rocky slope. It is improving the view | 5/8/2025 11:50 AM |
| 68 | Looks great | 5/8/2025 11:43 AM |
| 69 | It fits the site fine. Across the street is the urban base village. | 5/8/2025 8:53 AM |
| 70 | it fits in well - the colors and the size are much more visually appealing than the Vicerory, for instance | 5/8/2025 7:55 AM |
| 71 | It is scaled and colored appropriately to blend into the landscape. | 5/8/2025 7:40 AM |
| 72 | I feel that the layout fits well with the landscape | 5/7/2025 12:26 PM |
| 73 | It does not fit in with the landscape. It sticks out and looks awful. | 5/7/2025 12:04 PM |
| 74 | This design blends in with the landscape very well. MUCH better than the behemoth structures that have been allowed to be built at "base village" | 5/7/2025 9:42 AM |
| 75 | It looks that the building fits perfectly | 5/7/2025 9:32 AM |
| 76 | I don’t think this council has the capacity to make a decision. Do something now! If this is a design that can be approved, do it! | 5/7/2025 9:14 AM |
| 77 | Good job unfortunately need to add another thing to the area but we're already here and this is a place that needs workers | 5/7/2025 5:54 AM |
| 78 | Blends in well. A whole lot better than the monstrosities in Base Village. | 5/7/2025 4:41 AM |
| 79 | Too big | 5/6/2025 10:14 PM |
| 80 | The visual impact is sinful for our small community | 5/6/2025 9:51 PM |
| 81 | Building is too tall | 5/6/2025 8:38 PM |

| | | |
|---|---|---|
| 82 | it would be much better if it was just two levels since you wouldn't be as noticable | 5/6/2025 8:06 PM |
| 83 | Thoughtfully designed to fit landscape | 5/6/2025 8:01 PM |
| 84 | Perfect | 5/6/2025 7:34 PM |
| 85 | Perfect | 5/6/2025 6:11 PM |
| 86 | All depends on where you are viewing. Lower picture blends top sticks out | 5/6/2025 5:24 PM |
| 87 | Everything looks taller from below — is there any way to make the building look less tall or more cut-up when viewing from the road? | 5/6/2025 5:08 PM |
| 88 | I think it fits great with the landscape | 5/6/2025 5:04 PM |
| 89 | The project fits into the landscaping. Not everything must match; it looks to blend well into the environment. | 5/6/2025 5:02 PM |
| 90 | The impact is minimal. A two tower design could be accommodated to make the most use out of the site. | 5/6/2025 4:39 PM |
| 91 | Ok | 5/6/2025 4:31 PM |
| 92 | Good | 5/6/2025 4:28 PM |
| 93 | It fits in with surrounding structures and landscaping | 5/6/2025 4:27 PM |
| 94 | Looks like it should have been here forever! | 5/6/2025 4:16 PM |
| 95 | It fits really well, please build this asap! | 5/6/2025 2:48 PM |
| 96 | Will disrupt the environment around it! | 5/6/2025 1:03 PM |
| 97 | I think it’s fine. What doesn’t fit with the landscape are the huge buildings blocking the view of the mountain I.e Aspen One, where this pic is taken from. | 5/6/2025 10:43 AM |
| 98 | looks great | 5/6/2025 10:04 AM |
| 99 | It looks like a good fit | 5/6/2025 7:35 AM |
| 100 | Makes sense for the landscape | 5/6/2025 4:59 AM |
| 101 | Fits great. Lets getting moving. | 5/5/2025 10:48 PM |
| 102 | Good if it incorporates more employee housing | 5/5/2025 9:52 PM |
| 103 | I think it probably blends nicely. | 5/5/2025 8:00 PM |
| 104 | After looking at the rendering from base village by Jus I think it looks fine. Maybe 4 stories would be fine it seems to blend in with the hill behind. | 5/5/2025 7:46 PM |
| 105 | Dangerous spot for all those people | 5/5/2025 7:25 PM |
| 106 | I like thst | 5/5/2025 7:14 PM |
| 107 | Just plant some trees | 5/5/2025 7:11 PM |
| 108 | I think that will be good for the overall view | 5/5/2025 7:02 PM |
| 109 | It fits in great - we need to build this! Let's get going! | 5/5/2025 6:26 PM |
| 110 | Why is it set so far back into the site? Recommend you pull it fw and use town building parking as guest parking. Even better is put the building where you don’t have to move a mountain side!!! | 5/5/2025 5:35 PM |
| 111 | Well | 5/5/2025 3:21 PM |
| 112 | It is visually appealing. | 5/5/2025 2:58 PM |
| 113 | It seems fine | 5/5/2025 2:36 PM |
| 114 | I think the design fits well with the existing developments in the area and it looks appropriate with the surrounding landscape. | 5/5/2025 1:46 PM |
| 115 | The project is tucked along the hillside behind the TOSV Town Hall building. The visual impact | 5/5/2025 12:46 PM |

| | | |
|---|---|---|
| | on that side of the Town is of no consequence. | |
| 116 | i think it blends very well into the visual landscape | 5/5/2025 12:14 PM |
| 117 | appropriate design/ layout | 5/5/2025 12:09 PM |
| 118 | Looks nice. | 5/5/2025 11:12 AM |
| 119 | LOL was gonna complain about this but then realized it's the Viceroy that looks like shit in this photo, can't even notice the DS apartments. | 5/5/2025 10:24 AM |
| 120 | Fits in nicely | 5/5/2025 8:51 AM |
| 121 | No issues! | 5/3/2025 2:09 PM |
| 122 | Its going to fit in great with everything else. Please just build this. I really need housing | 5/3/2025 10:24 AM |
| 123 | Project looks fine. | 5/3/2025 6:25 AM |
| 124 | It looks like it will be a good fit. | 5/2/2025 4:42 PM |
| 125 | Well done. | 5/2/2025 4:39 PM |
| 126 | Looks great! I'm excited to see this happen! | 5/2/2025 1:40 PM |
| 127 | It fits in well with the landscape as it is now, especially given base Village and the plans for the Snowmass Center | 5/2/2025 12:21 PM |
| 128 | Good! | 5/2/2025 12:04 PM |
| 129 | This layout definitely creates a community feel as it has common areas for neighbors to gather in the court yard. | 5/2/2025 11:20 AM |
| 130 | I believe it fits well, like I said previously it isn't where the eyes are naturally drawn while driving up to Snowmass Village. the chosen colors will help it blend into the mountain side the majority of the year as well. | 5/2/2025 10:56 AM |
| 131 | Fairly good fit… | 5/2/2025 10:03 AM |
| 132 | See above. Just build housing and quit stalling! I'm excited to vote for anyone running against Brita and Tom next time. Good grief! | 5/2/2025 8:59 AM |
| 133 | It is a building that belongs in a Suburb or down in El Jebel, plopped onto the DrawSite. What happened to World Class? What happened to good design? This design is a scare on that landscape. | 5/2/2025 8:51 AM |
| 134 | I think it fits in well and add to the community feel for residents. I also think the color scheme fits in | 5/2/2025 8:35 AM |
| 135 | I would like to see a "street view" rendering. These photos are all from afar, and I find this misleading. | 5/1/2025 11:24 PM |
| 136 | There is no visual impact. This will blend into the landscape wonderfully. | 5/1/2025 4:30 PM |
| 137 | it fits in better than the town hall. it should take up more space | 5/1/2025 3:20 PM |
| 138 | its barely seen and blends into the landscape color choice is great | 4/30/2025 5:44 PM |

# Q9 Please share your thoughts on the look and feel of the building design:

Answered: 147 Skipped: 55

| # | RESPONSES | DATE |
|---|---|---|
| 1 | It matches the ugliness of Base Village. Don't do it! | 5/19/2025 8:06 AM |
| 2 | Fine. I think they did a very good job. I think the building looks as good or better than the ones at Base Village | 5/19/2025 6:24 AM |
| 3 | looks and feels good.. More patios | 5/18/2025 10:15 AM |
| 4 | Ugly with no feeling of the mountain town we claim to be. | 5/18/2025 10:12 AM |
| 5 | the colors and design is well planed. | 5/18/2025 8:31 AM |
| 6 | It looks lovely and is SUPER necessary for those of us who work in the Village | 5/18/2025 8:26 AM |
| 7 | The "look and feel"? Looks nice. The 'feel". Is it supposed to make me feel good or bad? It's an apartment building. | 5/18/2025 7:38 AM |
| 8 | I dislike the lighter tan colored areas. Might as well just paint it white because it sticks out and white would be better to reflect the sun’s heat. | 5/17/2025 3:18 PM |
| 9 | It looks like it will house local workers and business owners. | 5/17/2025 2:18 PM |
| 10 | Ugly. Worse than the electric lodge | 5/17/2025 12:54 PM |
| 11 | Nice materials. Question... where is trash collected? Have the developers thought through dumpster area and how this stays clean vs. being unsightly? | 5/17/2025 11:46 AM |
| 12 | Looks and feels too massive for site | 5/17/2025 11:42 AM |
| 13 | Big, ugly, urban. The scale is not appropriate for the site. This looks and feels like a suburban apartment complex from the front range. | 5/17/2025 11:20 AM |
| 14 | Looks high maintenance. Consider the long term operating costs of the building to keep maintenance low. | 5/17/2025 9:58 AM |
| 15 | It appears to fit with the contemporary direction taken by Base Village. | 5/17/2025 9:58 AM |
| 16 | Feels like it can be bigger. | 5/17/2025 7:50 AM |
| 17 | Looks nice | 5/17/2025 7:39 AM |
| 18 | ZERO GROWTH for Snowmass Village! When will there be enough? | 5/16/2025 11:46 PM |
| 19 | I think it mirrors the aesthetic of Town Hall and is lovely. I'm more concerned about the quality of materials and lifespan of the building. | 5/16/2025 3:40 PM |
| 20 | ideally all units have a patio, looks fine looks nice. | 5/16/2025 2:11 PM |
| 21 | Looks like base village - high-end condos | 5/16/2025 1:51 PM |
| 22 | Less brown please. Modern colors & finishes would be appreciated. Like the stone elements. | 5/16/2025 10:24 AM |
| 23 | Fits with the Architecture of Town | 5/16/2025 10:22 AM |
| 24 | Matches the Base village buildings I suppose, has a certain current aesthetic that wont look too dated in 10-15 years | 5/16/2025 9:26 AM |
| 25 | it is fine. matches base village | 5/16/2025 8:32 AM |
| 26 | Does not fit, will forever scar the land | 5/16/2025 7:28 AM |
| 27 | Good for Denver. | 5/16/2025 7:03 AM |
| 28 | We can do better. Sharp corners and edges are unattractive | 5/16/2025 5:56 AM |

| | | |
|---|---|---|
| 29 | Too big and does not belong in the village at such a cost to us, the tax payers. | 5/16/2025 5:09 AM |
| 30 | Too tall | 5/15/2025 3:51 PM |
| 31 | Less beige try something new | 5/15/2025 2:01 PM |
| 32 | Awful | 5/15/2025 11:14 AM |
| 33 | It fits | 5/15/2025 10:24 AM |
| 34 | Too big and too expensive | 5/14/2025 6:16 PM |
| 35 | I don't like the size but if it happens the one building is better than the two proposal. | 5/14/2025 5:56 PM |
| 36 | Looks like a hotel more than a home | 5/14/2025 1:58 PM |
| 37 | Tooooooo big for Snowmass Village. This looks like it belongs in a much bigger area. | 5/14/2025 1:33 PM |
| 38 | The look and feel are fine. | 5/14/2025 9:17 AM |
| 39 | Too Big for this location. | 5/13/2025 1:02 PM |
| 40 | So cool! | 5/13/2025 9:50 AM |
| 41 | 1 story to tall | 5/13/2025 5:59 AM |
| 42 | Blows me away for Snowmass | 5/12/2025 7:03 PM |
| 43 | Matches with the rest of buildings in SMV. | 5/12/2025 1:31 PM |
| 44 | Looks AWESOME!!! | 5/12/2025 12:13 PM |
| 45 | Personally looks too modern but fits with the other new buildings in base village. | 5/12/2025 10:13 AM |
| 46 | Modern | 5/11/2025 10:52 PM |
| 47 | Yes, we need more housing, but this is not a nice looking project. So I disagree with the look and feel, even if I like the idea of housing. The draw site might be a good place but this is not a good looking project. And I Feel like it feels basic, not world class or mountain resort like. | 5/11/2025 9:41 PM |
| 48 | Doesn’t feel like a mountain town building. It looks like the base village building when you drive towards the base One something is the name. That is my least favorite building, it feels out of place as does the draw site design. Snowmass is a nice mountain town and should have that feeling. Of all the base village buildings I like the Capitol Peak buildings the best. I would like to see it with more of a mountain town feeling especially since it is in such a highly visible area, high on the mountainside. | 5/11/2025 8:09 PM |
| 49 | It looks contemporary circa 2015, not classic. It will be dated soon. Try to make it more mountain classic, like the timbers club or even the treehouse building. It is so jagged and doesn’t feel like a mountain resort building. It looks like it should be in a city. Our visitors expect Snowmass to look like a mountain resort and we should build our own buildings to match that intention. Mountain Resort design. It’s easy to find online, just google that. | 5/11/2025 4:47 PM |
| 50 | Building looks like a 5 story building from this view, and from the across-valley view it appears as a 6-story building. The angular elements create a big city-like character. The building forms are not of a traditional mountain character, and do nothing to mitigate the monolithic apartment building appearance. | 5/11/2025 3:39 PM |
| 51 | Looks fine. | 5/11/2025 1:57 PM |
| 52 | Very appealing for employee housing | 5/10/2025 11:38 AM |
| 53 | I totally love this | 5/9/2025 9:31 PM |
| 54 | Porches are a must, earthy tones fit the aesthetic | 5/9/2025 9:23 PM |
| 55 | Doesn't fit in with other Snowmass elements. | 5/9/2025 6:28 PM |
| 56 | Very nice and fits the landscape. | 5/9/2025 4:59 PM |
| 57 | It fits in to the landscape and other buildings already established in snowmass | 5/9/2025 11:39 AM |
| 58 | Looks nice. Fits well with surrounding landscape | 5/9/2025 10:55 AM |

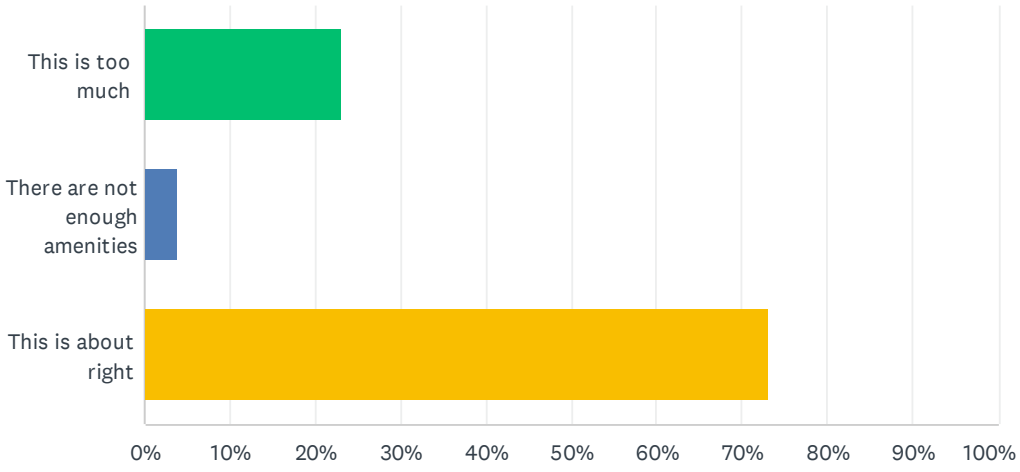
| | | |
|---|---|---|
| 59 | i like it and fits in with the Town Hall and landscape. | 5/9/2025 10:50 AM |
| 60 | I like the natural tones and the mix of mountain and modern look. | 5/9/2025 10:00 AM |
| 61 | Looks great | 5/9/2025 9:15 AM |
| 62 | I like the mountain modern design and the color blends in well with the landscape. I think this was done well and blends in with the current aesthetic of the front of Base Village. To keep costs down, I would not have trees at the top. Have the residents create their own gardens if desired. | 5/9/2025 6:39 AM |
| 63 | Looks great. | 5/9/2025 4:24 AM |
| 64 | Too large and too expensive. Need to look at the Rodeo lot for housing built on top of a parking garage. | 5/8/2025 8:11 PM |
| 65 | I think it fits in with the village. | 5/8/2025 7:24 PM |
| 66 | Looks like it could use more units. | 5/8/2025 4:26 PM |
| 67 | Build it bigger with more units | 5/8/2025 11:50 AM |
| 68 | Make sure the exterior is durable. Dont value engineer too much. Work with designers and vendors to get high quality product for less. Be creative | 5/8/2025 11:45 AM |
| 69 | Very nice design for the new, updated Snowmass Village. Glad it doesn't look like some fake Euro village. | 5/8/2025 8:56 AM |
| 70 | gorgeous | 5/8/2025 7:56 AM |
| 71 | Less stone. | 5/8/2025 7:40 AM |
| 72 | horrible | 5/7/2025 2:06 PM |
| 73 | I like the feel of the building | 5/7/2025 12:26 PM |
| 74 | Nice design, just too big. | 5/7/2025 12:05 PM |
| 75 | I like the different colors and types of building materials used. It looks more natural. | 5/7/2025 9:43 AM |
| 76 | Contemporary mountain architecture | 5/7/2025 9:33 AM |
| 77 | Two buildings with less height would be more acceptable. Look at the comments from the initial pubic gathering. The tree building design was the most popular. Listen to the people. | 5/7/2025 9:20 AM |
| 78 | Actually looks quite nice it looks as if there could be a green roof nice modern style clean lines and coloring that seems to match the hillside | 5/7/2025 5:55 AM |
| 79 | Looks like a Holiday Inn | 5/6/2025 10:14 PM |
| 80 | Ugly, overbearing and does not settle within the ridgelinr | 5/6/2025 9:53 PM |
| 81 | building is too tall. One floor to high. | 5/6/2025 8:39 PM |
| 82 | I prefer open space | 5/6/2025 8:19 PM |
| 83 | Looks ok but except for the height | 5/6/2025 8:07 PM |
| 84 | Good | 5/6/2025 8:02 PM |
| 85 | Looks amazing | 5/6/2025 7:37 PM |
| 86 | Good | 5/6/2025 6:11 PM |
| 87 | Looks like a hotel or condos at Base | 5/6/2025 5:24 PM |
| 88 | Consider adding some green to blend with the hillside. | 5/6/2025 5:08 PM |
| 89 | Looks nice.. modern but blends well with older construction in the area too | 5/6/2025 5:05 PM |
| 90 | It looks great. Deck space is very important. It is important to provide space and elements for these types of units. Employee housing should not be treated as "less." The exterior is warm, appropriate, and interesting. | 5/6/2025 5:04 PM |

| | | |
|---|---|---|
| 91 | Ok | 5/6/2025 4:32 PM |
| 92 | The look and feel goes well with the surroundings and has a modern feel. | 5/6/2025 4:29 PM |
| 93 | Looks healthy. Rooftop garden? | 5/6/2025 4:16 PM |
| 94 | It looks great and it fits the current look and feel of othe buildings | 5/6/2025 2:49 PM |
| 95 | I appreciate the use of natural materials and a more timeless design. | 5/6/2025 2:46 PM |
| 96 | Looks good but I would be hesitant to add another structure this tall in addition to whats been built in base village. Its a LOT of huge buildings that hide the natural landscape. | 5/6/2025 2:04 PM |
| 97 | Way too big for the plot, road, and environment around it | 5/6/2025 1:04 PM |
| 98 | Looks fine. Didn't matter…make it bigger! More units…missing the point here. | 5/6/2025 10:44 AM |
| 99 | I think it looks amazing! | 5/6/2025 10:35 AM |
| 100 | great | 5/6/2025 10:04 AM |
| 101 | It's a very nice design | 5/6/2025 7:36 AM |
| 102 | Coloring makes sense with the landscape | 5/6/2025 5:00 AM |
| 103 | Looks great! Looking forward to finally getting town housing (currently waiting 6yrs) when this completes and the views will be amazing. | 5/5/2025 10:50 PM |
| 104 | Fine | 5/5/2025 9:52 PM |
| 105 | It feels modern and accessible. The balconies are nice. And plants on top! It looks like it fits in with the rest of Snowmass. | 5/5/2025 8:01 PM |
| 106 | Looks cool, I like the design. I would advise maybe put the patios on the back though facing the hill. I personally love the down valley views but look at the patios of all employee housing, mine included. They are not clutter free like the fancy condos. They have bikes and are used as storage you don't want to see that from brush creek. | 5/5/2025 7:52 PM |
| 107 | It's very modern. I like the idea of the rooftop garden | 5/5/2025 7:50 PM |
| 108 | Too much | 5/5/2025 7:25 PM |
| 109 | Cool | 5/5/2025 7:11 PM |
| 110 | Looks great | 5/5/2025 7:02 PM |
| 111 | it looks and feels just fine - we need more housing | 5/5/2025 6:26 PM |
| 112 | looks great! | 5/5/2025 6:10 PM |
| 113 | Ugly ugly ugly! | 5/5/2025 5:36 PM |
| 114 | Love it | 5/5/2025 3:21 PM |
| 115 | i think that the design keeps with the modern look, but continues to still keep that mountain town feel | 5/5/2025 2:44 PM |
| 116 | It looks very nice and I would like to live there | 5/5/2025 2:36 PM |
| 117 | I appreciate the neutral colors | 5/5/2025 2:36 PM |
| 118 | Looks very sleek and modern. I just worry about the buildup of snow on the roofs. | 5/5/2025 2:17 PM |
| 119 | It looks amazing | 5/5/2025 2:15 PM |
| 120 | Clean, Organic. The varied facade materials are nice. | 5/5/2025 2:15 PM |
| 121 | The look and feel of the building is appropriate to the surrounding buildings. I think it looks interesting and fitting. | 5/5/2025 1:46 PM |
| 122 | The building design is more modern than I think it should be given the mountain town character of Snowmass Village. | 5/5/2025 12:47 PM |
| 123 | it looks good, bringing in woods and natural tones to bend into the mountain behind it vs | 5/5/2025 12:14 PM |

| | | |
|---|---|---|
| | standing out. i think it would look great. | |
| 124 | I think this fits in well with the natural landscape. | 5/5/2025 12:10 PM |
| 125 | Looks nice. | 5/5/2025 11:12 AM |
| 126 | looks clean, classy, and fits with SMV motif'. | 5/5/2025 10:24 AM |
| 127 | I like it! Looks like the viceroy | 5/5/2025 9:21 AM |
| 128 | Thank you for building this- we need it!! | 5/5/2025 9:01 AM |
| 129 | It’s fine. BUILD IT! We need it. | 5/5/2025 7:39 AM |
| 130 | Absolutely love it | 5/3/2025 2:09 PM |
| 131 | Looks awesome!!! | 5/3/2025 10:24 AM |
| 132 | The housing is much more elaborate than the 2 million dollar units being sold at Base Villa. | 5/3/2025 6:26 AM |
| 133 | It's a nice design. | 5/2/2025 4:42 PM |
| 134 | Very pleasing overall. | 5/2/2025 4:40 PM |
| 135 | Looks very nice. We should be proud to have this in our town. | 5/2/2025 1:41 PM |
| 136 | It looks very warm and welcoming. Doesn't look like Employee Housing and that is a good thing! | 5/2/2025 12:22 PM |
| 137 | Excellent! | 5/2/2025 12:04 PM |
| 138 | The look and feel of the building is respectful for full time year round residents. That they are valued and given an opportunity to live in an apartment that is functional and well thought out for privacy deck areas. | 5/2/2025 11:20 AM |
| 139 | While I'm not a fan of boxy designs, I think the look and color scheme was chosen to help it blend into the scenery instead of stand out. I like the rooftop greenery as well that it could become a community gathering place for those that live within the units. | 5/2/2025 10:58 AM |
| 140 | ABSOLUTELY LOUSY !! | 5/2/2025 10:03 AM |
| 141 | Love it!!! | 5/2/2025 8:59 AM |
| 142 | Why is this designed to be built stick and brick? It looks like stacked modulars - so why not save the cost and construct disruption and use modular design- if this is the best that can be done? The look is cheap and the feel is out of touch with the character of Snowmass. | 5/2/2025 8:54 AM |
| 143 | I think it is beautiful. It is a respectful way to house our long-term employees. They deserve it! | 5/2/2025 8:36 AM |
| 144 | This design is too large and distracts from the beauty of SMV. | 5/1/2025 11:27 PM |
| 145 | No one really cares, just build it. | 5/1/2025 4:30 PM |
| 146 | the design is great! it should just be bigger. we have that land | 5/1/2025 3:20 PM |
| 147 | modern but blends well with the environment | 4/30/2025 5:44 PM |

# Q10 The Draw Site Housing Project includes several amenities for residents including (but not limited to): landscaping, bike storage, access to public transit, rooftop patio, a patio in the rear of the building, access to trails, storage, private decks for each unit, EV charging, and play areas for children. Please share your thoughts on these amenities.

Answered: 182 Skipped: 20




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| This is too much | 23.08% | 42 |
| There are not enough amenities | 3.85% | 7 |
| This is about right | 73.08% | 133 |
| TOTAL | | 182 |

# Q11 What specific amenities do you want to see in this workforce housing project?

Answered: 113 Skipped: 89

| # | RESPONSES | DATE |
|---|---|---|
| 1 | Dog and bike washing stations, areas to fix bikes. I don't think the balconies are that vital - lots just get used for storage so if you lost a few ok. You would need to make sure enough private open space areas for grills etc. Good access to transit — but please don't cut down on shuttle service to other areas because shortage of drivers! | 5/19/2025 6:24 AM |
| 2 | ski locker - pool and hot tub | 5/18/2025 10:46 AM |
| 3 | the cost of rent does not match the excess amenities. | 5/18/2025 8:32 AM |
| 4 | laundry? or do units have laundry? | 5/18/2025 8:27 AM |
| 5 | We have a playground for kids. Its called town park. It's workforce housing. Not a daycare. A rooftop patio is unnecessary. Use the money for better quality appliances, interior. | 5/18/2025 7:42 AM |
| 6 | Roof area deck, patio area is nice touch. As much as access to the trail is nice, I feel concerned for the people living there when people go off the trails and end up at their homes. | 5/17/2025 3:19 PM |
| 7 | Need more - not heated - storage for bikes, kayaks, canoes, ski gear, and such.. | 5/17/2025 12:58 PM |
| 8 | Decks/balconies are good ONLY if there are strict guidelines on what residents can put on these decks. Otherwise they get cluttered and unsightly. | 5/17/2025 11:47 AM |
| 9 | Better, more facilitative pedestrian (resident) access from roundabout level to front door. Access is too long and too steep. Should require a funicular to be practical. | 5/17/2025 11:46 AM |
| 10 | None because I would prefer it not be built | 5/17/2025 11:21 AM |
| 11 | Reduce costs and fire risk by eliminating balconies and storage units | 5/17/2025 9:59 AM |
| 12 | I'm not sure these are amenities. Access to the bus stop and trails is incidental. Landscaping is required. Bike storage and ev charging seems smart. Don't know that private decks are necessary. Maybe solar panels on the roof would be more practical than a rooftop deck? This isn't a hotel. | 5/17/2025 7:55 AM |
| 13 | ZERO GROWTH for Snowmass Village! When will there be enough? | 5/16/2025 11:46 PM |
| 14 | Storage!! People in the valley play. Please encourage play, including SAFE and private places for people to store their valuable play equipment. Please do not consider propane exterior heating and/or firepits which leach greenhouse gases into our environment. A designated dog park area would be amazing. As someone who does not own a dog, it's important for them to have a place where they can be off-leash and their waste can be collected easily, rather than being on the trails and in open space. Regarding the playground, I'm curious how many children you think will live in the building. In my 100-unit complex, there may be two children. | 5/16/2025 3:44 PM |
| 15 | Minimal - this is for seasonal employees and our tax dollars are being wasted by over building for employees, not tax payers. | 5/16/2025 2:17 PM |
| 16 | would prioritize storage for bikes and gear over a rooftop patio | 5/16/2025 2:12 PM |
| 17 | Access to public transit, community gathering areas, & play areas for the next generation. | 5/16/2025 10:25 AM |
| 18 | Build it | 5/16/2025 10:22 AM |
| 19 | First level storage, or garage storage | 5/16/2025 9:27 AM |
| 20 | Who is this for? Will there really be kids? I want to see survey of needs assessment. | 5/16/2025 5:57 AM |
| 21 | Basic housing for seasonal workers. You are providing better amenities than residents and homeowners who pay the taxes in the village. | 5/16/2025 5:10 AM |

| | | |
|---|---|---|
| 22 | This site is not appropriate and should be designed out for families | 5/15/2025 3:53 PM |
| 23 | Gym | 5/15/2025 3:52 PM |
| 24 | Pool | 5/15/2025 2:01 PM |
| 25 | RV Parking | 5/15/2025 10:26 AM |
| 26 | Not sure specific play areas for children are necessary- other high density areas in Snowmass do not have children's play area nearby | 5/14/2025 1:59 PM |
| 27 | Too many patios, private decks, this is too much landscaping of the natural habitat | 5/14/2025 1:35 PM |
| 28 | There are way more amenities than any other affordable housing project. This is supposed to be "affordable," so I think reducing the number of amenities would help bring down the cost. | 5/14/2025 9:18 AM |
| 29 | community room for everyone to use, not just residences | 5/13/2025 4:18 PM |
| 30 | Access to trails and bus transits at a different building site other than Drawsite. This is too much for Drawsite building location. | 5/13/2025 1:06 PM |
| 31 | This should not be built to target the family demographic. | 5/13/2025 6:01 AM |
| 32 | Child play areas | 5/12/2025 7:05 PM |
| 33 | Storage is important, play areas are nice as well. Not a fan of rooftop access, it seems a bit much when considering managing it and keeping it safe. | 5/12/2025 1:32 PM |
| 34 | Looks great! | 5/12/2025 12:13 PM |
| 35 | Business center | 5/12/2025 10:14 AM |
| 36 | Hot tube !!! | 5/11/2025 10:53 PM |
| 37 | A smaller scale project that looks nice, because no matter how many units are built we can't build enough to solve the problem so we should at least make sure it looks good on our landscape. We have to live with this forever, even though the housing problems will Always be a problem we can't solve. But we can build great buildings. This just isn't a great building. Do better. | 5/11/2025 9:44 PM |
| 38 | storage is key with all of the gear that locals have here in SMV | 5/11/2025 9:34 PM |
| 39 | With the proposed unit types of studios to 3 bedrooms. Who is this housing aimed for? 3 bedroom units and the play ground seem aimed for families while studios and roof top patio seem for the fresh out of college crowd. For families it would be nice to see units such as town homes. I considered a unit in one of the condos for my family, but I was concerned about the noise from the unit next door. There was loud music and people coming in and out of the unit that were quite intoxicated. These were not the type of neighbors I would want for my family. Just a thought on the wide range of units. Will the 3 bedroom units all be in one building? Might be something to consider. | 5/11/2025 8:09 PM |
| 40 | I don't think I would want to raise a family there, it will probably be young people and roommates. So why worry about that playgrounds? Focus amenities on young workers. Families want to live in town homes or places other than apartments. That's why they want to move to Snowmass instead of New York. Families want to rent-to-own, they want pets, they don't want to raise their kids in a building full of people of all ages and lifestyles. So design an appropriate building for who will want to live there. | 5/11/2025 4:54 PM |
| 41 | The units should be affordable for residents, but should also be affordable to build and for tax payers to subsidize. Access to public transit is important which hopefully would justify fewer parking spaces. This apartment building concept does not seem to be a particularly family friendly arrangement; and therefore excessive family friendly amenities seem to be unnecessary. Also, 3 bedroom units seem to be intended for larger families which also seem inappropriate for this setting and within an apartment building configuration. Something like 2 and 3 stories town homes would seem more amenable for families. | 5/11/2025 3:54 PM |
| 42 | Covered parking | 5/10/2025 11:38 AM |
| 43 | Rooftop and bicycle storage would both be great! | 5/9/2025 9:23 PM |
| 44 | Shared amenity areas should be limited to open spaces and children play area. Storage for | 5/9/2025 11:00 AM |

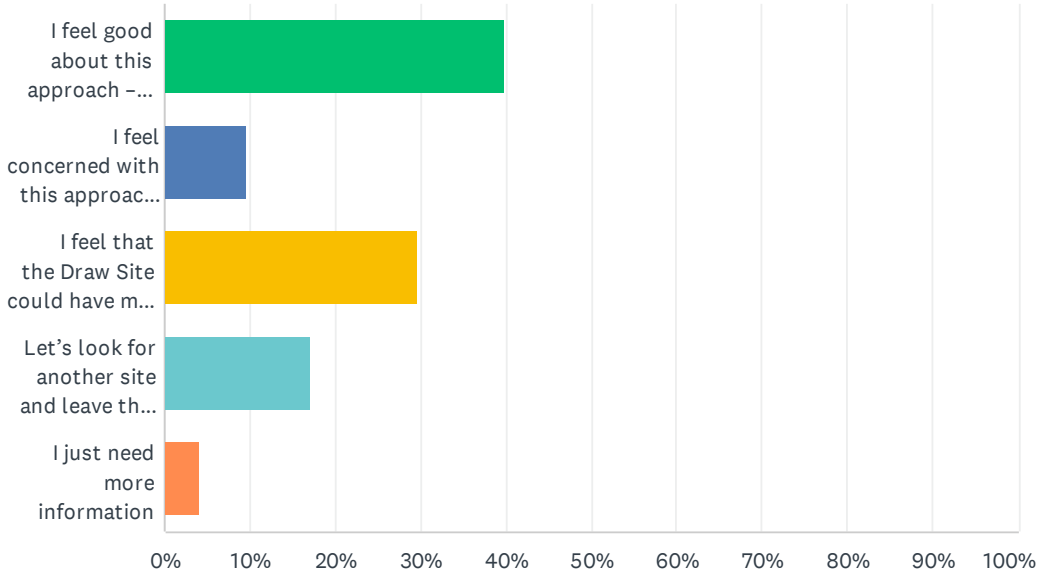
| | | |
|---|---|---|
| | each unit needs to be adequate, so owner items don't overflow into shared spaces. Housing projects like Burlingame have a huge issue with shared bike storage becoming crowded with unused bikes and turn into a dumping ground for old items quickly. Storage for each unit should be at least 10x12ft closed/lockable space. | |
| 45 | I would have the residents create their own garden plots if that is a desire. A xeriscape is a better option for landscaping, as to not use an abundant amount of water and expensive to maintain. Storage is key. There are many parks for children to play in the village, I would know I raised two children here. Plus the offerings at the Collective and our four mountains! EV parking is nice, you would need to analyze what direction residents are utilizing: gas vs ev vehicles. | 5/9/2025 6:43 AM |
| 46 | Looks good to me | 5/9/2025 4:25 AM |
| 47 | Looks right | 5/8/2025 8:12 PM |
| 48 | It's more than enough for employee housing. | 5/8/2025 7:24 PM |
| 49 | Storage and private decks are the main priority for me. Landscaping, EV charging, and the rear public patio rank less important. | 5/8/2025 4:28 PM |
| 50 | More storage | 5/8/2025 11:51 AM |
| 51 | Loading and unloading zone and a freight elevator to move in furniture | 5/8/2025 11:46 AM |
| 52 | A yard, green space. | 5/8/2025 8:57 AM |
| 53 | All of the listed amenities seem appropriate. | 5/8/2025 7:41 AM |
| 54 | I am happy with the current list of amenities | 5/7/2025 12:28 PM |
| 55 | It's workforce housing. That's the amenity. A place to live. | 5/7/2025 12:07 PM |
| 56 | I see a person walking a dog. Will dogs be allowed? That would be great! | 5/7/2025 9:44 AM |
| 57 | Landscaping, bike storage, storage, patios… | 5/7/2025 9:34 AM |
| 58 | Housing! Get it done! | 5/7/2025 9:21 AM |
| 59 | Restaraunt and small shop for small items. | 5/7/2025 7:10 AM |
| 60 | We love this area for exactly these reasons | 5/7/2025 5:56 AM |
| 61 | While SMV is a great place to live, the geography of the area creates isolation. I like these amenities as they will increase a sense of community | 5/7/2025 4:44 AM |
| 62 | Open space, undisturbed landscaping | 5/6/2025 9:54 PM |
| 63 | Let the employers of the Village fund | 5/6/2025 8:19 PM |
| 64 | The rooftop deck seems excessive if all units have decks or outside spaces | 5/6/2025 8:08 PM |
| 65 | Storage is key | 5/6/2025 8:04 PM |
| 66 | Grills, fireplace | 5/6/2025 7:38 PM |
| 67 | About right | 5/6/2025 6:12 PM |
| 68 | Decks are worthless. No sun | 5/6/2025 5:25 PM |
| 69 | Plenty of outdoor spaces are key for a project of this density! | 5/6/2025 5:09 PM |
| 70 | I think kids play areas is a really smart idea given the amount of 2 and 3 bedroom apartments | 5/6/2025 5:06 PM |
| 71 | Landscaping should not be considered an amenity for employee housing. Landscaping should be viewed as a standard that needs to be provided. | 5/6/2025 5:06 PM |
| 72 | Rooftop patio does not seem necessary. | 5/6/2025 4:35 PM |
| 73 | Please build more owner units. Ownership opportunities build community. If you don’t like the fact that people can retire in their employee housing after living and working there for 10 years, change it. Retirees are part of the community too | 5/6/2025 4:34 PM |
| 74 | I like that there is bike storage. A storage closet for each unit would be good, either next to the | 5/6/2025 4:31 PM |

| | | |
|---|---|---|
| | unit or in the garage. | |
| 75 | More that just storage for bikes | 5/6/2025 4:17 PM |
| 76 | a picnic or bbq area | 5/6/2025 2:50 PM |
| 77 | The private decks usually end of becoming storage areas. Please make sure these are not to be used as storage and are to remain clean and uncluttered. | 5/6/2025 2:47 PM |
| 78 | Proper storage space. Employee housing should provide proper storage for people to live comfortably. Inside (large closets) and outside storage (gear and personal items). | 5/6/2025 2:07 PM |
| 79 | More environmentally friendly | 5/6/2025 1:04 PM |
| 80 | Storage and private decks | 5/6/2025 10:45 AM |
| 81 | Basic | 5/6/2025 10:33 AM |
| 82 | Storage, trail access, bike storage, and decks | 5/5/2025 10:50 PM |
| 83 | Dog wash, bike wash, gym? And just plenty of storage. | 5/5/2025 8:03 PM |
| 84 | Bike racks and playground definitely are a priority. Consider bike racks to accommodate bulky e-bikes | 5/5/2025 7:56 PM |
| 85 | Hot tub!! Sauna, pool, enough gear storage, laundry. | 5/5/2025 7:51 PM |
| 86 | Hot tubs and pool. | 5/5/2025 7:12 PM |
| 87 | Fenced in play area so tenants can have pets. | 5/5/2025 7:03 PM |
| 88 | The site does not support this sight. We don’t want all this construction in Snowmass village especially after all the base village has worn us out | 5/5/2025 5:37 PM |
| 89 | More storage space | 5/5/2025 4:47 PM |
| 90 | Storage | 5/5/2025 3:22 PM |
| 91 | Spacious storage for each unit, decks for each unit, areas to sit outside | 5/5/2025 2:38 PM |
| 92 | everything looks like it makes it a great place to live | 5/5/2025 2:36 PM |
| 93 | I think the listed amenities are perfect. | 5/5/2025 1:47 PM |
| 94 | Workforce housing areas in Pitkin County, at large, generally don't provide enough storage for occupants "toys". Private decks, carports and storage closets are overflowing with bikes, campers, boats, dirt bikes among other things. This workforce housing project needs to provide enough space to store occupant toys to keep them out of plain site. | 5/5/2025 12:55 PM |
| 95 | are dogs allowed?? I was surprised to see a dog in the rendering. who would manage the rooftop community space? would this fall under the control of village housing to clean and maintain it? Bike storage is very very important along with easy access to public transit. | 5/5/2025 12:16 PM |
| 96 | I love the play areas for children so it's family friendly | 5/5/2025 12:10 PM |
| 97 | Add a gym. | 5/5/2025 11:13 AM |
| 98 | Individual external storage. Small detail, I know - but hanging your $5000 MTB in a shared locker isn't something people want, or your folded up SUP laying in front of your car spot is trashy. | 5/5/2025 10:25 AM |
| 99 | This is amazing | 5/5/2025 7:39 AM |
| 100 | I would feel lucky to live here. I'm like 100+ on the waiting list and probably won't get to. | 5/3/2025 10:24 AM |
| 101 | EV charging | 5/3/2025 6:32 AM |
| 102 | Easy access to trails and dedicated parking spaces. | 5/2/2025 4:45 PM |
| 103 | Private decks are always a good feature. | 5/2/2025 4:42 PM |
| 104 | Real people have needs too. Every deserves to live comfortably | 5/2/2025 1:41 PM |
| 105 | nice to have a nice place for workers to live! | 5/2/2025 12:25 PM |

| | | |
|---|---|---|
| 106 | Landscaping, bike storage, rooftop patio, access to public transit, access to trails, storage, decks, adn play areas are a must in my opinion. EVs are more frequently owned, so charging areas are important as well. | 5/2/2025 11:00 AM |
| 107 | Architecture blending in with town hall and snowless centre… | 5/2/2025 10:06 AM |
| 108 | Please just build as much housing as you can at the Draw Site. We need it! | 5/2/2025 9:00 AM |
| 109 | This is the best part of this oversized project. | 5/2/2025 8:54 AM |
| 110 | I like everything that you've included. This will be a great community for the people who live there. | 5/2/2025 8:37 AM |
| 111 | All but the patio in the rear and rooftop patio, these seem unnecessary. | 5/1/2025 11:38 PM |
| 112 | Whatever our workforce needs! | 5/1/2025 4:31 PM |
| 113 | a pool and hottub area | 4/30/2025 5:45 PM |

# Q12 How comfortable are you with the design of the proposed buildings?

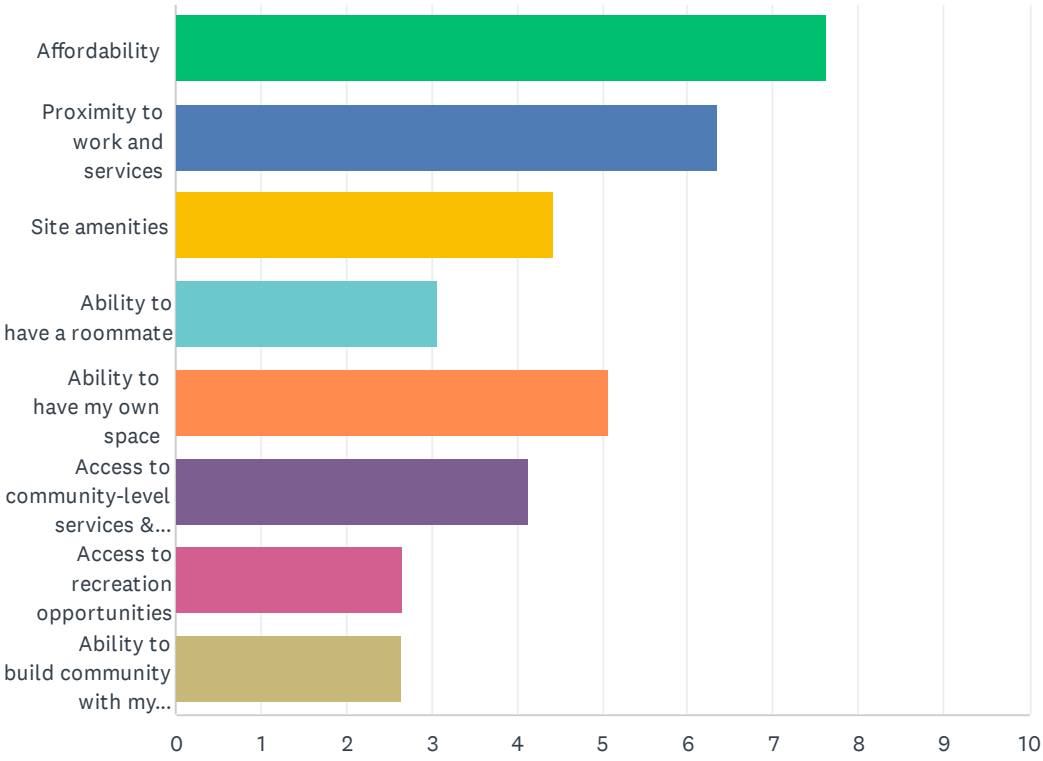
Answered: 176 Skipped: 26




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I feel good about this approach – feels right at a great location | 39.77% | 70 |
| I feel concerned with this approach – I'd like less development | 9.66% | 17 |
| I feel that the Draw Site could have more on it - we need all the housing we can get | 29.55% | 52 |
| Let's look for another site and leave the Draw Site alone | 17.05% | 30 |
| I just need more information | 3.98% | 7 |
| TOTAL | | 176 |

# Q13 Rank the following, 1 being the most important, of things you consider when looking for housing?

Answered: 165 Skipped: 37




| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL | SCORE |
|---|---|---|---|---|---|---|---|---|---|---|
| Affordability | 75.76% 125 | 15.76% 26 | 6.06% 10 | 1.82% 3 | 0.00% 0 | 0.00% 0 | 0.61% 1 | 0.00% 0 | 165 | 7.63 |
| Proximity to work and services | 15.15% 25 | 46.06% 76 | 21.21% 35 | 9.09% 15 | 1.82% 3 | 0.61% 1 | 3.64% 6 | 2.42% 4 | 165 | 6.35 |
| Site amenities | 0.00% 0 | 7.27% 12 | 28.48% 47 | 16.36% 27 | 18.79% 31 | 12.73% 21 | 9.70% 16 | 6.67% 11 | 165 | 4.43 |
| Ability to have a roommate | 0.00% 0 | 0.61% 1 | 9.09% 15 | 16.36% 27 | 15.15% 25 | 15.76% 26 | 15.15% 25 | 27.88% 46 | 165 | 3.07 |
| Ability to have my own space | 6.06% 10 | 20.00% 33 | 17.58% 29 | 18.18% 30 | 20.61% 34 | 6.67% 11 | 8.48% 14 | 2.42% 4 | 165 | 5.07 |
| Access to community-level services & transportation | 1.82% 3 | 7.27% 12 | 9.09% 15 | 21.21% 35 | 17.58% 29 | 31.52% 52 | 10.30% 17 | 1.21% 2 | 165 | 4.13 |
| Access to recreation opportunities | 0.00% 0 | 0.61% 1 | 2.42% 4 | 6.67% 11 | 15.76% 26 | 19.39% 32 | 38.79% 64 | 16.36% 27 | 165 | 2.67 |
| Ability to build community with my neighbors | 1.21% 2 | 2.42% 4 | 6.06% 10 | 10.30% 17 | 10.30% 17 | 13.33% 22 | 13.33% 22 | 43.03% 71 | 165 | 2.65 |

# Q14 Please share any additional comments or justification for your preferences below:

Answered: 73 Skipped: 129

| # | RESPONSES | DATE |
|---|---|---|
| 1 | Let's find another site with fewer stories and fewer parking spots. What about the Krabloonik site now that you've kicked out the dog sledding operation. Run shuttle buses to it | 5/19/2025 8:08 AM |
| 2 | More thought needs to go into access, particularly for pedestrians. Sidewalks need to be wide and thought given to how people use them. Folks don't cross the street to access sidewalks. Also need access for those who want to take the shortest way - grated stairs perhaps. Access to City Hall needs improvement Concerned that Brush Creek Road and Owl Creek Road can't manage construction and post development traffic. Need roundabout at Owl Creek Road. Trails need to be wider. Pedestrians get the short straw in Snowmass. Now that e-bikes and other motorized vehicles share the trails, it is pretty scary. | 5/19/2025 6:26 AM |
| 3 | the need for parking is necessary but the location allows for public transport. the parking lot should not be as large as proposed. | 5/18/2025 8:34 AM |
| 4 | The majority of us waiting for housing are grown adults who love the village and our jobs here. It would be nice not to have to share a space with another person. | 5/18/2025 8:29 AM |
| 5 | The design is fine for the location. If the site is designated for workforce housing, then build it. Now. We needed this done years ago. Don't waste money on amenities. Functionality efficiency should be the focus. Not playgrounds and rooftop patios. Put the money into the units. Appliances. Our amenities are all around us. And this building will have an incredible view of our number 1 amenity. Its not a hotel. It's subsidized housing. | 5/18/2025 7:56 AM |
| 6 | Having this entire development be rentals promotes a culture of transience in Snowmass and does not help build the community long term, which seems like it should be a core value. There are plenty of people who work in the town that would love to own here. Why not develop this differently and have some ownership units? | 5/17/2025 1:59 PM |
| 7 | A housing / building glut from Aspen to Rifle is underway. What happens when (not if) it is over built? Who pays the bills when empty units do not cover the loans and other bills? -2- The ski company should do more for the housing impacts they have created. They have ~4,000 employees if the hotels are included. | 5/17/2025 1:18 PM |
| 8 | For this type of housing, it's imperative that there is close easy access to good public transportation options | 5/17/2025 11:49 AM |
| 9 | It's employee housing, or affordable housing. So it makes sense that it's close to work, grocery, post office, bus, and recreation. | 5/17/2025 11:24 AM |
| 10 | Transit first oriented development, please. It would be great if some retail/restaurant/convenience store spaces could be incorporated into the ground floor. This would create a gathering place and provide affordable food options for both residents and the larger community. | 5/17/2025 10:02 AM |
| 11 | Don't need too much landscaping or space outdoors, we have a great backyard. And easy to access trails and recreation | 5/17/2025 7:43 AM |
| 12 | ZERO GROWTH for Snowmass Village! When will there be enough? | 5/16/2025 11:46 PM |
| 13 | Excess to exterior water sources to wash recreation gear please! (ex. bike washing station) | 5/16/2025 3:45 PM |
| 14 | This is employee housing, for seasonal employees. This is not a luxury resort! | 5/16/2025 2:19 PM |
| 15 | Snowmass village needs workforce housing!! Please do not delay this project as voters have spoken previously about wanting this project with more units. A workforce is needed to keep our town going & to have community. Who wants a community for only has second home | 5/16/2025 10:30 AM |

| | | |
|---|---|---|
| | owners, not me!! Please build this project now! If you continue to wait it will only get more expensive. Please listen to the voters. | |
| 16 | Great location why is This being delayed? | 5/16/2025 10:24 AM |
| 17 | Snowmass Village should do more financially to help us update our older Deed Restricted Units. | 5/16/2025 8:36 AM |
| 18 | I'm not looking for housing. | 5/16/2025 7:04 AM |
| 19 | People all over the country commute to work in order to have affordable housing in areas that are more conducive to a lifestyle away from where they work. Trying to provide housing for employees in SMV is unrealistic and atypical. Temporary housing for seasonal workers should be down valley | 5/16/2025 6:03 AM |
| 20 | I am a homeowner and tax payer and oppose the use of my tax dollars for a project that prioritizes items for seasonal that residents and homeowners don't have. These should be basic dorm-style housing in another location and does not have to be in the village. If built for the purpose of employee housing, transit services can eliminate the cars, traffic and other that you propose. | 5/16/2025 5:14 AM |
| 21 | Can't wait to see this! | 5/15/2025 2:01 PM |
| 22 | I dont want to spend all of our money on this one site. There is more to come behind the center and the green building on Snowmelt rd could be re-done with alot more units. I dont want the town to come back and ask for more money. | 5/14/2025 6:02 PM |
| 23 | We need this really badly at Anderson Ranch, half of the administrative staff lives in their cars. Please. | 5/14/2025 3:23 PM |
| 24 | No. 2 Access to community services and transportation. No. 1 Affordability | 5/13/2025 1:09 PM |
| 25 | Snowmass has a lot of family friendly housing. I think this project should target singles and couples, or friends and roommates. Mixing in families with that demographic can cause a variety of issues. Three bedroom units don't seem appropriate and often leads to empty beds as kids age and move out. | 5/13/2025 6:05 AM |
| 26 | Thanks for your hard work | 5/12/2025 7:07 PM |
| 27 | We could use less amenities if it could mean more actual housing. Families are growing so more 3 bedrooms for families to stay in SMV and be an asset to our community. | 5/12/2025 1:34 PM |
| 28 | Please build this now. Don't let Britta and Tom ruin this project for us regular folk. | 5/12/2025 12:13 PM |
| 29 | This is a beautiful place. I would sacrifice to live here, but let's keep it beautiful because if we continue to build excessive, unattractive buildings, sacrificing the environment and look of the town, we will eventually ruin this beautiful place. We can't build enough housing, but we can build some great places to live, and we can make them look good in Snowmass too. | 5/11/2025 9:47 PM |
| 30 | Having foresight for future needs and development are important. | 5/11/2025 9:37 PM |
| 31 | The options above are to specific, it needs to have an option for "I feel concerned with this approach - I would like to see an alternative" or something like that . I am not comfortable with the design of the proposed building. | 5/11/2025 8:10 PM |
| 32 | My needs are not really what we should be looking for when building a workforce housing complex. We need people who can be available to work the jobs that keep our resort functioning and that is a good investment. Who wouldn't want to live in this beautiful place, at all costs. But when we build housing, and we tax ourselves to subsidize it, we should be building it with intention, to house people to work the jobs that are needed to run a resort and yo keep our community functioning- teachers, hospital staff. And if we can make it look like a resort building too, that is very important for our resort to stay successful as well. Don't make the place unattractive to our visitors. But if you are asking this question to people who are not living here, but want to, that's a different story all together. They probably just want it build big and fast. I get that, but they are not yet invested in our Town the way they would be if they lived here. | 5/11/2025 5:03 PM |
| 33 | Looking to the future it is important to have a workforce to operate the resort whether they live in Snowmass or commute from elsewhere. Part of insuring this future workforce could include building affordable housing in Snowmass, if it is affordable to build and in scale with the | 5/11/2025 4:05 PM |

| | | |
|---|---|---|
| | Village. This project seems too expensive and the building seems too large for its location; and an apartment building-like setting does not seem to provide a good living arrangement for our workers or create a positive community-oriented environment. This building is too big for its setting and is out of character with Snowmass Village. | |
| 34 | Location and pricing are my top concerns | 5/9/2025 9:25 PM |
| 35 | Snowmass needs more housing. Currently, competition for housing is high. A mix of different sized units is important. Larger units (i.e. 2 and 3 bedroom) promote families and young professionals trying t build families, which is what Snowmass needs more of. | 5/9/2025 11:03 AM |
| 36 | I am concerned with the number of 3-bedroom units. How many units of 3-bedrooms will be created? I would put this as the least amount. As an adult, you want your own space. If you have two kids, a 3 bedroom is nice, but how many families are in need? I see this as a stepping stone for people (as the housing authority was intended) to then move to a townhome or sfh. This seems to be an amazing place and great opportunity to start as a young working adult in Snowmass. | 5/9/2025 6:47 AM |
| 37 | The sooner the better in my opinion. | 5/8/2025 7:26 PM |
| 38 | We need as much housing as oossible | 5/8/2025 11:52 AM |
| 39 | If housing isn't affordable, why are we building it? That is why Affordability is #1 on my list. | 5/7/2025 9:45 AM |
| 40 | It is not easy to fit in everything and each individual might have very different ideas | 5/7/2025 9:36 AM |
| 41 | Agreed, let's go! | 5/7/2025 5:57 AM |
| 42 | While many would advocate for focusing on single family free standing homes, there is a trade off to living in employee housing. And it is space. It is unacceptable for us to have government subsidized housing that has the 2 car garage, 3 BR, 2BA, white picket fence standard. If that is what people value then they unfortunately need to live in Rifle these days. We need to prioritize what is best for the community, not the individual, | 5/7/2025 4:49 AM |
| 43 | I believe a better value for taxpayers is "behind the Center". This project per unit is very cost prohibited. Please take the time and ask yourself this: When will we achieve our workforce housing goals? It will not be after we achieve the goal set by the 2018 comprehensive plan. Why? Because there will be a short fall again, and again and again. You can't build your way out of this and this problem will continue no matter how many units you build. | 5/6/2025 10:28 PM |
| 44 | Terrible effort, poor site location project stands out as not integrated within its natural surroundings. | 5/6/2025 9:57 PM |
| 45 | Stop using tax payer dollars to fund housing for employees of the local businesses. | 5/6/2025 8:20 PM |
| 46 | More employee owned units. High ratio of owner units than currently slated | 5/6/2025 8:15 PM |
| 47 | Some are interchangeable | 5/6/2025 6:12 PM |
| 48 | Wages paid they need to be able to spend 40% on housing | 5/6/2025 5:28 PM |
| 49 | As TOSV continues to add more employee housing and more full-time, year round residents, what are your plans to improve infrastructure? The Rec Center should have been expanded years ago to meet rising demand. I know that the post office is technically not your problem, but you certainly are contributing to it. | 5/6/2025 4:37 PM |
| 50 | This project is NOT "affordable housing." This is going to cost the town way too much money and thus will not be able to pursue more affordable housing options for employees. This site is extremely costly to build on. TOSV should be looking for more affordable sites and working with PitCo to do so. | 5/6/2025 2:50 PM |
| 51 | The Draw Site Housing Project looks wonderful and would be an important addition to our workforce housing. | 5/6/2025 10:37 AM |
| 52 | would love to see more units that will be for sale not just rent | 5/6/2025 10:06 AM |
| 53 | People don’t want roommates. That’s why you should prioritize studios that can accommodate individuals as well as working families. Families are the backbone of our community. You want studios for individuals and 2-3 bedroom units for families. | 5/5/2025 8:10 PM |
| 54 | Just love that you are doing affordable housing! In support of all affordable housing measure s | 5/5/2025 7:53 PM |

| | | |
|---|---|---|
| 55 | Housing should also upgrade the housing it has now. These yellow cigarette colored walls are depressing. And change the animal policy, in the name of mental health! | 5/5/2025 7:13 PM |
| 56 | we could do more but let's just do something! | 5/5/2025 6:27 PM |
| 57 | Thankfully trump tarrifs on steel make this totally uneconomic and it won't move fw anyways - quit wasting our time and money on landscape studies | 5/5/2025 5:38 PM |
| 58 | Simple, functional, studio spaces that are affordable. Small single bed spaces would be easier to manage, and if designed right, would house more people. | 5/5/2025 4:51 PM |
| 59 | Please specify if these will be rental or owner units and how many are planned for each number of bedrooms. If you are just building a bunch of suites so ski Co and seasonal employees can come in and rent them and then leave, I am not in support of any of this. This community needs more opportunities for workers who are invested in staying in the community long term. That means 2+ bedroom unit with ownership opportunities. | 5/5/2025 2:41 PM |
| 60 | The design for 63 units for $71,770,000 comes out to a cost $1,139,000 per unit. That's roughly a 1.2% rate of return on the quoted $1,145/month rent for a studio (basic math) which is terrible! The Town should build more units (which, yes, will cost more) but the Town needs to get the average cost per unit lower. A real estate developer would not underwrite a project like this because it's too expensive based on the rents generated (however subsidized). This survey doesn't incorporate any information as to how the Town will be funding this project either (even though 'no new taxes') is being shared. There should be greater transparency provided to the residents of Snowmass Village and not just push out survey questions that are catered to supporting aesthetic design topics for the project as if it's already moving forward full steam ahead. | 5/5/2025 1:05 PM |
| 61 | proximity to work is the greatest priority for me. | 5/5/2025 12:18 PM |
| 62 | Development is scary but necessary to operate this town. In order to have a healthy community these workers deserve to live, work, and enjoy Snowmass just like the people they serve. They don't deserve long commutes. Please get this project passed and start representing the "community" that keeps the Town of Snowmass operational. | 5/5/2025 9:08 AM |
| 63 | Really just need more affordable housing! | 5/3/2025 2:11 PM |
| 64 | Please please please please PLEASE build this!!! | 5/3/2025 10:25 AM |
| 65 | We should be considering the needs of seasonal workers. This should not be considered permanent housing. The goal is affordable housing, not luxury housing. Monies should be spent on providing more units. | 5/3/2025 6:39 AM |
| 66 | Just having another housing option is a plus! | 5/2/2025 4:51 PM |
| 67 | Affordable housing is a critical need in this area! | 5/2/2025 4:45 PM |
| 68 | Reading through the comprehensive plan and other town documents, this project seems wholly appropriate. Please get started soon! | 5/2/2025 1:42 PM |
| 69 | We just need more housing | 5/2/2025 12:25 PM |
| 70 | Please for the love of god just build this project and GET IT DONE | 5/2/2025 9:01 AM |
| 71 | Question 12 leaves out the important option- the site needs a better design, I may not against more development, but if this is the best that can be done on this site with this team, then I suggest waiting for a future design and looking else where for now. Or redesign something more appropriate. | 5/2/2025 8:59 AM |
| 72 | I'm all for expanding the workforce housing, but I feel this plan is too large in this location and would detract from the natural beauty of SMV. The increase in traffic is also a concern in this area. | 5/1/2025 11:51 PM |
| 73 | We really need housing in Snowmass. Please build more! | 5/1/2025 4:32 PM |

# Public Comment

| | |
|---|---|
| **Date** | 5/7/2025 |
| **Name** | John Putegnat |
| **Address (optional)** | Street Address<br>Address Line 2<br>City<br>State / Province / Region<br>Postal / Zip Code<br>Country |
| **Would you like a follow-up,?** | Yes (provide your email) |
| **Email (Optional)** | jwp3313@gmail.com |
| **Does it apply to an upcoming Town Council Meeting** | I don't know |
| **Date of Town Council Meeting** | |
| **Comment Topic** | |
| **Public comments** | I am on the waiting list, and I very much like the idea of these new units being developed. I personally would like to have a studio. Thank you! |

# Public Comment

| | |
|---|---|
| **Date** | 5/12/2025 |
| **Name** | Fernando Andrade |
| **Address (optional)** | Street Address<br>Address Line 2<br>City<br>State / Province / Region<br>Postal / Zip Code<br>Country |
| **Would you like a follow-up,?** | No |
| **Email (Optional)** | |
| **Does it apply to an upcoming Town Council Meeting** | Yes |
| **Date of Town Council Meeting** | 5/19/25 |
| **Comment Topic** | Housing project |
| **Public comments** | We need larger units (3 Br or Townhouses) to house and draw families in to SMV. This equates to longevity in our community. With families getting larger (as my own) we need more options to live in the valley. While we hope interest rates go down, there's still much uncertainty with what's affordable to buy. While smaller units are important, it's also set for transient population coming for a season. |

# Public Comment

| | |
|---|---|
| **Date** | 5/17/2025 |
| **Name** | Tom Woodson |
| **Address (optional)** | Street Address<br>35 Upper Woodbridge Rd<br>Address Line 2<br>City: SMV<br>State / Province / Region: CO<br>Postal / Zip Code: 81615<br>Country: USA |
| **Would you like a follow-up,?** | |
| **Email (Optional)** | |
| **Does it apply to an upcoming Town Council Meeting** | |
| **Date of Town Council Meeting** | |
| **Comment Topic** | |
| **Public comments** | I oppose building up the draws behind city hall, Clark's market, Woodbridge, and below the rim. I believe it is unsightly and out of character to put large buildings up the draws towards the ridgelines. Maybe, and that's a big maybe, if the building at the draw site was lower and fit the landscape better I could support it. |

# Public Comment

| | |
|---|---|
| **Date** | 5/17/2025 |
| **Name** | John Hornblower |
| **Address (optional)** | Street Address<br>4000 Brush Creek Road, Unit #7<br>Address Line 2<br>City: SNOWMASS VILLAGE<br>State / Province / Region: CO<br>Postal / Zip Code: 81615<br>Country: United States |
| **Would you like a follow-up,?** | No |
| **Email (Optional)** | |
| **Does it apply to an upcoming Town Council Meeting** | Yes |
| **Date of Town Council Meeting** | SNOWMASS VILLAGE |
| **Comment Topic** | Draw Site Objection |
| **Public comments** | A building that tall and that visible is out of scale with Snowmass Village.<br>I suggest downsizing the size and height and/or choose another site altogether.<br>John Hornblower |

# Public Comment

| | |
|---|---|
| **Date** | 5/17/2025 |
| **Name** | Lance Clarke |
| **Address (optional)** | Street Address<br>212 Meadow Ranch<br>Address Line 2<br>PO Box 6885<br>City<br>TOSV<br>State / Province / Region<br>CO<br>Postal / Zip Code<br>81615<br>Country<br>USA |
| **Would you like a follow-up,?** | No |
| **Email (Optional)** | lancesclarke@icloud.com |
| **Does it apply to an upcoming Town Council Meeting** | Yes |
| **Date of Town Council Meeting** | May 19, 25 |
| **Comment Topic** | Draw site housing |

**Public comments**

As an opening comment I think it is important to acknowledge that TOSV has done a great job with development of deed restricted housing. I would bet that TOSV has a higher ratio of deed restricted housing to full time resident occupied free market housing than any other town or city in the country. Someone should do that analysis. It is also acknowledged that there is a likely need for higher density, rental, seasonal housing; as so much of the deed restricted housing is at the townhouse, single family, or duplex scale, and is ownership housing.

There have been missed opportunities for more dense, rental, deed restricted housing. Surely Base Village should have had easily a 50+ unit building, but different forces were in charge then. The Rodeo Place development could have included a multifamily building that would have been adjacent to the best public transit anywhere, unrivaled recreational opportunities, and some of the best views in Colorado.

Is the Draw Site the next great opportunity? It has complicated, challenging access issues for vehicles and especially pedestrians. It certainly introduces height and bulk issues into an area free from that level of development. The earthmoving and construction impacts will be significant and impactful to most of the Town as hundreds of dump trucks will be negotiating City Hall hill down through the roundabout and up and down Brush Creek Road with their ever annoying “Jake brakes” echoing through the valley. Followed afterward by the train of concrete trucks!

This construction impact will then be felt again in the near future when the Center property redevelopment begins. The Town will soon acquire property and rights for housing as part of the Center redevelopment. Why not concentrate on that project as the next great housing opportunity and avoid two more major construction projects, one after the other, in the same impacted area.

As an outlier- why not give thought to what may be the best future housing opportunity in Town- the Rodeo area. This site has all the hallmarks of a priority housing site. It is large enough to accommodate skier parking, housing, and park expansion. It is flat. Construction impacts would be minimal compared to building on slopes in the upper village. It is proximate to public transit and expansive public recreation opportunities. Is use for a rodeo 10 or 12 Wednesday nights a year really the highest and best use of this Town asset?

# Public Comment

| | |
|---|---|
| **Date** | 5/18/2025 |
| **Name** | Zbynek Cody Kolacek |
| **Address (optional)** | Street Address<br>Address Line 2<br>P.O.Box 6136<br>City<br>Snowmass Village<br>State / Province / Region<br>CO<br>Postal / Zip Code<br>81615<br>Country<br>United States |
| **Would you like a follow-up,?** | Yes (provide your email) |
| **Email (Optional)** | zkolacek@gmail.com |
| **Does it apply to an upcoming Town Council Meeting** | No |
| **Date of Town Council Meeting** | |
| **Comment Topic** | Workforce Housing Project |
| **Public comments** | Having worked in Snowmass Village for the last 15 years, there is no doubt there is a need for middle income / workforce housing. As for the new project(s), I am particularly interested in who is eligible and/or will have access to such opportunities. In my estimate there are many who would like to to apply for such housing but may not be selected. If Snowmass really wishes to address the issue for all who wish to live and work there it needs to consider how to leverage existing and new capacity. I wish for objective consideration and best possible outcome. |

# Public Comment

| | |
|---|---|
| **Date** | 5/16/2025 |
| **Name** | Thomas Kosich |
| **Address (optional)** | Street Address<br>Address Line 2<br>City<br>State / Province / Region<br>Postal / Zip Code<br>Country |
| **Would you like a follow-up,?** | |
| **Email (Optional)** | |
| **Does it apply to an upcoming Town Council Meeting** | Yes |
| **Date of Town Council Meeting** | May 18, 2025 |
| **Comment Topic** | Draw Site |
| **Public comments** | The Draw Site workforce housing plan is a bad one and one I can not support. It will forever scar the beauty of the land we all cherish and the expense of building on such a challenging building site is a bad investment of our tax dollars.<br><br>Please vote against building on draw site. |

Town of Snowmass Village
Agenda Item Summary

**Date of Meeting:**
May 19, 2025

**Agenda Item:**
Public Hearing and Resolution No. 18, Series of 2025:
Regarding approval of a Special Review application by the Aspen Skiing Company proposing a new deck on the Elk Camp Restaurant on Snowmass Mountain.

**Presented by:**

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**Background:**
BACKGROUND:

The Aspen Skiing Company has submitted an application for the construction of a deck at the Elk Camp Restaurant on Snowmass Mountain. This will be an above-grade 1,898 square foot deck addition to the restaurant. An elevated steel structure will support the deck on the northeast side of the existing building. The proposed design allows for the deck to either be open air, or for times of inclement weather to be covered with an umbrella system similar to what was installed at 'The Cabin.'
The application materials may be found via this Town website link:
https://portal.laserfiche.com/Portal/Browse.aspx?id=224612&repo=r-b27e3aff
The application was referred for review on March 5, 2025 for formal evaluation by other Town Departments, districts and referral agencies. An internal development review team meeting was held on March 20, 2025. Reference the attached Town's Housing Department review comments dated Match 25, 2025 and the Applicant's response dated April 10, 2025. Other formal referral agency comments are included.

HISTORY:

Refer to the attached resolution's 'Whereas' section for a chronological outline of the history of the affected site and the attached Staff Report Compliance Analysis for a summary of prior actions.

MUNICIPAL CODE:

The review standards for a proposed Special Review application 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.*

Reference the attached Staff Report Compliance Analysis for a detailed response to these review standards in addition to the Applicant's application materials. Relative draft findings and recommended conditions were placed into the Resolution for consideration.

**Public Notice Requirements:** A public hearing notice was printed in the Aspen Times Snowmass Edition on April 30, 2025 to meet the 15-day publication notice requirement in the municipal code for Special Review applications. The Applicant submitted the signed affidavits for the required mailing and posting of the public hearing notice.

**Financial Impact:**

**Applicability to Council Goals & Objectives:**

**Council Options:**
Approve, approve with conditions, or deny the attached Town Council Resolution No. 18, Series of 2025, which may be amended at the meeting.

**Staff Recommendation:**
Staff Recommends approval of Resolution No. 18, Series of 2025, with conditions, as written.

ATTACHMENTS BY REFERENCE:

- Special Review Application materials and drawings, also by this Town website link: https://portal.laserfiche.com/Portal/Browse.aspx?id=224612&repo=r-b27e3aff

**Attachments:**

1. 6A 1_PH Publication Notice - TC 5-19-25
2. 6A 2_TC Reso 18, 2025 - S.R. , Elk Camp Deck Addition
3. 6A 3_EXHIBIT 'A' to TC Reso - Selected App Plans & Bldg Elev Rev 2, 4-30-25
4. 6A 4_PC Reso No 2 of 2025 Elk Camp Deck Addition - signed
5. 6A 5_USFS Snowmass 2025 CE Projects Decision Memo Final - 3-17-25
6. 6A 6_Staff Compliance Report, Elk Camp Deck Addition
7. 6A 7_Referral Agency comments, Housing, CPW, SWSD, fire district
8. 6A 8_ASC TOSV Elk Camp Deck Housing Letter 2025.04.10

**PUBLIC HEARING NOTICE**

**TOWN OF SNOWMASS VILLAGE**
**TOWN COUNCIL**

PUBLIC NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE SNOWMASS VILLAGE TOWN COUNCIL. THE PUBLIC IS INVITED TO ATTEND AND COMMENT.

DATE: Monday, May 19, 2025

TIME: During a meeting which begins at 4:00 P.M. or at such time thereafter that the item appears on the agenda of the Town Council.

WHERE: Town Council Chambers
Town Hall, 1st Floor
0130 Kearns Road
Snowmass Village, CO

WHY: To receive public comments on a Special Review application by the Aspen Skiing Company proposing the construction of a deck on the Elk Camp Restaurant on Snowmass Mountain. This will be an above-grade 1,898 square foot deck addition to the restaurant. An elevated steel structure will support the deck on the northeast side of the existing building. The proposed design allows for the deck to either be open air, or for times of inclement weather to be covered with an umbrella system like what was installed at 'The Cabin.'

CODE: The application is being processed in accordance with Section 16A-5-230, Special Review, of the Town of Snowmass Village Land Use and Development Code.

INFO: Further information regarding the proposal is available for inspection at the Town of Snowmass Village Community Development Department or by telephone at (970) 923-5524 during normal business hours; or, the application materials, maps, and drawings may be accessed via this Town website link: https://portal.laserfiche.com/Portal/Browse.aspx?id=224612&repo=r-b27e3aff

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

Snowmass Village Planning Department
P.O. Box 5010
Snowmass Village, CO 81615
Attention: Dave Shinneman, Community Development Director,
dshinneman@tosv.com; and
Jim Wahlstrom, Senior Planner; Email: jwahlstrom@tosv.com

Additional public hearings may be held before the Town Council at later dates, for which only published notice may occur.

Town Clerk Telephone: 923-3777
Internet access to Council email: http://www.tosv.com
Citizen Feedback Hotline: 922-6727
clerk@tosv.com

Printed in the Aspen Times on April 30, 2025.

**TOWN OF SNOWMASS VILLAGE**
**TOWN COUNCIL**

**RESOLUTION NO. 18**
**SERIES OF 2025**

**A RESOLUTION APPROVING THE SPECIAL REVIEW APPLICATION FOR THE ADDITION OF A DECK AT THE ELK CAMP RESTAURANT ON SNOWMASS MOUNTAIN.**

**WHEREAS**, On January 18, 2011, the Town Council approved Resolution No. 4, Series of 2011, regarding the Special Review application for the Elk Camp Restaurant with a night lighting plan for nighttime operations until 12:00 midnight at the Elk Camp Meadows on Snowmass Mountain; and

**WHEREAS**, Ordinance No. 4, Series of 2013, modified the Town's floor area measurement standards to allow deck areas as exempt floor area. The deck is a structure needing to meet other PUD, building or structural code requirements; and

**WHEREAS,** An Administrative Modification was approved on April 13, 2022 for the Aspen Skiing Company ("Applicant") in accordance with the Snowmass Mountain PUD Guide, the Master Development Plan (MDP) and the municipal code, to add a 2,500 square foot exterior surface deck space with additional seating without any covering on the south end of the existing Elk Camp Restaurant and surface deck; and

**WHEREAS**, on February 11, 2025, the Aspen Skiing Company submitted, in accordance with the approved 2024 PUD Amendment for Snowmass Mountain and the 2022 MDP, a Special Review application to construct an 1,898 square foot above-grade deck addition onto the Elk Camp restaurant. An elevated steel structure is planned to support the deck on the northeast side of the existing building facing the Elk Camp ski lift. The proposed design allows for the deck to either be open air, or for times of inclement weather to be covered with an umbrella system like what was installed at 'The Cabin' on Snowmass Mountain; and

**WHEREAS**, the Planning Commission met on April 23rd, 2025, considered staff findings and recommendations, heard and considered public comments, acted upon Resolution No. 2, Series of 2025, as amended to address architectural upgrades; and

**WHEREAS**, the Town Council was scheduled to consider the proposed Special Review application, the Town staff and Planning Commission recommendations, and to hear public comments during a public hearing on May 19, 2025. The notice thereof was published in the April 30, 2025 Aspen Times Snowmass Sun edition; and

**WHEREAS**, the application for the Special Review was processed pursuant to the 2024 PUD Amendment and the PUD Guide for Snowmass Mountain as well as Section 16A-5-230 of the Town's Land Use and Development Code.

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

**Section One: Findings**. The Town Council finds:

1. The application was submitted on February 19, 2025 in accordance with the provisions of 2024 PUD Amendment and PUD Guide for Snowmass Mountain and the Town's Land Use and Development Code.

2. The Applicant previously stated there are no substantial impacts on the surrounding adjacent properties, and the project is located outside of the Elk Production Area.

3. Elk Camp Restaurant continues to operate within the vision of the current 2022 Snowmass Mountain Master Development Plan (2022 SM MDP) and pursuant to the requirements of the approved Snowmass Mountain 2024 PUD Guide.

4. A public hearing of the Town Council meeting occurred in accordance with the provisions of the Land Use and Development Code. The Applicant sufficiently submitted the required affidavits for the mailing and posting of the public hearing notice.

5. The request is consistent with the Review Standards for granting a Special Review contained in the 2024 PUD Amendment and the PUD Guide for Snowmass Mountain as well as in Section 16A-5-230(e) of the TOSV Land Use and Development Code.

6. The Town of Snowmass Village Comprehensive Plan Environmental Sensitivity Maps (in 2018 and per Comp Plan Amendments in 2022), do not identify the Elk Camp Meadows area 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. In accordance with Article III, Division 2, 'Restrictions and Limitations to Particular Uses' and Table 3-2 of the TOSV Land Use and Development Code requires the development parameters for Special Review applications on Snowmass Mountain, which is zoned Recreation ('REC'), to be determined by a PUD Plan or Special Review, respectively, with the application review.

**Section Two: Action**.

The Town Council approves the Special Review application for an 1,898 square foot above-grade deck addition to the Elk Camp restaurant on Snowmass Mountain, subject to the conditions in Section Three below.

**Section Three: Conditions**. The Applicant will comply with the following conditions:

1. The prior April 13, 2022 Notice of Decision Administrative Modification approval for the 2,500 square feet addition to the existing surface deck is repealed as the additional proposed above-grade deck addition on the east side would extend the limitations under the 2022 MDP and the 2024 PUD Guide's development parameters.

2. The Applicant shall adhere to all material representations made in the application.

3. The restricted housing square footage requirement would be as follows:

   3.59 employees per square foot for on-mountain cafeteria space x (1,898 square feet of deck space x 50% covered deck adjustment) / 1,000 square feet = 3.40 employees. 3.40 employees x 448 square feet, x 60% mitigation rate = **916 square feet of employee housing required**.

   At 448 square feet per employee this is equal to 2.04 employees.

   The applicant shall either provide the mitigation required by the code job rate standard as “built” units acceptable to the Housing Department and deed restrict in accordannce with Table 4-6 of the Land Use Code or in the form of a cash-in-lieu in the amount of $500.000.00 per employee x 2.04 = $1,020,000 paid at time of building permit issuance for work on the upper deck at the Elk Camp restaurant. A letter of credit in the amount of $1,020,000 (One Million and Twenty Thousand Dollars) would also be acceptable to the Town in lieu of a cash-in-lieu payment at the time of a building permit issuance for the upper deck at the Elk Camp restaurant which can be redeemed if additional housing mitigation is not provided within 3 years from the issuance of the building permit.

4. A building permit application complying with applicable lighting, building and fire codes shall be submitted for the deck expansion prior to construction to the satisfaction of the fire district and the Chief Building Official.

5. The Applicant shall comply with the attached and incorporated resubmitted Revision No. 2 building elevation rendering received on May 6, 2025 addressing the architectural design recommendations of the Planning Commission on April 23, 2025 in Resolution No. 2, Series of 2025, relative to the underside of the deck and modifying the plans by using materials and design changes to increase compatibility with the existing structure. The colors and materials on the deck expansion shall match, complement, or be similar to the exterior finish on the existing Elk Camp Restaurant building.

6. The tree removal and mitigation / restoration plan to meet the code’s 1:1 mitigation / revegetation standards shall be submitted for review with a building permit application.

7. The Applicant shall comply with any affected Colorado Department of Public Health and Environment regulations prior to the Certificate of Completion of the deck addition.

8. The relative conditions in Town Council Resolution No. 4, Series of 2011, regarding the operations of the facility shall continue to be implemented, including:

   1) Prior to issuance of a final Certificate of Completion for the deck addition, the applicant shall:

a) Substantially re-vegetate all disturbed areas with native plant species appropriate for wildlife after completion of the exterior above-grade deck addition as soon as practical upon the close of the 2025/26 ski season, and completed in full no later than the start of the 2026/27 ski season, for the purposes of erosion control and aesthetic presentation;
b) Keep any future proposed outside trash/garbage, such as any proposed dumpsters next to the loading area, in an approved bear resistant containers especially during the operation of the restaurant and deck addition areas in particular from spring to fall, close and lock all doors and windows on the facility during non-operating hours, and install rounded door handle knobs on all exterior doors, unless superseded by other Code requirements;

2) In efforts to comply with the prior Colorado Division of Wildlife (CDOW) recommendations, the Applicant shall address or implement the following standards during the operations of the restaurant facility:

a) If musical performances are conducted outdoors, speakers for amplified music shall be located, directed and projected away from the Burnt Mountain area consistent with attached diagram Exhibit "B" incorporated herein;
b) After 10:00 p.m. up to 12:00 Midnight, musical performances together with usage of speakers for amplified music shall only be conducted inside the Elk Camp Restaurant building; Outdoor musical performances after 10:00 p.m. on the Elk Camp Restaurant site shall be prohibited; and
c) Special events that do not fall under the current Final PUD Guide provisions could be applied for through the Municipal Code's Temporary Use Permit provisions or via Special Review.

3) If advertising signs are proposed in the future, the applicant shall file a sign permit application for review and consideration by the Town's Planning Director.

4) Any proposed future snow melting, such as patio / deck spaces, shall comply with the then current Renewable Energy Off-Set Program or related requirements at the time of the building construction plan review for such a change.

**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 Town Council of the Town of Snowmass Village on May 19, 2025, upon a motion by Council Member _____, the second of Council Member _____, and upon a vote of __ in favor and __ against.

**TOWN OF SNOWMASS VILLAGE**

TOWN COUNCIL

_____

_____
Alyssa Shenk, Mayor

ATTEST:

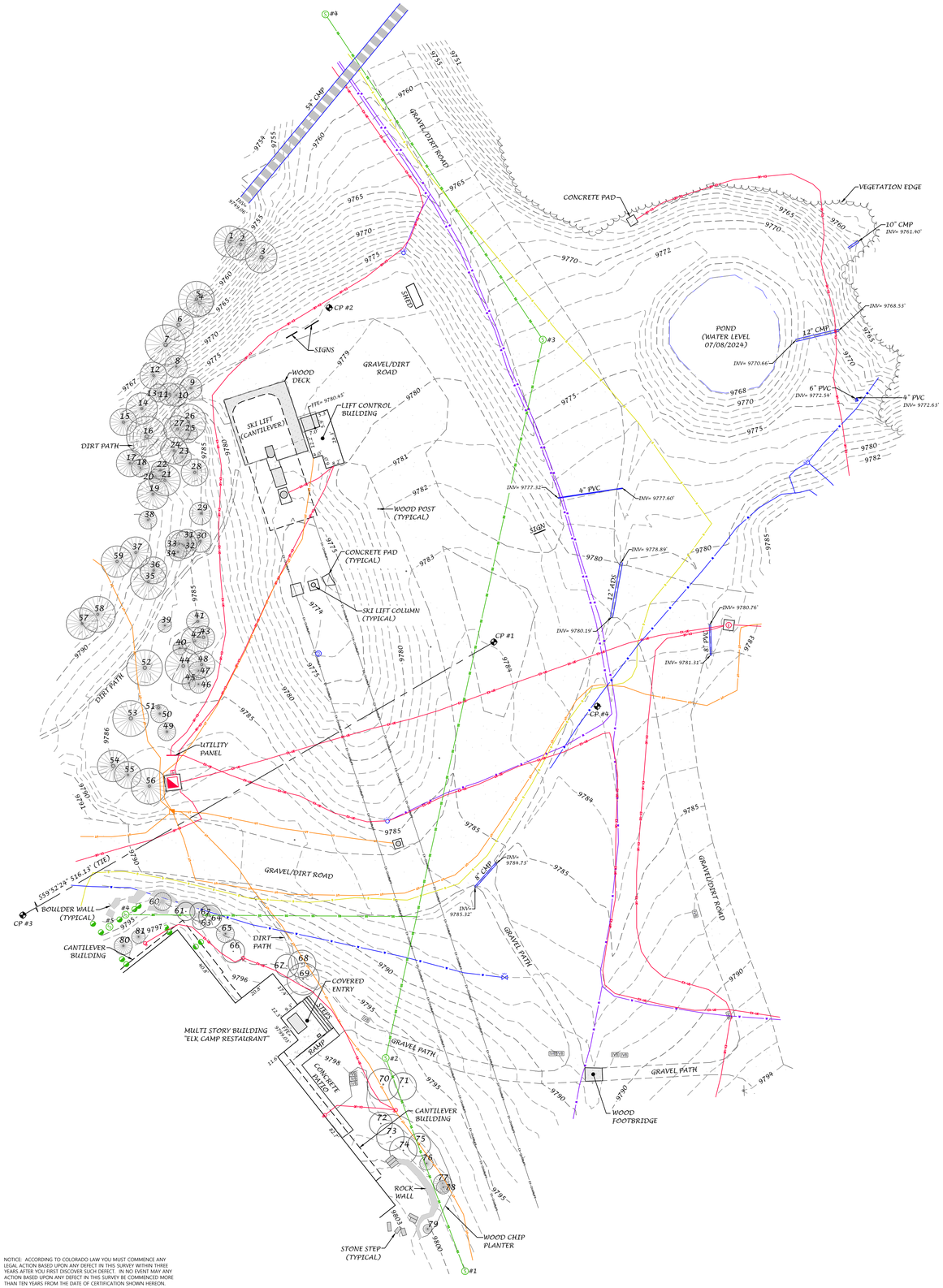
_____
Megan Boucher, Town Clerk

Attachments incorporated by reference:
Applicant's initial Special Review application submitted February 19, 2025.
Applicant's updated design package dated April 30, 2025 in response to the Planning Commission recommendations.

Attachments incorporated as Exhibits to this Resolution:
**Exhibit "A"** – Selected drawings from the application including Revision 2 plans and building elevation renderings received April 30, 2025 in response to the Planning Commission recommendations in their signed Resolution No. 2, Series of 2025.




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# TOPOGRAPHIC SURVEY

ELK CAMP RESTAURANT & CHAIR LIFT
SITUATED IN THE NE1/4 NE1/4 SECTION 13, TOWNSHIP 10 SOUTH,
RANGE 86 WEST OF THE 6TH PM
COUNTY OF PITKIN, STATE OF COLORADO

### TREE CHART

| TREE | TYPE | TRUNK | DRIP |
|---|---|---|---|
| 1 | CONIFEROUS | 16'' | 14' |
| 2 | CONIFEROUS | 12'' | 14' |
| 3 | CONIFEROUS MULTI | 18'' | 14' |
| 4 | CONIFEROUS | 17'' | 12' |
| 5 | CONIFEROUS | 13'' | 16' |
| 6 | CONIFEROUS MULTI | 17'' | 14' |
| 7 | CONIFEROUS MULTI | 19'' | 18' |
| 8 | CONIFEROUS | 7'' | 10' |
| 9 | CONIFEROUS | 10'' | 10' |
| 10 | CONIFEROUS | 7'' | 10' |
| 11 | CONIFEROUS | 10'' | 10' |
| 12 | CONIFEROUS | 10'' | 12' |
| 13 | CONIFEROUS | 6'' | 8' |
| 14 | CONIFEROUS | 11'' | 14' |
| 15 | CONIFEROUS | 12'' | 12' |
| 16 | CONIFEROUS MULTI | 17'' | 18' |
| 17 | CONIFEROUS | 9'' | 12' |
| 18 | CONIFEROUS | 6'' | 8' |
| 19 | CONIFEROUS | 11'' | 14' |
| 20 | CONIFEROUS | 6'' | 6' |
| 21 | CONIFEROUS | 11'' | 14' |
| 22 | CONIFEROUS | 9'' | 8' |
| 23 | CONIFEROUS | 6'' | 8' |
| 24 | CONIFEROUS | 10'' | 12' |
| 25 | CONIFEROUS | 6'' | 8' |
| 26 | CONIFEROUS | 12'' | 16' |
| 27 | CONIFEROUS | 10'' | 12' |
| 28 | CONIFEROUS | 11'' | 12' |
| 29 | CONIFEROUS | 8'' | 10' |
| 30 | CONIFEROUS | 8'' | 10' |
| 31 | CONIFEROUS | 8'' | 10' |
| 32 | CONIFEROUS | 12'' | 12' |
| 33 | CONIFEROUS | 8'' | 12' |
| 34 | CONIFEROUS | 8'' | 8' |
| 35 | CONIFEROUS | 11'' | 16' |
| 36 | CONIFEROUS | 8'' | 12' |
| 37 | CONIFEROUS | 10'' | 14' |
| 38 | CONIFEROUS | 7'' | 8' |
| 39 | CONIFEROUS | 6'' | 6' |
| 40 | CONIFEROUS | 6'' | 6' |
| 41 | CONIFEROUS | 11'' | 10' |
| 42 | CONIFEROUS | 10'' | 12' |
| 43 | CONIFEROUS | 13'' | 10' |
| 44 | CONIFEROUS | 14'' | 16' |
| 45 | CONIFEROUS | 6'' | 6' |
| 46 | CONIFEROUS | 6'' | 8' |
| 47 | CONIFEROUS | 7'' | 8' |
| 48 | CONIFEROUS | 12'' | 12' |
| 49 | CONIFEROUS | 8'' | 8' |
| 50 | CONIFEROUS | 7'' | 8' |
| 51 | CONIFEROUS | 12'' | 2' |
| 52 | CONIFEROUS | 18'' | 16' |
| 53 | CONIFEROUS | 18'' | 16' |
| 54 | CONIFEROUS MULTI | 18'' | 14' |
| 55 | CONIFEROUS | 8'' | 12' |
| 56 | CONIFEROUS | 12'' | 16' |
| 57 | CONIFEROUS | 11'' | 14' |
| 58 | CONIFEROUS | 11'' | 16' |
| 59 | CONIFEROUS | 12'' | 14' |
| 60 | CONIFEROUS | 6'' | 8' |
| 61 | ASPEN | 4'' | 8' |
| 62 | ASPEN MULTI | 4'' | 8' |
| 63 | ASPEN | 2'' | 6' |
| 64 | ASPEN | 4'' | 10' |
| 65 | CONIFEROUS | 6'' | 8' |
| 66 | ASPEN | 4'' | 10' |
| 67 | ASPEN | 4'' | 10' |
| 68 | ASPEN | 4'' | 12' |
| 69 | ASPEN MULTI | 7'' | 14' |
| 70 | ASPEN MULTI | 7'' | 14' |
| 71 | ASPEN | 4'' | 12' |
| 72 | ASPEN | 5'' | 10' |
| 73 | ASPEN | 5'' | 12' |
| 74 | ASPEN MULTI | 5'' | 12' |
| 75 | ASPEN | 5'' | 10' |
| 76 | CONIFEROUS | 5'' | 6' |
| 77 | CONIFEROUS | 5'' | 8' |
| 78 | CONIFEROUS | 5'' | 6' |
| 79 | CONIFEROUS | 5'' | 4' |
| 80 | CONIFEROUS | 7'' | 8' |
| 81 | CONIFEROUS | 6'' | 6' |

### CONTROL POINT CHART

| CONTROL POINT | NORTHING | EASTING | ELEVATION |
|---|---|---|---|
| CP #1 (SITE BM) | 1496594.31' | 2593333.35' | 9784.05' |
| CP #2 | 1496740.17' | 2593261.50' | 9778.26' |
| CP #3 | 1496335.26' | 2592886.94' | 9830.91' |
| CP #4 | 1496566.23' | 2593378.52' | 9783.06' |

### SEWER MANHOLE CHART

| SEWER MH | RIM | INVERT IN (6" PVC) | INVERT OUT (6" PVC) |
|---|---|---|---|
| #1 | 9799.06' | 9791.05' (W) | 9790.84' (NW) |
| #2 | 9796.84' | 9782.23' (SE) | 9782.09' (NE) |
| #3 | 9772.41' | UNABLE TO LOCATE (LID SEIZED) | |
| #4 | 9757.16' | 9753.30' (SE) | 9753.15' (N) |
| #5 | 9794.21' | Grease trap | |
| #6 | 9794.20' | Grease trap | |

## NOTES:

1. DATE OF FIELD SURVEY: JUNE 17, JULY 8 & 11, 2024.
2. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
3. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE CONTINUOUS OPERATING REFERENCE STATIONS (CORS) THROUGH THE MESA COUNTY RTVRN NETWORK BROAD CASTING NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) YIELDING AN ON-SITE BENCHMARK ELEVATION OF 9784.05'.
4. CONTOUR INTERVAL EQUALS 1 FOOT.
5. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY ROARING FORK UTILITY LOCATORS LLC. & ASPEN SKIING COMPANY AND ARE FOR PLANNING PURPOSES ONLY. PLEASE CALL 811 PRIOR TO ANY DIGGING OR EARTHWORK CONSTRUCTION FOR UTILITY VERIFICATION.
6. COORDINATES SHOWN HEREON ARE PROJECT COORDINATES ESTABLISHED BY APPLYING A GROUND SCALE FACTOR OF 1.000527742778 FROM CONTROL POINT #1 (LAT= N39.1880473°, LONG= W106.9348382°, HEIGHT= 9738.59') TO THE NAD83 COLORADO CENTRAL (0502) COORDINATE SYSTEM.
7. BUILDING DIMENSIONS SHOWN HEREON ARE TO THE EXTERIOR FINISHED MATERIALS AND DO REPRESENT THE MEASUREMENTS TO THE FOUNDATION WALLS.

## LEGEND

- ELECTRICAL TRANSFORMER
- ELECTRIC VAULT
- ELECTRICAL METER
- ELECTRICAL OUTLET
- TELEPHONE PEDESTAL
- WATER VALVE
- SNOW MAKING SPIGOT
- IRRIGATION VALVE BOX
- STORM SEWER MANHOLE
- CLEAN-OUT
- SANITARY MANHOLE
- STREET SIGN
- SET 60D NAIL W/ ORANGE FLAGGING
- WATER LINE
- SNOW MAKING LINE
- SEWER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD CHAIRLIFT

N

0 12.5' 25' 50'

SCALE: 1" = 25'

## SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY STATE THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED BY TRUE NORTH COLORADO, LLC. FOR ASPEN SKIING COMPANY, THAT SAID TOPOGRAPHIC SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.

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 CERTIFICATION SHOWN HEREON.

TRUE NORTH COLORADO
A LAND SURVEYING AND MAPPING COMPANY

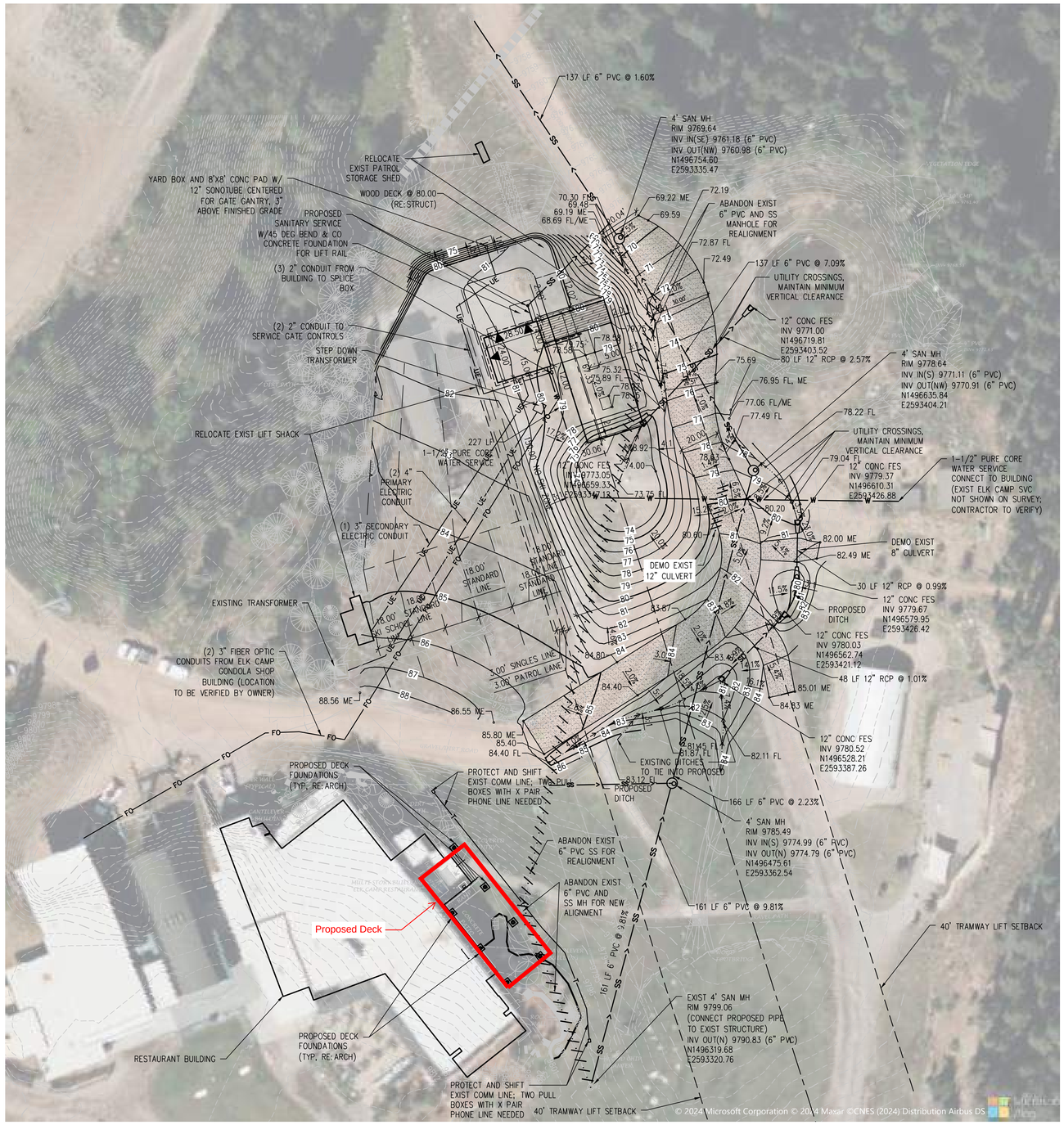
**ASPEN SKIING COMPANY**
**TOPOGRAPHIC SURVEY**
**ELK CAMP RESTAURANT & CHAIR LIFT**
**COUNTY OF PITKIN - STATE OF COLORADO**

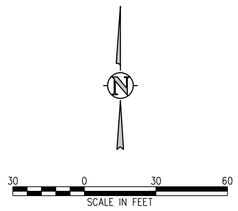

TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com


COLORADO · RODNEY P. KISER · 38215 · PROFESSIONAL LAND SURVEYOR

| PROJECT NO: 2024-202 | DRAWN: GBL | SHEET 1 OF 1 |
|---|---|---|
| DATE: JULY 17, 2024 | SURVEYED: GBL | |


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JVA, Inc. 817 Colorado Ave., Suite 301
Glenwood Springs, CO Zip 81601
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| NO. | DATE | DES'D | DWN |
|---|---|---|---|
| 0 | 02/03/25 | AJC | AJC |

REVISION DESCRIPTION: PERMIT SET

PRELIMINARY NOT FOR CONSTRUCTION

| | |
|---|---|
| DESIGNED BY: | AJC/RMM |
| DRAWN BY: | AJC |
| CHECKED BY: | JLS |
| JOB #: | 240650.CIV |
| DATE: | 02/03/2025 |

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ASPEN SKI COMPANY
ELK CAMP LIFT REPLACEMENT

LIFT BOTTOM
GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO.
FIG. 1

G:\240650.CIV - Snowmass Mtn. Elk Camp_Terminals\Drawings\~References\z240650.CIV-fig1.dwg, 1/29/2025 - 10:58 AM, CNS

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ELK CAMP GONDOLA

GONDOLA CANOPY

GONDOLA CABIN

GRAVEL/DIRT ROAD

PROPOSED NEW DECK CONSTRUCTION

ELK CAMP CHAIR LIFT

OWNER TO RELOCATE EXISTING ELK CAMP CHAIR LIFT TO ACHIEVE APPROPRIATE SETBACK

EXISTING RESTAURANT

EXISTING GONDOLA CABIN STORAGE & BEGINNER LOUNGE

9817.4

9817.4

COLUMNS

1 SITE PLAN - EXISTING CONDITIONS
1" = 20'-0"

NORTH

**CCY** ARCHITECTS

# ELK CAMP EAST DECK ADDITION

SNOWMASS VILLAGE, COLORADO

**DATE:**
FEBRUARY 10, 2025

**PROJECT NUMBER:**
23116

**ISSUE:**
PERMIT SUBMISSION

**HISTORY:**

| REV. # | DATE | DESCRIPTION |
|---|---|---|
| | 10.11.24 | PRICING |
| | 02.10.25 | PERMIT SUBMISSION |

STATE OF COLORADO
RICHARD ALAN CARR JR.
202952
LICENSED ARCHITECT

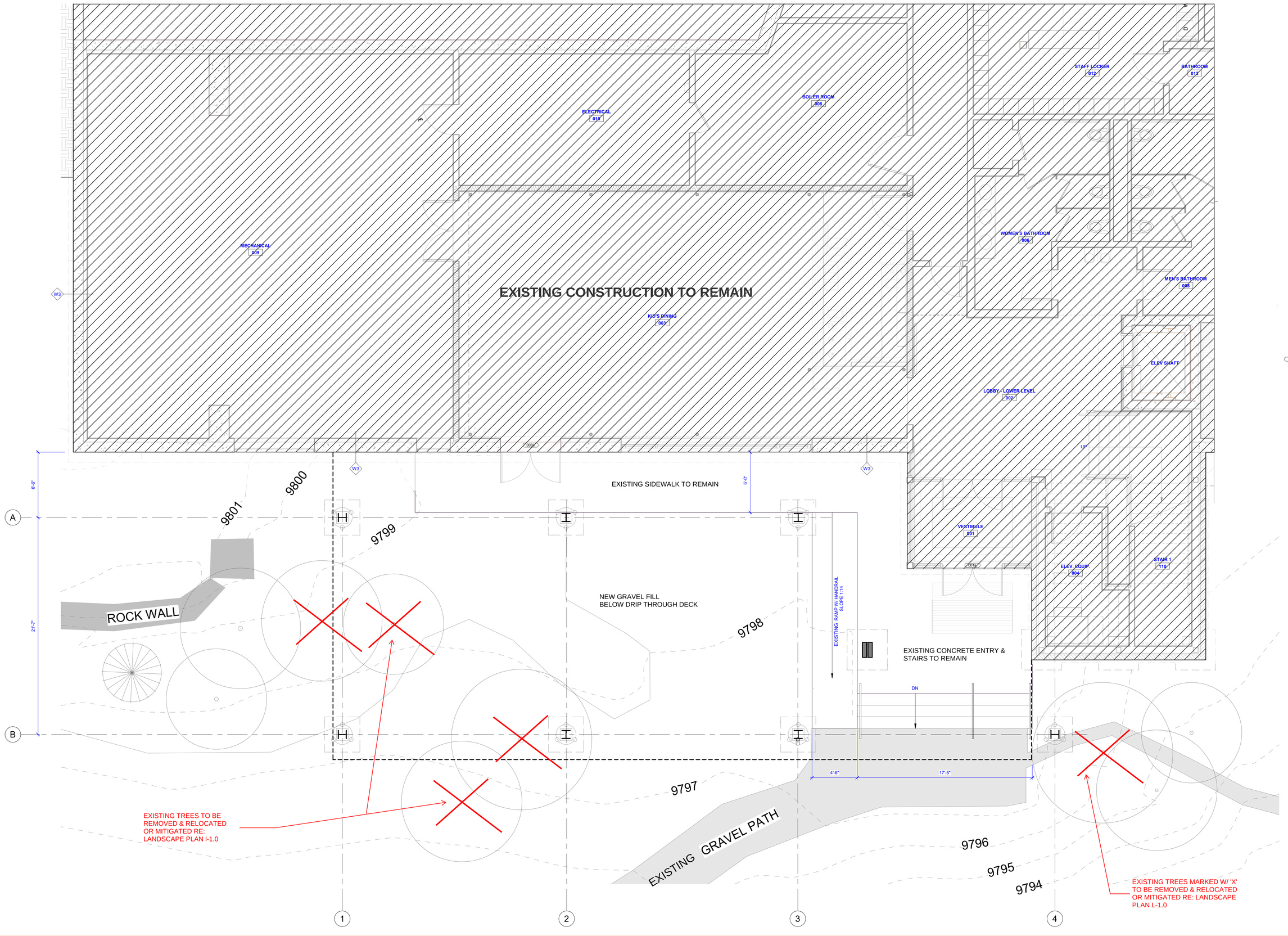
## EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 20'-0"

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# ELK CAMP EAST DECK ADDITION

SNOWMASS VILLAGE, COLORADO

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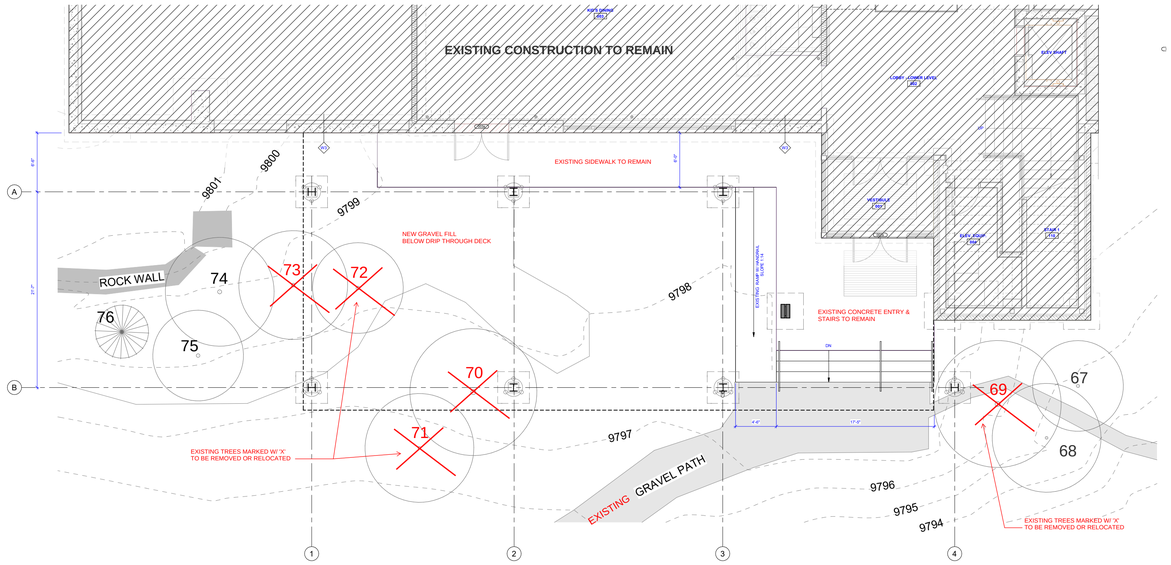
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RICHARD ALAN CARR #
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## PROPOSED LOWER LEVEL SITE PLAN

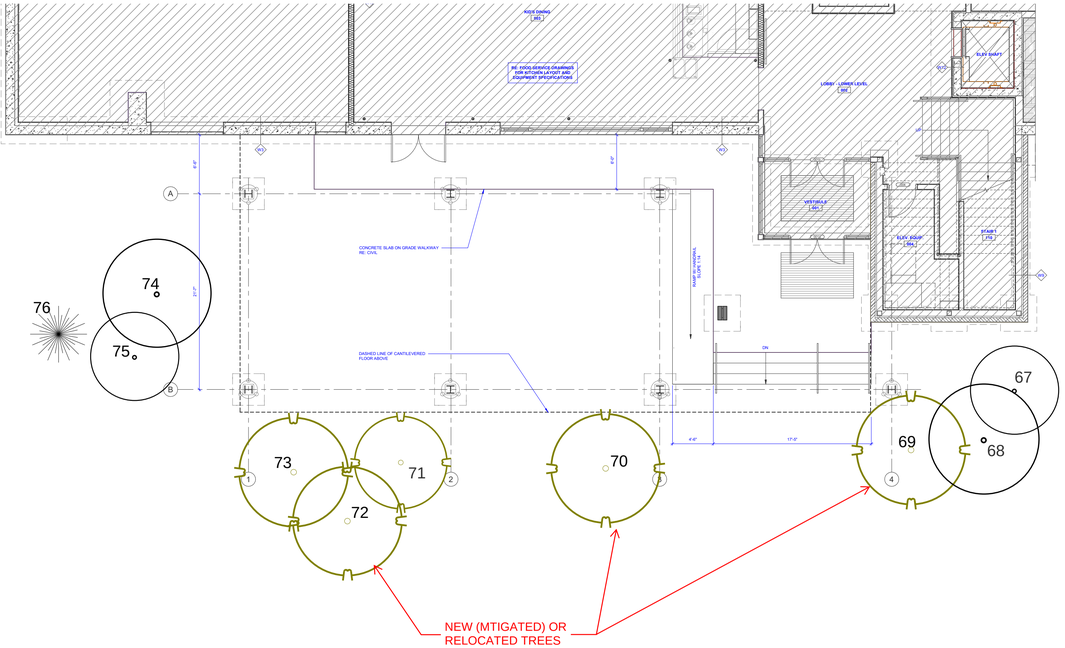
SCALE: 1/4" = 1'-0"

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2 EXISTING LANDSCAPING PLAN
SCALE = NTS




1 PROPOSED LANDSCAPING PLAN
SCALE = NTS

## KEY

EXISTING ASPEN TREES TO BE REMOVED/ MITIGATED
- QUANITY 5

EXISTING EVERGREEN TREES TO BE REMOVED/ MITIGATED
- QUANITY 0

EXISTING EVERGREEN TREES TO BE REMAIN

## TREE MITIGATION/RELOCATION SUMMARY

| TREE NUMBER | TYPE | SIZE | |
|---|---|---|---|
| 67 | ASPEN | 4'' | 10' |
| 68 | ASPEN | 4'' | 12' |
| 69 | ASPEN MULTI | 7'' | 14' |
| 70 | ASPEN MULTI | 7'' | 14' |
| 71 | ASPEN | 4'' | 12' |
| 72 | ASPEN | 5'' | 10' |
| 73 | ASPEN | 5'' | 12' |
| 74 | ASPEN MULTI | 5'' | 12' |
| 75 | ASPEN | 5'' | 10' |
| 76 | CONIFEROUS | 5'' | 6' |

## KEY

PROPOSED QUAKING ASPEN TREE
- MULTI STEMMED PREFERRED
- QUANITY 4 TOTAL

PROPOSED EVERGREEN TREE
- COLORADO BLUE SPRUCE
- QUANITY 2 TOTAL

PROPOSED BOULDER FEATURE/
BOULDER RETAINING WALL

## *LANDSCAPE PLANTING NOTES*

1. *If actual site conditions vary from what is shown on the plans, contact Ski Co. Project Manager for directions on how to proceed.*
2. *Verify locations of pertinent site improvements installed under other sections. If any part of these plans can not be followed due to site conditions, contact the Ski Co. Project Manage for further instructions prior to commencing work.*
3. *Verify plant counts and square footages; quantities are provided for Owner information only.*
4. *Exact locations of plant materials are to be approved by the Ski Co. Project Manage in the field prior to installation. The Ski Co. Project Manager reserves right to adjust the exact location in the field.*
5. *Excavation in the vicinity of underground utilities must be performed with care and if necessary by hand. The Contractor bears full responsibility for this work. Disruption or damage to utilities shall be repaired immediately at no expense to the Owner.*
6. *Trees shall bear the same relation to finished grade as they bore to to existing.*
7. *Provide matching forms and sizes for plant materials within each species and size designated on the drawings.*
8. *Prune newly planted trees only as directed by the specifications.*

## *IRRIGATION NOTES*

1. *All new trees shall be drip irrigated with existing drip irrigation system, modify drip irrigation system as needed. Spray irrigation to all sides.*

**CCY** ARCHITECTS

# ELK CAMP EAST DECK ADDITION
SNOWMASS VILLAGE, COLORADO

**DATE:**
FEBRUARY 10, 2025

**PROJECT NUMBER:**
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**ISSUE:**
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**HISTORY:**

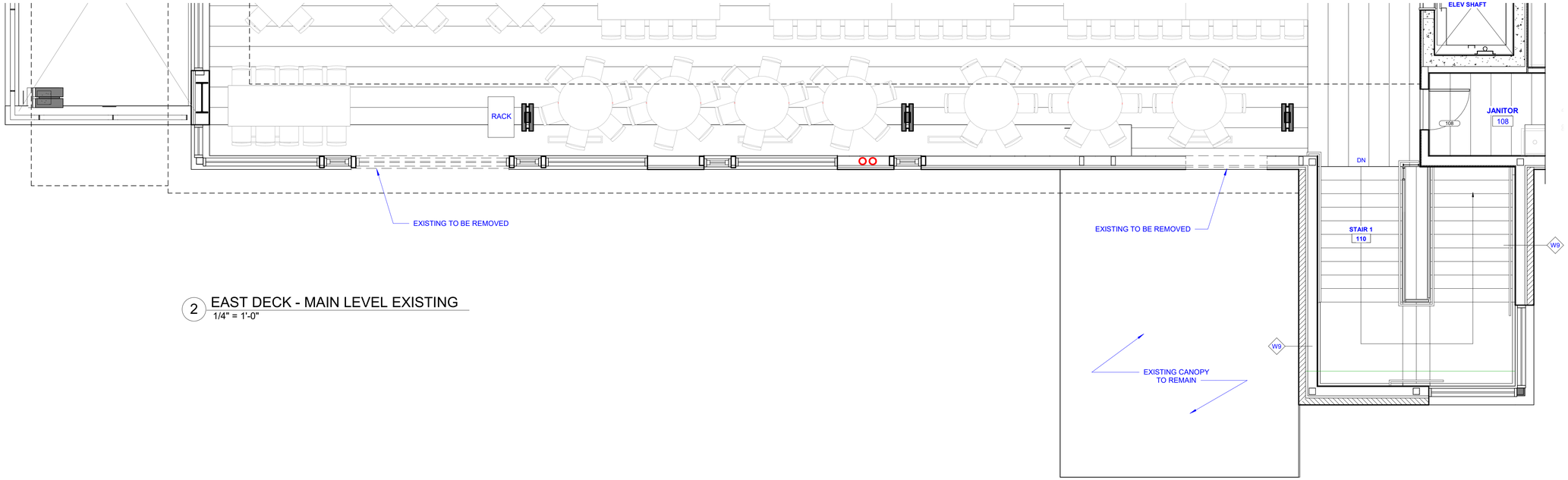
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|---|---|---|
| | 10.11.24 | PRICING |
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**PROPOSED LANDSCAPE PLAN/ EXISTING TREE RELOCATION PLAN**

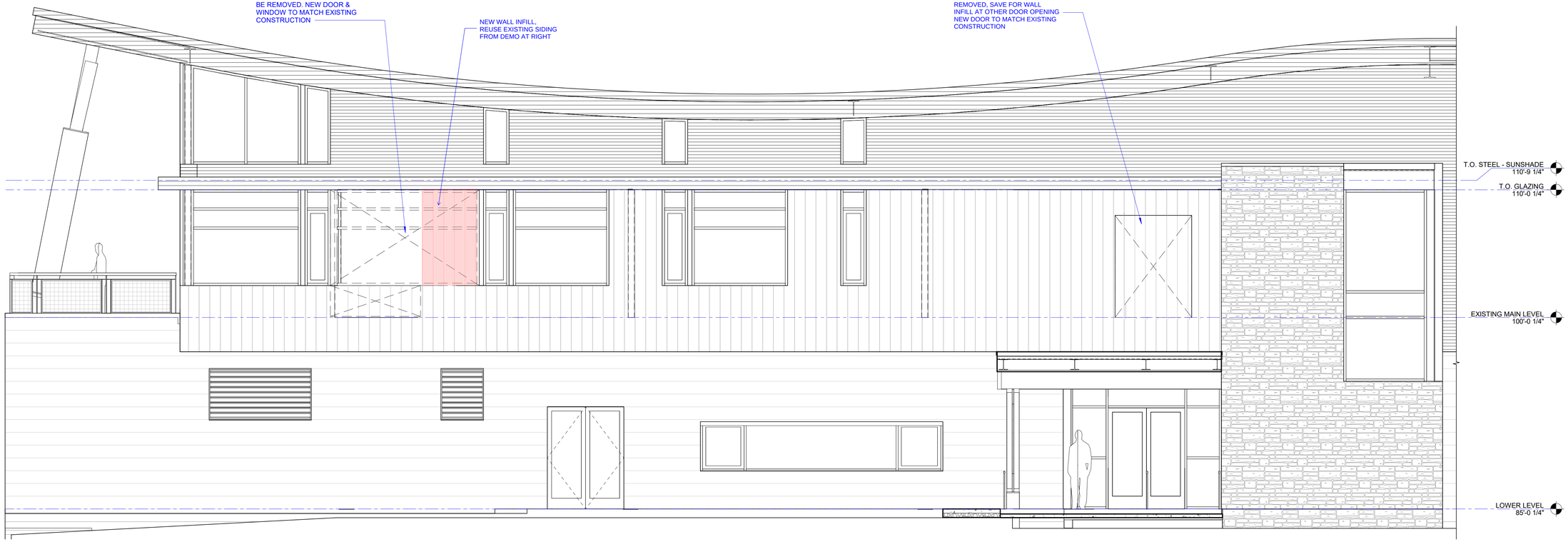
SCALE: 1/4" = 1'-0"

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2 EAST DECK - MAIN LEVEL EXISTING
1/4" = 1'-0"




1 EAST ELEVATION - EXISTING ELEVATION
1/4" = 1'-0"

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# ELK CAMP EAST DECK ADDITION
SNOWMASS VILLAGE, COLORADO

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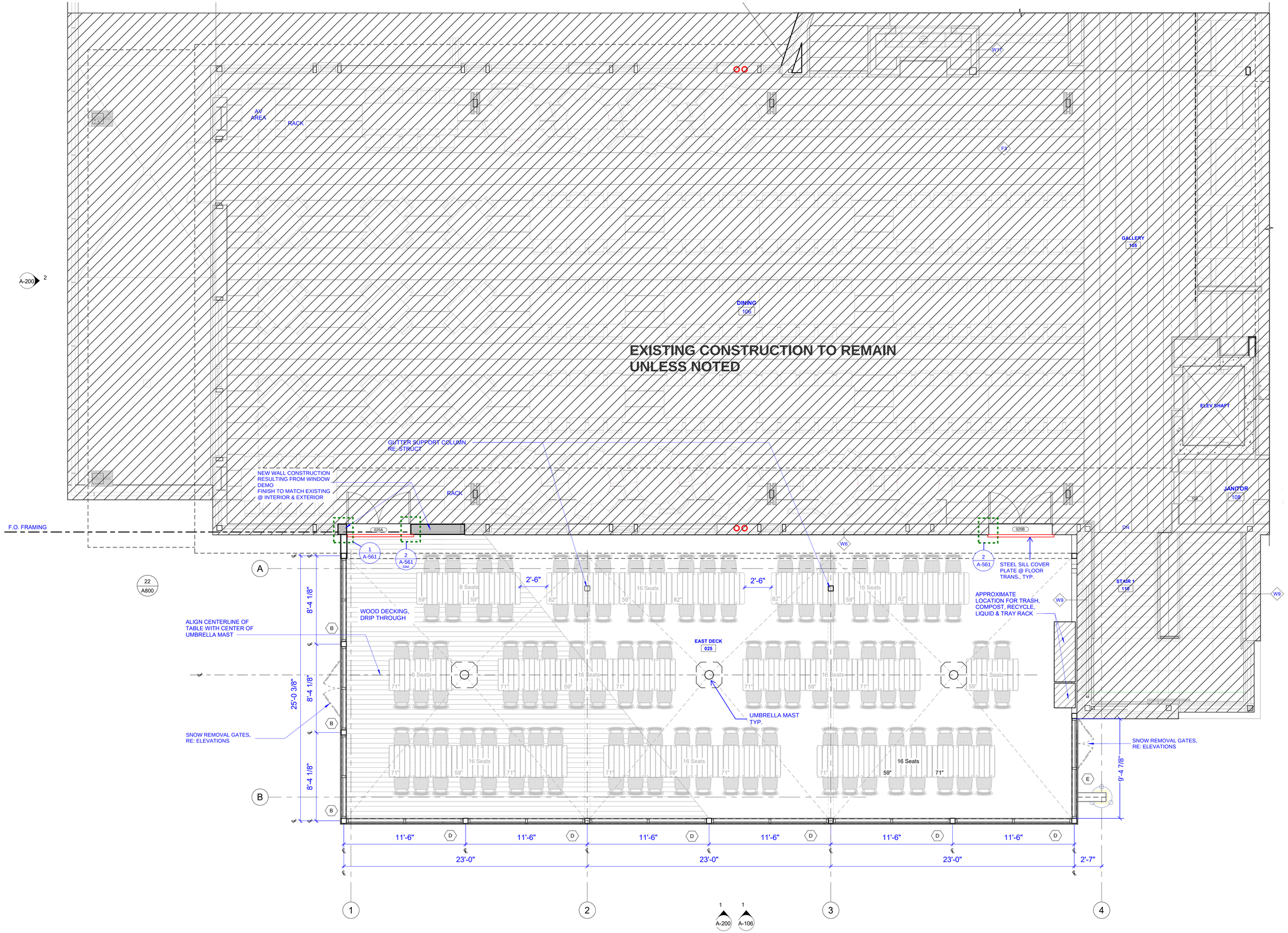
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## EAST DECK - DEMO/EXISTING FLOOR PLAN & ELEVATION

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

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1 EAST DECK - ENTRY LEVEL FLOOR PLAN
1/4" = 1'-0"

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# ELK CAMP EAST DECK ADDITION
SNOWMASS VILLAGE, COLORADO

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23116

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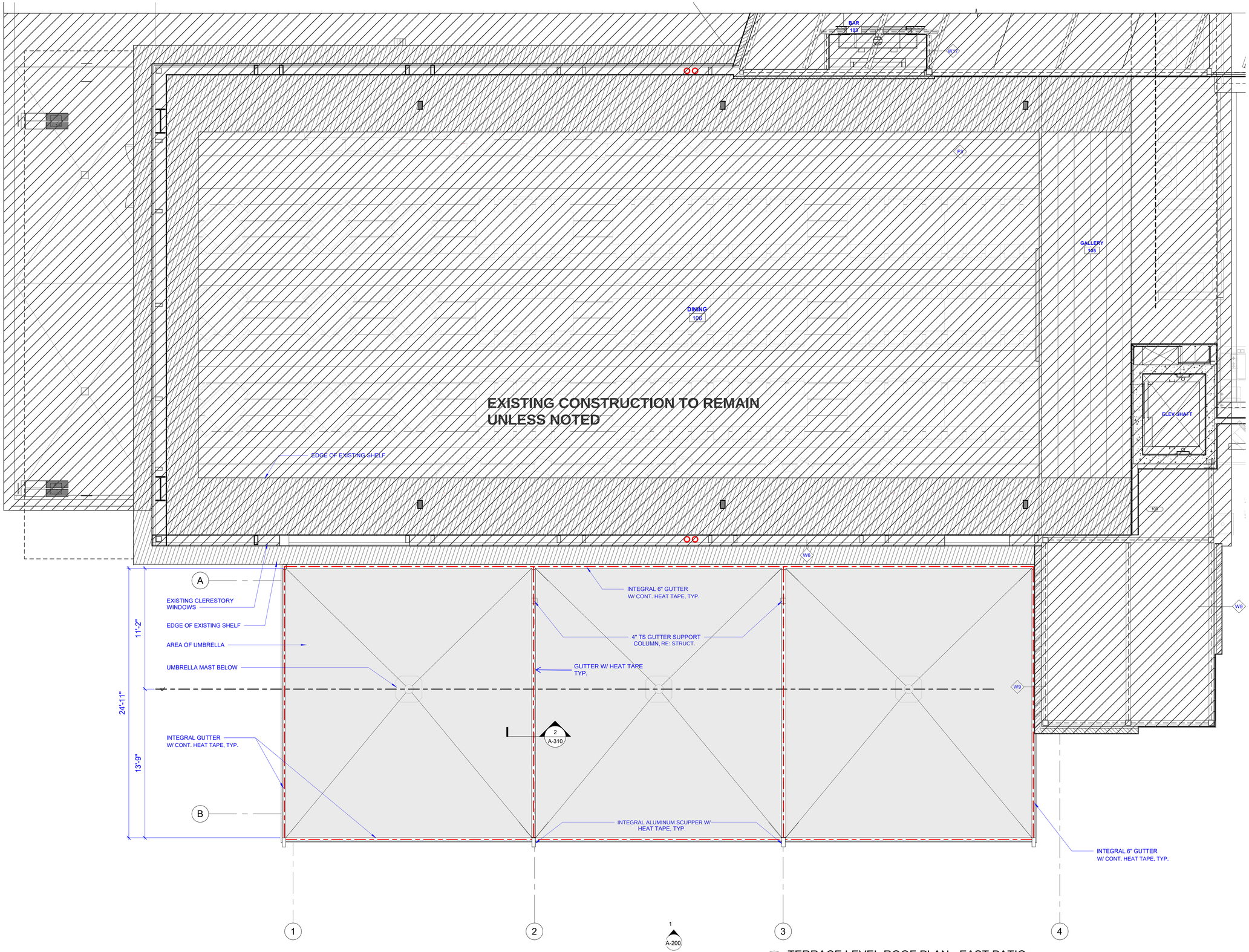
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## EAST DECK - ENTRY LEVEL FLOOR PLAN

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

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1 TERRACE LEVEL ROOF PLAN - EAST PATIO
1/4" = 1'-0"

**CCY** ARCHITECTS

# ELK CAMP EAST DECK ADDITION

SNOWMASS VILLAGE, COLORADO

**DATE:**
FEBRUARY 10, 2025

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23116

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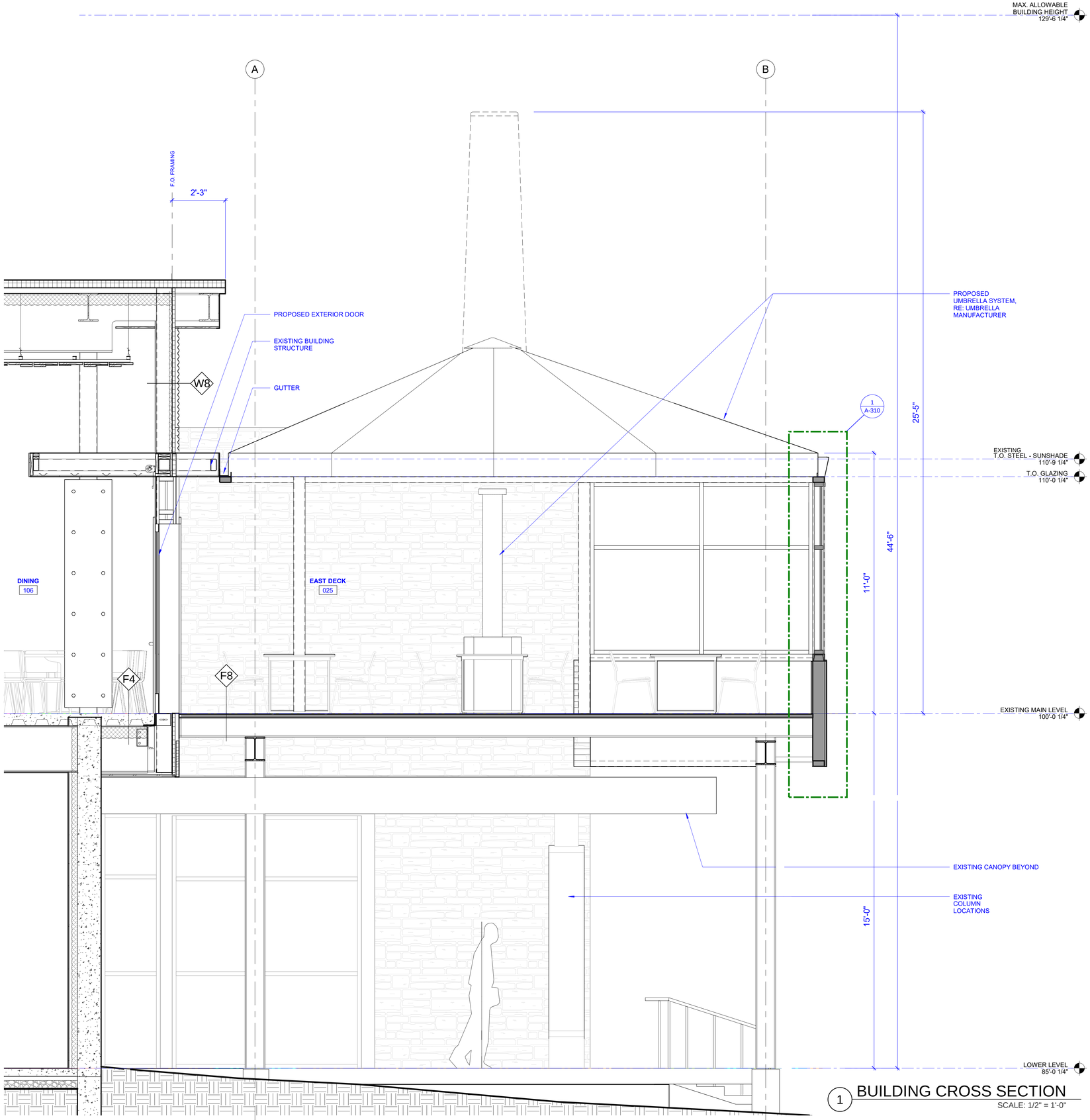
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## EAST DECK - ROOF PLAN

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

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1 BUILDING CROSS SECTION
SCALE: 1/2" = 1'-0"

2

CCY ARCHITECTS

ELK CAMP EAST DECK ADDITION
SNOWMASS VILLAGE, COLORADO

**DATE:**
FEBRUARY 10, 2025

**PROJECT NUMBER:**
23116

**ISSUE:**
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**HISTORY:**

| REV. # | DATE | DESCRIPTION |
|---|---|---|
| | 10.11.24 | PRICING |
| | 02.10.25 | PERMIT SUBMISSION |

STATE OF COLORADO
RICHARD ALAN CARR JR.
202952
LICENSED ARCHITECT

**BUILDING SECTIONS**

SCALE: 1/2" = 1'-0"

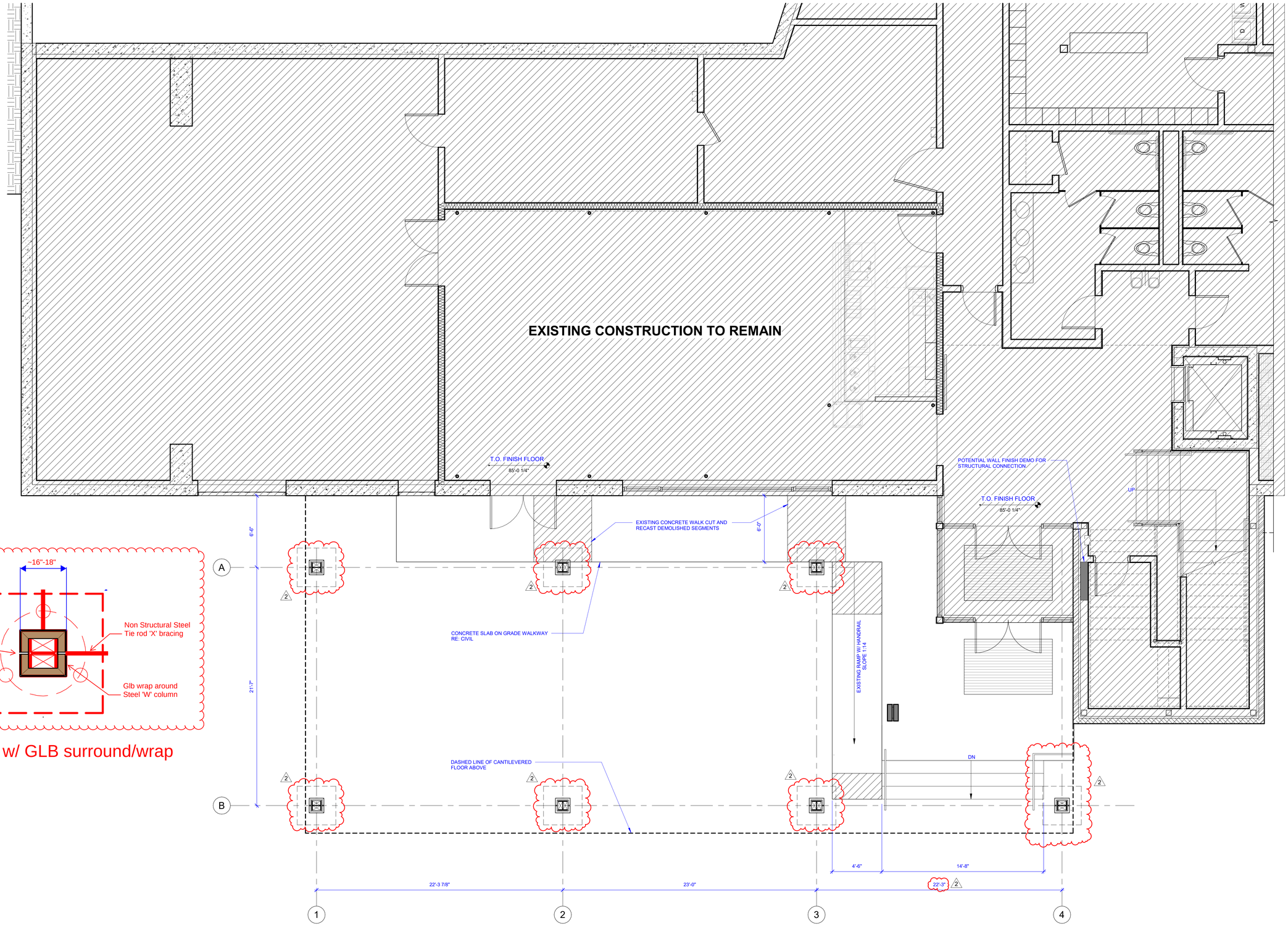
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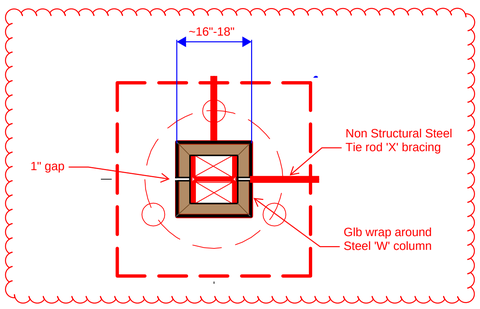
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**FLOOR PLAN NOTES**

1. ARCHITECTURAL ELEVATION 100'-0" = SITE ELEVATION 9817.4'
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMMISSIONS AND/OR CONFLICTS DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS TO GRID LINE, EXTERIOR FACE OF STUD, OR EXTERIOR FACE OF FOUNDATION UNLESS NOTES OTHERWISE.




Column w/ GLB surround/wrap

**CCY ARCHITECTS**

# ELK CAMP EAST DECK ADDITION

SNOWMASS VILLAGE, COLORADO

**DATE:**
OCTOBER 17, 2024

**PROJECT NUMBER:**
23116

**ISSUE:**
PRICING SET

**HISTORY:**

| REV. # | DATE | DESCRIPTION |
|---|---|---|
| 2 | 04/30/2025 | REV 2 |

## EAST DECK - LOWER LEVEL FLOOR PLAN

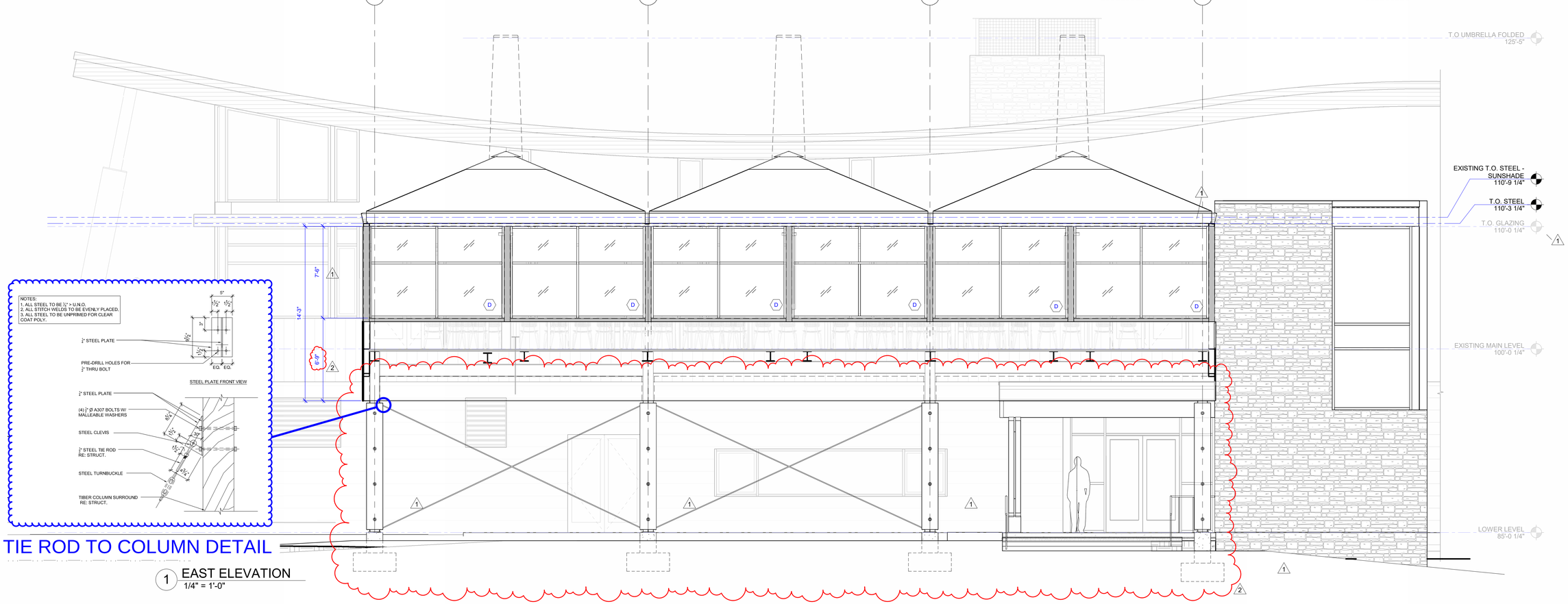
SCALE: As indicated

**A-110**

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2 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"







TIE ROD TO COLUMN DETAIL

1 EAST ELEVATION
1/4" = 1'-0"

**CCY** ARCHITECTS

# ELK CAMP EAST DECK ADDITION
SNOWMASS VILLAGE, COLORADO

**DATE:**
OCTOBER 17, 2024

**PROJECT NUMBER:**
23116

**ISSUE:**
PRICING SET

**HISTORY:**

| REV. # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 03/07/2025 | REV 1 |
| 2 | 04/30/2025 | REV 2 |

## EAST DECK - ELEVATIONS

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

# A-200

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**TOWN OF SNOWMASS VILLAGE**
**PLANNING COMMISSION**

**RESOLUTION NO. 2**
**SERIES OF 2025**

**A RESOLUTION MAKING RECOMMENDATIONS REGARDING THE SPECIAL REVIEW FOR THE ADDITION OF A DECK AT THE ELK CAMP RESTAURANT ON SNOWMASS MOUNTAIN.**

**WHEREAS**, On January 18, 2011, the Town Council approved Resolution No. 4, Series of 2011, regarding the Special Review application for the Elk Camp Restaurant with a night lighting plan for nighttime operations until 12:00 midnight at the Elk Camp Meadows on Snowmass Mountain; and

**WHEREAS**, Ordinance No. 4, Series of 2013, modified the Town's floor area measurement standards to allow deck areas as exempt floor area. The deck is a structure needing to meet other PUD, building or structural code requirements; and

**WHEREAS,** An Administrative Modification on was approved on April 13, 2022 for the Aspen Skiing Company ("Applicant") in accordance with the Snowmass Mountain PUD Guide, the Master Development Plan (MDP), and the municipal code, to add a 2,500 square foot exterior surface deck space with additional seating at the Elk Camp Restaurant to construct a new deck without any covering on the south end of the existing restaurant and surface deck; and

**WHEREAS**, on February 11, 2025, the Aspen Skiing Company submitted, in accordance with the approved 2024 PUD Amendment for Snowmass Mountain and the 2022 MDP, a Special Review application, to construct an 1,898 square foot deck addition to the Elk Camp restaurant. An elevated steel structure is planned to support the deck on the northeast side of the existing building facing the Elk Camp ski lift. The proposed design allows for the deck to either be open air, or for times of inclement weather to be covered with an umbrella system like what was installed at 'The Cabin' on Snowmass Mountain; and

**WHEREAS**, the Planning Commission met on April 23rd, 2025, considered staff findings and recommendations, heard and considered public comments, acted upon this resolution and will forward the resolution to the Town Council; and

**WHEREAS**, the applications for Special Review and a Subdivision Plat were processed pursuant to the 2024 PUD Amendment and PUD Guide for Snowmass Mountain and via Section 16A-5-230 of the Town's Land Use and Development Code.

**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 2024 PUD Amendment and PUD Guide for Snowmass Mountain and the Town's Land Use and Development Code.

2. The Applicant previously stated there are no substantial impacts on the surrounding adjacent properties, and the project is located outside of the Elk Production Area.

3. Elk Camp Restaurant continues to operate within the vision of the current 2022 Snowmass Mountain Master Development Plan (2022 SM MDP) and per the requirements of the approved Snowmass Mountain 2024 PUD Guide.

4. 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.

5. The request is consistent with the Review Standards for granting a Special Review contained in the 2024 PUD Amendment and PUD Guide for Snowmass Mountain and in Section 16A-5-230(e) of the TOSV Land Use and Development Code.

6. The Town of Snowmass Village Comprehensive Plan Environmental Sensitivity Maps (2018 and per Comp Plan Amendments in 2022), do not identify the Elk Camp Meadows area 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. In accordance with Article III, Division 2, Restrictions and Limitations to Particular Uses' and Table 3-2 of the TOSV Land Use and Development Code requires the development parameters for Special Review applications on Snowmass Mountain, which is zoned Recreation ('REC'), to be determined by a PUD Plan or Special Review, respectively, with the application review.

**Section Two: Action and Recommendation**.

The Planning Commission recommends to the Town Council the Special Review application for an 1,898 square foot deck addition to the Elk Camp restaurant on Snowmass Mountain be approved subject to the conditions in Section Three below.

**Section Three: Recommended Conditions**.

1. The prior April 13, 2022 Notice of Decision Administrative Modification approval for the 2,500 square feet addition to the existing surface deck is repealed as the additional proposed above-grade deck addition on the east side would extend the limitations under the 2022 MDP and the 2024 PUD Guide's development parameters.

2. The Applicant shall adhere to all material representations made in the application.

3. The restricted housing square footage requirement would be as follows:

   3.59 employees per square foot for on-mountain cafeteria space x (1,898 square feet of deck space x 50% covered deck adjustment) / 1,000 square feet = 3.40 employees. 3.40 employees x 448 square feet, x 60% mitigation rate = **916 square feet of employee housing required**.

   At 448 square feet per employee this is equal to 2.04 employees.

The applicant shall either provide the mitigation required by the code job rate standard as "built" units acceptable to the Housing Department and deed

restrict in accordiannce with Table 4-6 of the Land Use Code or in the form of a cash-in-lieu in the amount of $500.000.00 per employee x 2.04 = $1,020,000 paid at time of building permit issuance for work on the upper deck at the Elk Camp restaurant. A letter of credit in the amount of $1,020,000 (One Million and Twenty Thousand Dollars) would also be acceptable to the Town in lieu of a cash-in-lieu payment at the time of a building permit issuance for the upper deck at the Elk Camp restaurant which can be redeemed if additional housing mitigation is not provided within 3 years from the issuance of the building permit.

4. A building permit application complying with applicable lighting, building and fire codes shall be submitted for the deck expansion prior to construction to the satisfaction of the fire district and the Chief Building Official.

5. The applicant and staff shall review the architectural details on the underside of the deck and revise the plans by using materials and design changes to increase compatibility with the existing structure. An agreed upon revised design shall be included in the packet for the Town Council.

6. The colors and materials on the deck expansion shall match, complement, or be similar to the exterior finish on the existing Elk Camp Restaurant building.

7. The tree removal and mitigation/restoration plan to meet the code's 1:1 mitigation / revegetation standards shall be submitted for re-review with the building permit application.

8. The Applicant shall comply with any affected Colorado Department of Public Health and Environment regulations prior to the Certificate of Completion of the deck addition.

9. The relative conditions in Town Council Resolution No. 4, Series of 2011, regarding the operations of the facility shall continue to be implemented, including:

1) Prior to issuance of a final Certificate of Completion for the deck addition, the applicant shall:

   a) Substantially re-vegetate all disturbed areas with native plant species appropriate for wildlife after completion of the exterior above-grade deck addition as soon as practical upon the close of the 2025/26 ski season, and completed in full no later than the start of the 2026/27 ski season, for the purposes of erosion control and aesthetic presentation;
   b) Keep any future proposed outside trash/garbage, such as any proposed dumpsters next to the loading area, in an approved bear resistant containers especially during the operation of the restaurant and deck addition areas in particular from spring to fall, close and lock all doors and windows on the facility during non-operating hours, and install rounded door handle knobs on all exterior doors, unless superseded by other Code requirements;

2) In efforts to comply with the prior Colorado Division of Wildlife (CDOW) recommendations, the Applicant shall address or implement the following standards during the operations of the restaurant facility:

a) If musical performances are conducted outdoors, speakers for amplified music shall be located, directed and projected away from the Burnt Mountain area consistent with attached diagram Exhibit "B" incorporated herein;
b) After 10:00 p.m. up to 12:00 Midnight, musical performances together with usage of speakers for amplified music shall only be conducted inside the Elk Camp Restaurant building; Outdoor musical performances after 10:00 p.m. on the Elk Camp Restaurant site shall be prohibited; and
c) Special events that do not fall under the current Final PUD Guide provisions could be applied for through the Municipal Code's Temporary Use Permit provisions or via Special Review.

3) If advertising signs are proposed in the future, the applicant shall file a sign permit application for review and consideration by the Town's Planning Director.

4) Any proposed future snow melting, such as patio / deck spaces, shall comply with the then current Renewable Energy Off-Set Program or related requirements at the time of the building construction plan review for such a change.

**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 _____, 2025, upon a motion by Planning Commission Member _____, the second of Commission Member _____, and upon a vote of __ in favor and __ against.

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION

Matthew Dubé
Matthew Dubé (Apr 25, 2025 16:13 MDT)

Mathew Dube, Chairperson

ATTEST:

Ashleigh Huff

Ashleigh Huff, Planning Commission Secretary

# PC Reso No 2 of 2025 Elk Camp Deck Addition

Final Audit Report 2025-04-25

| | |
|---|---|
| Created: | 2025-04-25 |
| By: | Ashleigh Huff (Ahuff@tosv.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAr9uEzVzhxEA6DflpydqUZhCLjOA9WOnt |

## "PC Reso No 2 of 2025  Elk Camp Deck Addition" History

Document created by Ashleigh Huff (Ahuff@tosv.com)
2025-04-25 - 9:46:49 PM GMT

Document emailed to dube.innover@gmail.com for signature
2025-04-25 - 9:47:57 PM GMT

Email viewed by dube.innover@gmail.com
2025-04-25 - 10:08:55 PM GMT

Signer dube.innover@gmail.com entered name at signing as Matthew Dubé
2025-04-25 - 10:13:10 PM GMT

Document e-signed by Matthew Dubé (dube.innover@gmail.com)
Signature Date: 2025-04-25 - 10:13:12 PM GMT - Time Source: server

Agreement completed.
2025-04-25 - 10:13:12 PM GMT

# Decision Memo

Snowmass 2025 Improvements Projects CE

U.S. Forest Service

Aspen-Sopris Ranger District, White River National Forest

Pitkin County, Colorado

This decision incorporates all information in the CE Review Form and included in the project file.

## Decision and Rationale

I have decided to authorize the activities described in the "Proposed Action" section (CE Review Form), including any modifications that resulted from environmental analysis and review of regulatory compliance.

The projects will enhance guest experience at Snowmass Mountain (Snowmass) by upgrading aging infrastructure, expanding on-mountain guest services and activities, improving access and skier/rider circulation, reducing congestion and lift wait times. The projects will allow Aspen Skiing Company (ASC) to accommodate visitor needs through upgraded lifts, on-mountain facilities, and a new interactive summer activity for kids, ensuring a more reliable and enjoyable experience at Snowmass. Overall, these projects will help meet the expectations of visitors to Snowmass and the White River National Forest.

The approved projects are consistent with management direction provided by the 2002 White River National Forest Land and Resource Management Plan (Forest Plan). The Forest Plan designates the Snowmass SUP as Management Area 8.25 – Ski Areas, Existing & Potential. This management area applies to lands that have been identified for highly developed and intensively managed winter and summer recreation activities. Facilities are maintained in order to support the operation of developed recreation within the management area. The approved projects are consistent with this direction.

Additionally, the approved projects were included in the Snowmass 2022 Master Development Plan (MDP), which was accepted on January 13, 2023. All projects are consistent with the MDP's goals and objectives, including to "continue to improve the physical and functional relationship between the mountain, on-mountain facilities and community by enhancing visitor circulation, guest amenities, and lift planning" and to "enhance programs of natural resource-based recreational opportunities designed to introduce many new visiting families to the mountain environment."

## Applicable Categorical Exclusion and Findings Required by Other Laws

The "Applicable Categories" section (CE Review Form) provides rationale for categorically excluding this action from documentation in an Environmental Assessment (EA) or Environmental Impact Statement (EIS) and for using the identified category/categories. The "Environmental Analysis Review" section (CE Review Form) documents rationale to support my finding that no extraordinary circumstances exist, along with findings required by other applicable laws and regulations to demonstrate compliance with the regulatory framework for the activities authorized by this decision.

## Agencies, Organizations and Persons Contacted

A list of "Agencies, Organizations and Persons Contacted" regarding this proposal is provided in the CE Review Form, along with a brief overview of comments/feedback received and how they were considered.

## Implementation Date

The proposed action may be implemented immediately following the approval of this Decision Memo and in accordance with Project Design Criteria.

## Administrative Review

Decisions that are categorically excluded from documentation in an environmental assessment or environmental impact statement are not subject to an administrative review process (Agriculture Act of 2014 [Pub. L. No. 113-79], Subtitle A, Sec. 8006).

## Contact

For additional information concerning this decision, contact:

Monte Lutterman, Mountain Resorts Permit Administrator for the Aspen-Sopris Ranger District of the White River National Forest, at monte.lutterman@usda.gov.

BRIAN GLASPELL

Digitally signed by BRIAN GLASPELL
Date: 2025.03.17 15:57:00 -06'00'

Select date

**Brian Glaspell**

**White River National Forest - Forest Supervisor**

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# Categorical Exclusion Review

## Project Information

**Project Name:** Snowmass 2025 Improvement Projects CE

**Proposal Date:** 4/17/2024

**Proponent Name:** Aspen Skiing Company (Snowmass)

**Responsible Official:** Scott Fitzwilliams**,** Forest Supervisor

**Unit:** Aspen-Sopris Ranger District, White River National Forest

**County(ies):** Pitkin County

**Anticipated Implementation:** Spring 2025

**Signing Authority:** Forest Supervisor

**PALS Tracking #:** 66397

**Project Webpage:** https://www.fs.usda.gov/project/?project=66397

**General Location:** Snowmass Mountain Resort, Pitkin County Colorado

**Applicable Management Areas:** 8.25 Ski Areas, Existing & Potential

**Watersheds:** HUC 12-140100040602

## Applicable Categories

This project is categorically excluded from documentation in an environmental assessment or environmental impact statement because it fits the following category, pending extraordinary circumstance determinations**:**

**Applicable Category or Categories:**

36 CFR 220.6(e)(22) (DM Required):

Construction, reconstruction, decommissioning, or disposal of buildings, infrastructure, or improvements at an existing recreation site, including infrastructure or improvements that are adjacent or connected to an existing recreation site and provide access or utilities for that site. Recreation sites include but are not limited to campgrounds and camping areas, picnic areas, day use areas, fishing sites, interpretive sites, visitor centers, trailheads, ski areas, and observation sites. Activities within this category are intended to apply to facilities located at recreation sites managed by the Forest Service and those managed by concessioners under a special use authorization

This category is applicable for this project because it considers “Construction, reconstruction, decommissioning, or disposal of buildings, infrastructure, or improvements at an existing recreation site, including infrastructure or improvements that are adjacent or connected to an existing recreation site and provide access or utilities for that site.” The projects involve lift replacements and construction of infrastructure improvements at an existing recreation site.

## Purpose and Need: Why do we need to act?

The proposed action is comprised of two lift replacement projects and three infrastructure upgrade projects. The purpose and need for each of these projects is described in more detail below.

### Elk Camp and Alpine Springs Lift Replacements

The purpose of the Elk Camp and Alpine Springs Lift replacement projects is to update aging infrastructure and enhance guest circulation. Both lifts provide access to some of the mountain's most popular intermediate terrain but are reaching the end of their operational lives and experience delays due to stoppages and maintenance. As a result, both lifts are regularly overcrowded and experience long lift lines, hindering the guest experience throughout the eastern side of the mountain. Thus, Aspen Skiing Company (ASC) has identified a need to replace aging lift infrastructure and improve skier circulation to better meet current and growing guest expectations at Snowmass.

### Elk Camp Restaurant Deck Expansion

The purpose of the Elk Camp Restaurant Deck expansion project is to provide additional restaurant seating on the eastern side of the resort. The Elk Camp Restaurant is one of the most popular on-mountain dining options at Snowmass; however, it currently lacks sufficient seating to accommodate lunchtime capacity requirements of the area, hindering the guest experience. Thus, there is a need to increase the restaurant's seating capacity and efficiency service guests during the lunchtime rush on peak visitation days.

### Kid's Challenge Course

The purpose of the Kid's Challenge Course project is to enhance the variety of summer activities available to children and offer an outdoor experience in a safe and easy-to-learn environment at Snowmass. Currently, on-mountain activities for kids are fishing, hiking, climbing and special events at Elk Camp. Due to the limited activities for kids and demand for an additional beginner children's course, ASC has identified a need to install a new Kid's Challenge Course in the Elk Camp area.

### Ullrhof Restaurant Redevelopment

The purpose of the Ullrhof Restaurant redevelopment project is to improve the on-mountain dining experience by upgrading the aging facility with a modern design and additional capacity that meets guest demands. The facility is dated and, in some cases, does not meet current code, most notably in the absence of an elevator to provide guests with access from the dining level to the restrooms. In addition, the building is lacking building comfort and code required mechanical systems. ASC has identified a need to provide additional restaurant seating capacity on the west side of the mountain to accommodate guests during the lunchtime rush and on peak visitation days as well as provide better distributed food service options on the mountain. This project would diminish crowding currently experienced at the restaurant by offering approx. 300 additional indoor seats along with outdoor seats suitable for a variety of weather conditions. Overall, this project would improve the guest experience by offering a more modern, comfortable, and reliable option for guests to enjoy.

## Proposed Action: What are we proposing to do?

The proposed action includes replacing the existing Elk Camp and Alpine Springs Lifts, expansion of the Elk Camp Restaurant deck, construction of the Kid's Challenge Course, and redevelopment of the existing Ullrhof Restaurant. All projects would occur on National Forest System (NFS) lands managed by the White River National Forest (WRNF) within the existing Snowmass Mountain Special Use Permit (SUP) area.

Project-specific design criteria (also known as Project Design Criteria or PDC) included as part of this proposed action are identified in **Table 1.**

## Elk Camp Lift Replacement

The existing Elk Camp Lift, a detachable quad, is proposed to be replaced with a detachable six-person lift (refer to **DM Figure 1**). The replacement lift would have a capacity of 2,800 persons per hour (pph) and would be located in a similar alignment to the existing lift. The bottom terminal would be shifted approximately 100 feet northeast, and the top terminal would remain in its existing location. Grading would be required for the top and bottom terminal, lift maze, and lift operator buildings. Additional grading would be required to enhance the unload experience for winter and summer operations and access to adjacent trails. The replacement lift would necessitate new towers and foundations. All former lift tower foundations would be buried and revegetated. Construction access would be provided via the existing Elk Camp work road as well as temporary two-track routes along the lift alignment (refer to **DM Figure 4**). No new permanent roads are proposed. Construction would necessitate up to three acres of grading, up to three acres of tree clearing to widen the new lift corridor, and a less than 0.5-acre area of grading and tree clearing. All temporary disturbed areas (including temporary roads) would be revegetated in accordance with the ASC Revegetation Plan following construction.

## Alpine Springs Lift Replacement

The existing Alpine Springs Lift, a detachable quad, is proposed to be replaced with a detachable six-person lift (refer to **DM Figure 2**). The replacement lift would have a capacity of 3,000 pph and would be located nearly in-line with its current alignment. Grading would be required to facilitate a larger bottom terminal, top terminal, provide grades appropriate for the lift maze, and improve the unload experience. The new lift would necessitate new towers and foundations; all former lift tower foundations would be buried and revegetated. Construction access would be provided via the existing Alpine Springs work road as well as temporary two-track routes along the lift alignment. No new permanent roads are proposed. Construction would necessitate approximately two acres of grading, one acre of tree clearing to widen the new lift corridor, and less than a 0.5-acre area of grading and tree clearing. All temporarily disturbed areas (including temporary roads) would be revegetated in accordance with the ASC Revegetation Plan following construction.

## Elk Camp Restaurant Deck Expansion

ASC proposes expanding the deck at the existing Elk Camp Restaurant for additional seating (refer to **DM Figure 1**). The deck would extend off the second floor of the restaurant, be approximately 1,500 square feet in size, and provide approximately 162 seats for guests. This project would require less than 0.5 acres of grading. The project would comply with the Built Environment Image Guide (BEIG) and undergo a WRNF Design Review Process. All temporarily disturbed areas would be revegetated in accordance with the ASC Revegetation Plan following construction.

## Kid's Challenge Course

The proposed Kid's Challenge Course would be constructed west of the Elk Camp Gondola top terminal station (refer to **DM Figure 1**). The course would be approximately 2,860 square feet and would have three levels equipped with a variety of obstacles and rope features, an access deck, and a small storage shed for equipment storage and operations. The course would have a maximum height of 39'. The course would be supported by approximately 12 cement piers and would be constructed using materials such as steel towers, ropes, wood, and composite materials.

Power and fiber optics would be supplied via 160-foot lines extending from the operator building to the Elk Camp Gondola bottom terminal. The design of the proposed course would avoid impacts to the creek and

large diameter timber in the area; however, a minimal amount of small tree removal would be required. The proposed course would require approximately 0.5 acres of grading. The course design would undergo WRNF Facility Design Review prior to implementation, and all temporarily disturbed areas would be revegetated in accordance with the ASC Revegetation Plan following construction.

## Ullrhof Restaurant Redevelopment

The existing restaurant is proposed to be demolished and reconstructed proximate to its current location. All guest services would be provided on the main and upper levels. The main level would be accessible to guests via the ski terrain in the Big Burn pod. The upper level would be accessible to a wider range of ability levels either inside via stairs or the guest elevator, or by snow via the Lunch Line catwalk, and would include the primary bar with limited food service offerings. Outdoor seating would be provided on both the main and upper levels.

Construction of the new building would require a permanent re-route of the existing 'Cross Mountain' biking trail (refer to **DM Figure 3**). All utilities would be upgraded (electric, water, sewer, and communications). No new permanent roads would be developed. The project would result in up to 12 acres of disturbance, including grading and ground disturbance to accommodate the new building, tree clearing for the building expansion area, trenching for utility corridors, and potential spot grading/incidental tree clearing for the trail re-route. Approximately 9 of the 12 acres are potential areas for temporary staging. All temporarily disturbed areas would be revegetated in accordance with the ASC Revegetation Plan following project construction.

## Project Disturbance

Total project disturbance is expected to result in approximately 29 acres of both permanent and temporary disturbance, consisting of approximately 12 acres of grading and/or tree clearing and approximately 17 acres of staging areas. **Table 1** details the approximate disturbance estimated for each project.

**Table 1. Estimated Project Disturbance**

| Project | Approximate Disturbance (Acres)[1] | | | | |
|---|---|---|---|---|---|
| | Grading | Grading and Tree Clearing | Tree Clearing | Staging[2] | Total |
| Elk Camp Lift Replacement | 2.5 | < 0.1 | 2.3 | 2.8 | 7.8 |
| Alpine Springs Lift Replacement | 1.6 | 0.1 | 1.0 | 5.7 | 8.5 |
| Elk Camp Restaurant Deck Expansion | 0.1 | - | - | - | 0.1 |
| Kid's Challenge Course | 0.5 | Incidental, if overlapping grading area | - | - | 0.5 |
| Ullrhof Restaurant Redevelopment | 3.0 | 0.4 | - | 9.0[3] | 12.3 |
| **Total** | **7.7** | **0.6** | **3.3** | **17.6** | **29.2** |

[1] Total disturbance estimates may not reflect the sum of totals in the table due to rounding.

[2] Staging disturbance is temporary in nature and all areas would be revegetated to USFS-approved standards.

[3] Includes all potential areas for staging and final disturbance would be limited to specifically identified areas.

## Project Design Criteria

PDC have been prepared to ensure that each project component is consistent with Forest Service management guidelines, standards, and policies to avoid or reduce impacts to natural and sensitive resources where possible. These PDC are included in **Table 2.**

### Table 2. Project Design Criteria

**Pre-Construction**

**All Projects**

1. Proposed activities and facilities shall meet WRNF Forest Plan and all applicable agency management direction (e.g., Forest Service Handbook, R2 Watershed Conservation Practices Handbook, Manual and WRNF Ski Area GDC's) for all affected resource areas.
2. ASC shall obtain all required state, county, and town permits prior to the start of construction.
3. Prior to starting construction activities on NFS lands, ASC shall develop a Construction Implementation Plan for Forest Service review and authorization. Each project (such as the Elk Camp Lift Replacement), if independently constructed, shall have a specific Construction Implementation Plan prepared by ASC and approved by the WRNF. Proposed construction methodologies and practices shall be reviewed for compliance with the decision and resource management direction. This plan shall include the following sections:
    a. Construction Management: Project timelines, project contacts, disturbance boundaries, grading and site plans, staging and parking areas, waste management including reduce/reuse/recycle, construction access, and any required survey information. Grading plans shall be prepared for activities that require one or more acres of grading and shall include proposed disturbance area acreage and estimated topsoil and subsoil volumes. This shall also include site-specific plans for each independently constructed project, as described above.
    b. Erosion Control and Drainage Management: Erosion control and drainage management activities. These include, but are not limited to, the installation of sediment fences, erosion control wattles, erosion control blankets/matting, hydro-mulch, and sediment basins; avoiding placement of slash or other debris in wetlands; and not driving over wetlands unless there is a suitable thickness of snow or frozen ground to ensure that no rutting or soil compaction occurs.
    c. Post-Construction Revegetation, Rehabilitation, and Monitoring Plan: Methodology, locations, vegetative mixes, and soil amendments.
    d. Noxious Weed Management: Weed control methodologies including equipment cleaning, pretreatment, and post-construction monitoring and treatment. The project area shall be inspected for invasive species before implementation.
    e. Best Management Practices (BMPs): Resort BMP list shall be employed, maintained and adhered to during project implementation.
4. Ensure all lift towers and terminals are located outside of wetland areas and field verify approved access routes with construction personnel to ensure construction without impact to wetlands.
5. Prior to construction, the disturbance limits of the project area(s) shall be flagged. Fencing, flagging, or a staked rope line shall be established to denote the limits of construction proximate to sensitive resource boundaries.
6. Wetlands proximate to the potentially disturbed areas will be identified and flagged prior to the initiation of approved construction-related activities. Construction limits will be clearly defined to avoid or minimize disturbance to identified wetlands. No mastication or stump grinding shall occur in wetland areas.
7. Conduct pre-construction surveys for northern goshawk and other raptors if projects are implemented between June 1 – July 31. If individuals are detected, consult with the Forest Service Line Officer and Wildlife Biologist for appropriate procedures.
8. Conduct pre-project surveys for boreal owls in winter prior to construction. If individuals are not detected, the proposed project would have no impact on boreal owls. If individuals are detected, consult with the Forest Service Line Officer and Wildlife Biologist for appropriate procedures.
9. Proposed projects with structures shall undergo a WRNF Design Review Process.

**During Construction**

**All Projects**

1. To reduce the risk for human/wildlife conflicts in areas where food or trash could be present, all trash containers shall be bear resistant and any locations that have food products stored outside of a building must have bear resistant food containers.
2. Workers shall not bring dogs on site during construction.
3. Existing vegetation located in areas with proposed infrastructure shall be removed unless determined not to interfere with infrastructure, construction, or access. Existing vegetation shall be retained where possible.
4. Minimize grading to the extent possible, and in areas that must be graded leave patches or skips of intact vegetation and soils wherever possible to retain legacy plants and soil biota for revegetation.
5. Any identified wetland shall be completely avoided unless approved by the Forest Service and/or a Clean Water Act Section 404 permit, where applicable. ASC shall obtain any necessary CWA Section 401, 402, and 404 permits prior to project implementation.
6. Where possible, utilize existing roads to reduce impacts to vegetation, soils, and wetlands. Where machinery must leave roads, identify, and utilize the most direct and least invasive path feasible to reduce impacts to vegetation, soils, and wetlands. If access routes are necessary inside of the surveyed area for wetland resources, the Forest Service or an approved wetland biologist shall be contacted to ensure that no additional wetlands occur in these locations.
7. If any grading or excavation has the potential to cause drainage of groundwater supporting wetlands upslope of that project component, install an impermeable liner in the cut or trench. This may consist of bentonite clay or similar material that preserves hydrologic functions of the upslope wetland.
8. BMPs shall be implemented and properly maintained for erosion control and sedimentation for any ground disturbing activities adjacent to wetlands and surface water. These include, but are not limited to, the installation of sediment fences, erosion control wattles, and sediment basins, avoiding placement of slash or other debris in wetlands. Sediment controls will be applied to pumped ground water, before discharging.
9. All equipment, vehicles, tools, and supplies used in project implementation will be clean and free of weed seed and/or propagules.
10. Any mulch or wattles applied for erosion control will be free of nonnative plant seeds and/or propagules. Materials such as wood straw, excelsior/aspen fibers, coconut jute, or on-site native materials (e.g., salvaged needles, duff, and chipped wood from impacted areas) should be used as even weed-free straw or hay confers risk of introducing non-native plant species.
11. If undocumented historic or prehistoric properties are located during ground disturbing activities or planning activities associated with approved construction activities, all construction in the immediate vicinity shall cease in accordance with 36 CFR § 800.11.
12. Remove all wood chips as practical, if applied during construction. Any remaining wood chip left on site will not cover more than 70 percent of the soil surface and no more than ½ - 2” inch deep.

**Elk Camp Lift Replacement**

1. Construction activities shall adhere to the elk calving closure above Elk Camp Restaurant between May 15 – June 21. No construction activities shall occur within the closure area during this time to avoid impacts to elk calving habitat.
2. Keep heavy equipment out of wetlands, except to cross at Forest Service approved and designated points or if the area is protected by at least 1 foot of packed snow or 2 inches of frozen soil. Prohibit creating skid trails over wetland areas for tree removal. If tree removal is to occur over snow, ensure the snow is of sufficient depth to support tree removal machinery. Alternatively, helicopters shall be used.
3. Trees cleared in wetlands shall be felled by hand to avoid heavy equipment impacts to wetlands and all subsurface tree material will be left in place.
4. If groundwater is encountered in an excavation within 25 feet of a wetland during lift installation, ASC will notify the Forest Service as soon as possible and conditions will be evaluated to limit water budget and hydrologic flow path impacts.

**Post-Construction**

**All Projects**

1. All disturbed areas shall be revegetated to their pre-project condition in accordance with ASC's Revegetation Plan, using USFS-approved soil amendments and native seed mixes.
2. All disturbed ground will be revegetated with native plant materials that are approved by the forest botanist and certified to be free of weed species. Develop revegetation strategy in coordination with the forest botanist ahead of project implementation to ensure adequate plant materials are on hand.
3. Any former existing lift tower foundations shall be buried and revegetated once the lift replacement has been installed.
4. Imported soil will be approved for revegetation with fertility testing, amendments shall be applied as necessary from test results. Imported soils have potential to be sources of weed seed, ensure weed monitoring is included in monitoring plan for areas with imported topsoil.
5. Apply soil amendments in accordance with the soil fertility testing recommended application rates to projects or as approved by WRNF resource specialists. Use appropriate erosion control products based on slope, soil stability and erosion potential.
6. Erosion and sedimentation BMPs will be maintained until erosion control is permanent.
7. All weed infestations within the project and staging areas will be treated until controlled.
8. Prepare a drainage management plan for all project areas, the scope and scale of which shall be agreed upon by ASC and WRNF specialists:
    a. Inventory of natural and non-natural hydrologic features (spatial)
    b. Inventory of roads and trails (spatial)
    c. Details of drainage features (condition, dimensions, etc.)
    d. Maps and pictures
    e. Areas of concern
    f. Action items to address areas of concern.

**Elk Camp Lift Replacement**

1. Any temporary two-track access routes created for project construction, including the existing two-track route created during the initial construction of the Elk Camp Lift, shall be decommissioned (and revegetated) immediately following project construction.
2. Any former existing lift tower foundations shall be buried and revegetated once the lift replacements have been installed.
3. Prepare an impact area monitoring plan with an emphasis on wetland impact areas and decommissioned access routes. The plan shall be prepared by a third-party contractor (and approved by the WRNF) and shall include qualitative and quantitative reports of wetland conditions and revegetation/erosion/sedimentation observations between June 21 and July 31 for a period of three years following construction.

# Project Screening

## Legal and Regulatory Considerations

Given the nature of the project, the responsible official is requesting documentation to demonstrate compliance with the following legal and regulatory considerations in addition to NEPA:

☒ NFMA/Land Management Plan

☒ Endangered Species Act (ESA)

☒ Sensitive Species (FSM 2670)

☒ National Historic Preservation Act (NHPA)

☒ Tribal Consultation

☒ Clean Air Act (CAA)

☒ Clean Water Act (CWA)

☒ Pertinent Executive Orders

Special Management Areas:

☐ Wilderness

☐ Roadless

☐ Wild & Scenic River Corridor

☐ Recommended Wilderness

☐ Research Natural Areas

☐ National Scenic & Historic Trails

☐ National Recreation Areas

## Agencies, Organizations and Persons Contacted

Given the nature of the project, the responsible official is requesting the following agencies, organizations and/or persons be contacted to provide input to, or to be made aware of, the project. A brief overview of feedback or comments received is included.

- Environmental Protection Agency
- Southern Ute Indian Tribe
- Ute Mountain Ute Indian Tribe of Colorado
- Ute Indian Tribe of the Uintah and Ouray Reservation
- Colorado Parks and Wildlife
- State Historic Preservation Office (SHPO)
- Town of Snowmass Village
- Pitkin County
- The Aspen Times
- Aspen Daily News

### Overview

On August 20, 2024, the project team sent a scoping notice to those agencies, organizations, and/or persons listed above. The scoping notice included a letter that provided a brief description of the proposed action and the purpose and need for action, as well as illustrative maps of the project areas.

Public comments were collected from August 21, 2024, through September 20, 2024. Comments were accepted via online submission on the project website, email, and letter. In response to the Forest Service's solicitations for public comments, 14 comment submittals were received. For a complete summary of all scoping comments, refer to the *Scoping Comment Summary* document saved in the project file.

Additionally, the project team notified representatives of the Southern Ute Indian Tribe, Ute Mountain Ute Indian Tribe of Colorado, and Ute Indian Tribe of the Uintah and Ouray Reservation about the proposed action at the time of scoping (August 21, 2024) and on the results of the cultural resource inventory (on January 24, 2025). These letters requested input on any potential concerns related to the proposed action or resource inventory that could uniquely or significantly affect tribal interests or rights. As of March 6, 2025, none of the contacted representatives identified concerns related to the project.

### Supporting Project Documentation

**Table 2. Applicable project file documentation to support analysis**

| Documentation Type | File Name (if applicable/needed) |
|---|---|
| Scoping Notice | Snowmass Improvement Projects 2025_Scoping Notice |
| Scoping Figures | Snowmass Improvements 2025 CE_Scoping Figures |
| Scoping Comment Summary | Snowmass 2025 CE Projects_Scoping Comment Summary_241004 |
| Tribal Consultation Letter – Southern Ute Indian Tribe | FY 2024 - 669867 SUIT Tribal Letter Snowmass 2025-signed |

| Documentation Type | File Name (if applicable/needed) |
|---|---|
| Tribal Consultation Letter – Ute Indian Tribe of the Uintah and Ouray Reservation | FY 2024 - 669881_Ute Indian Tribe Letter Snowmass 2025-signed |
| Tribal Consultation Letter – Ute Mountain Ute Indian Tribe of Colorado | FY 2024 - 669876 Ute Mt Ute tribal letter Snowmass 2025-signed |
| Tribal Consultation Letter – Southern Ute Indian Tribe – Cultural Resource Inventory | FY 2025 – 685792 SUIT Snowmass 2025 Cat Ex Cultural Resource Inventory |
| Tribal Consultation Letter – Ute Indian Tribe of the Uintah and Ouray Reservation – Cultural Resource Inventory | FY 2025 – 685795 UITUOR Snowmass 2025 Cat Ex Cultural Resource Inventory |
| Tribal Consultation Letter – Ute Mountain Ute Indian Tribe of Colorado – Cultural Resource Inventory | FY 2025 – 685794 UMUT Snowmass 2025 Cat Ex Cultural Resource Inventory |

## Resource Participation in Environmental Analysis Review

The line officer or responsible official has requested the following resource areas to review the project to determine compliance with the legal and regulatory considerations:

**Table 3. Documentation of review completion**

| Resource | Review Complete | Specialist's Initial Input on Proposal |
|---|---|---|
| Wildlife and Botany | 1/17/2025<br>Phil Nyland, Wildlife Biologist, Aspen-Sopris Ranger District, White River National Forest<br><br>1/17/2025<br>R. Clay Ramey, Aquatic Biologist, West Zone, White River National Forest<br><br>1/17/2025<br>Jennifer Hooke, Botanist, Region 2 Mountain Resorts Team | Is consultation with a regulatory agency anticipated?<br>YES☒ NO☐ Unsure☐ |
| Cultural/Heritage | 1/17/2025<br>Tom Fuller, Heritage, Region 2 Mountain Resorts Team | Consultation anticipated for: SHPO☒ Tribal☐ None☐ |
| Wetlands | 1/23/2025<br>Cole Green-Smith, White River National Forest | |
| Soils | 11/12/2024<br>Ryan Sparhawk, Soils Scientist, White River National Forest | Is consultation with a regulatory agency anticipated?<br>YES☐ NO☒ Unsure☐ |

# Environmental Analysis Review: How would our management actions affect the environment?

## National Forest Management Act (NFMA) - Land Management Plan Consistency

The pertinent specialist has reviewed the proposed action including design features and provided supporting analysis and rationale for determinations in the project record. The following are specialist determinations regarding project consistency with applicable land management plan direction, standards, and guidelines:

**Botany:** Consistent

**Cultural/Heritage:** Consistent

**Engineering:** N/A

**Fisheries:** N/A

**Fuels:** N/A

**Hydrology:** Consistent

**Lands and Special Uses: Consistent**

**Minerals:** N/A

**Range:** N/A

**Recreation:** N/A

**Scenic Resources:** Consistent

**Soils**: Consistent

**Silviculture**: N/A

**Special Management Areas:** N/A

**Wildlife:** Consistent

**Other Resources:** N/A

The proposed action would be consistent with applicable land management plan direction, standards, or guidelines either on their own or with implementation of PDC. Other special use authorizations in the area would not be affected by the project components. No range use, mineral extraction, or special management areas occur in the project area and therefore would not be affected by the project. Fisheries, fuels, and silviculture may be negligibly affected by minor tree removal and soil disturbance, but impacts would be minimal, and no separate resource analysis was identified as necessary for these resources. Scenic resources may be negligibly affected by minor tree removal as well as construction of new infrastructure; however, all new and upgraded infrastructure would comply with the BEIG and utilize PDC to further minimize project impacts. Detailed recreation analysis was not identified as necessary for the project. Engineering plans will be provided, as necessary, in accordance with PDC prior to implementation.

## Supporting Project Documentation

**Table 4. Applicable project file documentation to support analysis**

| Documentation Type | File Name (if applicable/needed) |
|---|---|
| Wildlife and Botany Biological Evaluation (BE) | BE-Snowmass 2025 CE Projects_24Jan2025_Signed |
| Wildlife and Botany Biological Assessment (BA) | BA-Snowmass 2025 CE Projects_24Jan2025_Signed |
| Wetlands Technical Memo | 20250122 Snowmass 2025 CE Projects – Wetland Technical Report ENTIRE |
| Cultural Resource Inventory Report | Snowmass 2025 CE_FINAL_client copy_250117 |

# Other Law, Regulation and Policy Consistency

## Endangered Species Act

### *Threatened, Endangered, Proposed and Candidate Species and Critical Habitat*

On January 30, 2025, the WRNF initiated informal consultation with the United States Fish and Wildlife Service (USFWS) for the proposed action to document consistency with the Southern Rockies Lynx Screens. It was determined that the proposed winter projects may affect, but are not likely to adversely affect Canada lynx, as direct physical impacts to Canada lynx from the proposed action would be insignificant at the scale of the Maroon Bells Lynx Analysis Unit (LAU). Additionally, the project will cause 0.2 acre-feet of depletions to the Colorado River watershed. Water depletions are within the thresholds of the total depletions covered under the approval of the 1995 Biological Opinion; thus, no new determination is required. On February 18, 2025, the WRNF received concurrence from the USFWS on these determinations.

The pertinent specialists reviewed the proposed action and made the following determinations for threatened, endangered and/or proposed species:

**Table 5. Threatened, endangered, proposed or candidate species and critical habitat effect determinations**

| Species/Habitat | Status | Proposed or Designated Critical Habitat Present? | Determination | Brief Rationale (or refer to other project documentation) |
|---|---|---|---|---|
| Canada lynx | Threatened | Yes | NLAA | Refer to Wildlife and Botany BA |
| Gray wolf | Experimental Population, Non-Essential | No | NE | Refer to Wildlife and Botany BA |
| Silverspot butterfly | Threatened | No | NE | Refer to Wildlife and Botany BA |
| Monarch Butterfly | Proposed Threatened | No | No Jeopardy | Refer to Wildlife and Botany BA |

| Species/Habitat | Status | Proposed or Designated Critical Habitat Present? | Determination | Brief Rationale (or refer to other project documentation) |
|---|---|---|---|---|
| Suckley's Cuckoo Bumble Bee | Proposed Threatened | No | No Jeopardy | Refer to Wildlife and Botany BA |

**NE** – no effect; **NLAA** – may affect, not likely to adversely affect; **LAA** – may affect, likely to adversely affect; **No Jeopardy** - not likely to jeopardize the continued existence or adversely modify critical habitat

### *Supporting Project Documentation*

**Table 6. Applicable project file documentation to support analysis**

| Documentation Type | File Name (if applicable/needed) |
|---|---|
| Wildlife and Botany Biological Assessment (BA) | BA-Snowmass 2025 CE Projects_24Jan2025_Signed |
| USFWS Concurrence Letter | 20250218_FWS_CL Lynx_Snowmass Ski Resort 2025 Projects |

## Sensitive Species (FSM 2670)

The pertinent specialists reviewed the proposed action and made the following determinations for sensitive species:

**Table 7. Sensitive species impact determinations**

| Species | Determination* | Rationale (or refer to project documentation) |
|---|---|---|
| American marten | NI | Refer to Wildlife and Botany BE |
| Northern goshawk | NI | Refer to Wildlife and Botany BE |
| Park Milkvetch | NI | Refer to Wildlife and Botany BE |
| Kotzebue's grass of Parnassus | NI | Refer to Wildlife and Botany BE |
| Dwarf raspberry | NI | Refer to Wildlife and Botany BE |
| Colorado Tansy-Aster | NI | Refer to Wildlife and Botany BE |
| Hoary bat | MIIH | Refer to Wildlife and Botany BE |
| Pygmy Shrew | MIIH | Refer to Wildlife and Botany BE |
| Boreal owl | MIIH | Refer to Wildlife and Botany BE |
| Olive-sided flycatcher | MIIH | Refer to Wildlife and Botany BE |

| Species | Determination* | Rationale (or refer to project documentation) |
|---|---|---|
| Boreal Toad | MIIH | Refer to Wildlife and Botany BE |
| Western Bumblebee | MIIH | Refer to Wildlife and Botany BE |
| Trianglelobe Moonwort | MIIH | Refer to Wildlife and Botany BE |

**NI** – no impact; **MIIH**- may impact individuals or habitat, but will not likely contribute to a trend towards federal listing or loss of viability to the population or species; **WIFV** - will impact individuals or habitat with a consequence that the action may contribute to a trend towards federal listing or cause a loss of viability to the population or species

### *Supporting Project Documentation*

**Table 8. Applicable project file documentation to support analysis**

| Documentation Type | File Name (if applicable/needed) |
|---|---|
| Wildlife and Botany BE | BE-Snowmass 2025 CE Projects_24Jan2025_Signed |

## National Historic Preservation Act – Section 106 Review

The pertinent specialist has reviewed the proposed action and made the following determination regarding Section 106 compliance:

No historic properties affected - 36 CFR 800.4(d)(1). Section 106 Review has been completed for the project area and no National Register eligible cultural sites were found.

### *Comments*

The cultural review included a 112.7-acre area of potential effect. Of this area, 34.3 acres were covered by new inventory, and the remaining 78.4 acres have been covered by recent previous inventory. The review resulted in the recordation of one historic site, and revisitation of one previously recorded linear site segment. Both resources were recommended as *not eligible* for inclusion in the National Register of Historic Places. As such, the report recommends a finding of *no historic properties affected* for the proposed projects and received concurrence from SHPO on March 3, 2025.

### *Supporting Project Documentation*

**Table 9. Applicable project file documentation to support analysis**

| Documentation Type | File Name (if applicable/needed) |
|---|---|
| Cultural Resource Inventory Report | Snowmass 2025 CE_FINAL_client copy_250117 |
| SHPO Concurrence Letter | SHPO Concurrence 3.4.25 |

## Consultation with Federally Recognized Tribes

Consultation with federally recognized tribes was conducted as follows:

Three tribes were consulted during the project process: the Southern Ute Indian Tribe, the Ute Indian Tribe of the Uintah and Ouray Reservation, and the Ute Mountain Ute Indian Tribe of Colorado. Tribes were contacted on August 21, 2024 and January 24, 2025. Refer to the "Agencies, Organizations, and Persons Contacted" section above. As of March 6, 2025, the contacted tribes raised no concerns related to the project.

### *Supporting Project Documentation*

**Table 10. Applicable project file documentation to support analysis**

| Documentation Type | File Name (if applicable/needed) |
|---|---|
| Tribal Consultation Letter – Southern Ute Indian Tribe | FY 2024 - 669867 SUIT Tribal Letter Snowmass 2025-signed |
| Tribal Consultation Letter – Ute Indian Tribe of the Uintah and Ouray Reservation | FY 2024 - 669881_Ute Indian Tribe Letter Snowmass 2025-signed |
| Tribal Consultation Letter – Ute Mountain Ute Indian Tribe of Colorado | FY 2024 - 669876 Ute Mt Ute tribal letter Snowmass 2025-signed |
| Tribal Consultation Letter – Southern Ute Indian Tribe – Cultural Resource Inventory | FY 2025 – 685792 SUIT Snowmass 2025 Cat Ex Cultural Resource Inventory |
| Tribal Consultation Letter – Ute Indian Tribe of the Uintah and Ouray Reservation – Cultural Resource Inventory | FY 2025 – 685795 UITUOR Snowmass 2025 Cat Ex Cultural Resource Inventory |
| Tribal Consultation Letter – Ute Mountain Ute Indian Tribe of Colorado – Cultural Resource Inventory | FY 2025 – 685794 UMUT Snowmass 2025 Cat Ex Cultural Resource Inventory |

## Clean Water Act

The pertinent specialist has reviewed the proposed action and made the following determination:

There would be no direct permanent or temporary impacts to wetlands from the proposed action. However, tree removal and access road construction associated with the Elk Camp Lift replacement has the potential to indirectly impact wetlands.

Tree removal has the potential to indirectly reduce the performance of wetland ecological functions on 0.24-acre of wetlands where trees would be cleared for the Elk Camp Lift replacement. This functional reduction could be detectable at the impacted site and for a limited distance downstream but would not likely be detectable at the Brush Creek watershed level. The proposed action would also require the construction of a temporary access route and use of existing access routes within the Water Influence Zone (WIZ), potentially causing minor indirect impacts from erosion and sedimentation. However, with implementation of BMPs, such as appropriate sediment control features, these indirect impacts would either be minimal or not occur. Additionally, with proper implementation of PDC, such as prompt revegetation and cleaning construction equipment prior to entering project areas, the threat of noxious weed invasion to existing wetlands from project construction would be reduced or eliminated.

Despite PDC and BMPs, some impacts such as localized water temperature changes from tree removal for the Elk Camp Lift replacement and snow compaction in wetlands under groomed trails would occur. This would not likely affect downstream areas beyond a short distance but could add to cumulative impacts from past forest clearing at Snowmass.

ASC would coordinate with the United States Army Corps of Engineers (USACE) and Forest Service Hydrologist to obtain any necessary permits and establish mitigation or restoration as appropriate.

Through PDC and other mitigation measures, the proposed action would comply with the Clean Water Act. For further information, refer to the project's Wetland Technical Report.

### *Supporting Project Documentation*

**Table 1. Applicable project file documentation to support analysis**

| Documentation Type | File Name (if applicable/needed) |
|---|---|
| Wetland Technical Report | 20250122 Snowmass 2025 CE Projects – Wetland Technical Report ENTIRE |

## Pertinent Executive Orders

The responsible official and/or applicable specialist(s) have determined the proposed action is in compliance with the following Executive Orders (EO), which were deemed pertinent based on the nature of the proposal:

**EO 11988, Floodplain Management** – requires determination of action occurring in a floodplain, using HUD floodplain map or more detailed map if available.

Based on review of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) (map number 08097C0329E, dated effective August 15, 2019; map number 0897C0340E, dated effective August 15, 2019; map number 08097C0333E, dated effective August 15, 2019; and map number 08097C0345E, dated effective August 15, 2019), the project area is located in Zone X – Area of Minimal Flood Hazard. Therefore, the project would not be located in a floodplain, there would be no impacts to floodplains, and the project would be complaint with EO 11988.

**EO 11990, Protection of Wetlands** – avoid actions within wetlands unless there are no practical alternatives, and the action includes all practicable means to minimize harm to wetlands.

There would be no direct permanent or temporary direct impacts to wetlands as a result of the proposed action. Tree removal for the Elk Camp Lift replacement has the potential to indirectly reduce the performance of wetland ecological functions on 0.24-acre of wetlands; this reduction could be detectable at the site and limited distance downstream but would not likely be detectable at the Brush Creek watershed level. The proposed action would also require the construction of a temporary access route and use of existing access routes within the Water Influence Zone (WIZ), potentially causing minor indirect impacts from erosion and sedimentation. However, with implementation of BMPs, these indirect impacts would either be minimal or not occur. Additionally, with proper implementation of PDC, such as prompt revegetation and cleaning construction equipment prior to entering project areas, the threat of noxious weed invasion to existing wetlands from project construction would be reduced or eliminated. With adherence to mitigation measures (Table 2) to be implemented with the project, the project is compliant with EO 11990.

**EO 13007, Indian Sacred Sites** – avoid adversely affecting the physical integrity of these sites.

**EO 13175, Consultation and Coordination with Indian Tribal Governments** - agencies consult with Indian tribes and respect tribal sovereignty as they develop policy on issues that impact Indian communities.

Compliance with EO 13007 and EO 13175 is documented in the Tribal Consultation section above. No Indian Sacred Sites were identified, and to this date, contacted tribes via government-to-government consultation have raised no concerns related to the project.

**EO 13112, Invasive Species** – prevent the introduction of invasive species and provide for their control and to minimize the economic, ecological, and human health impacts that invasive species cause.

With the implementation of required PDC for this project (refer to Table 2), project activities are not likely to result in the establishment of invasive species. Therefore, the project is expected to be complaint with EO 13112.

**EO 13186, Migratory Birds** – identify actions that may have a measurable negative effect on migratory bird populations.

The project would include the removal of approximately 1.7 acres of mixed conifer and 2.2 acres of aspen stands that provide suitable habitat for migratory birds. As such, it is possible that individual migratory birds could be disturbed. However, suitable habitat would still be provided outside of the project area via remnant stands and cleared areas. Additionally, with implementation of PDC, such as conducting tree removal activities outside of the nesting season, it is anticipated that effects to migratory birds would be negligible. Therefore, it is anticipated that the project would be compliant with EO 13186.

**EO 13443, Facilitation of Hunting Heritage and Wildlife Conservation** – expand and enhance hunting opportunities.

There would be no impacts to hunting as a result of the project; therefore, the project is complaint with EO 13443.

## NEPA: Extraordinary Circumstance Determinations

Pertinent specialists have reviewed the proposed action and made the following determinations with regards to degree of potential effects for the resource conditions considered:

**Table 2. Resource conditions considered for extraordinary circumstance determinations**

| Resource Conditions Considered for Extraordinary Circumstances | Is there a degree of potential effect that raises uncertainty over its significance? Briefly explain. |
|---|---|
| Federally listed threatened or endangered species, designated critical habitat, and Forest Service sensitive species | Botany:<br>NO, there is no uncertainty<br>Rationale for yes/no:<br>The project area was surveyed in July and August of 2024 for federally listed and Forest Service sensitive botanical species that may occur in the project area. No relevant plant species were identified during surveys. However, moonwort habitat associates do exist in portions of the project area; therefore, it is possible that moonworts exist in the project area and could be potentially impacted during construction. Thus, it was determined that the project may adversely impact individuals, but it is not likely to result in a loss of viability in the planning area, nor cause a trend toward federal listing for Trianglelobe Moonwort. Refer to the Wildlife and Botany BE for additional detail. There is no uncertainty regarding the extent of effects to plants that warrants the identification of an extraordinary circumstance. |

| Resource Conditions Considered for Extraordinary Circumstances | Is there a degree of potential effect that raises uncertainty over its significance? Briefly explain. |
|---|---|
| | Fisheries:<br>NO, there is no uncertainty<br>Rationale for yes/no:<br>Implementation of the proposed action would add 0.2 acre-feet of depletions to the Upper Colorado River basin; however, depletions would fall under the approval of the 1995 Biological Opinion. It was determined that the proposed action would have no effect on the four endangered fish species considered within the Wildlife and Botany BA, thus there is no uncertainty regarding the extent of effects to fisheries that warrants the identification of an extraordinary circumstance. |
| | Wildlife:<br>NO, there is no uncertainty<br>Rationale for yes/no:<br>The project was surveyed in July and August of 2024 for federally listed and Forest Service sensitive wildlife species that may occur in the project area. The project may affect multiple wildlife species with the potential to occur in the project area; refer to Table 5 and Table 7 above and the Wildlife and Botany BA and BE for additional detail. Any direct physical impacts of the proposed action on Canada lynx would be insignificant at the level of the Maroon Bells LAU, and the project would not serve as a new barrier to lynx movements across the ski area operational boundary. Additionally, habitat for both the Monarch Butterfly and Suckley's Cuckoo Bumblebee may be impacted by the proposed action but would remain in high quantities throughout the project areas, SUP area, and Forest, so impacts would not jeopardize the continued existence of the species. There is no uncertainty regarding the extent of effects to wildlife that warrants the identification of an extraordinary circumstance. |

| Resource Conditions Considered for Extraordinary Circumstances | Is there a degree of potential effect that raises uncertainty over its significance? Briefly explain. |
|---|---|
| Floodplains, wetlands, or municipal watersheds | NO, there is no uncertainty<br>Rationale for yes/no:<br>The project area was surveyed in July 2024 for wetlands and streams. There would be no direct permanent or temporary impacts to wetlands from the proposed action. Tree removal for the Elk Camp Lift replacement has the potential to indirectly reduce the performance of wetland ecological functions on 0.24-acre of wetlands; this reduction could be detectable at the site and limited distance downstream but would not likely be detectable at the Brush Creek watershed level. The proposed action would also require the construction of a temporary access route and use of existing access routes within the Water Influence Zone (WIZ), potentially causing minor indirect impacts from erosion and sedimentation. However, with implementation of BMPs, such as appropriate sediment control features, these indirect impacts would either be minimal or not occur. Additionally, with proper implementation of PDC, such as prompt revegetation and cleaning construction equipment prior to entering project areas, the threat of noxious weed invasion to existing wetlands from project construction would be reduced or eliminated. Despite PDC and BMPs, some impacts such as localized water temperature changes from tree removal for the Elk Camp Lift replacement and snow compaction in wetlands under groomed trails would occur. This would not likely affect downstream areas beyond a short distance but could add to cumulative impacts from past forest clearing at Snowmass. If determined necessary, ASC would obtain the necessary permits in coordination with USACE and Forest Service Hydrologist prior to construction. With adherence to mitigation measures (Table 2), there is no uncertainty regarding the extent of effects to floodplains, wetlands, or municipal watersheds. |
| Congressionally designated areas, such as wilderness, wilderness study areas, or national recreation areas | N/A, not present<br>Rationale for yes/no:<br>There are no Congressionally designated areas such as wilderness, wilderness study areas, or national recreation areas in the project area; therefore, there would be no effects to these areas. |
| Inventoried roadless areas | N/A, not present<br>Rationale for yes/no:<br>There are no inventoried roadless areas in the project area; therefore, there would be no effects to these areas. |
| Research natural areas | N/A, not present<br>Rationale for yes/no:<br>There are no research natural areas in the project area; therefore, there would be no effects to these areas. |
| American Indians and Alaska Native religious or cultural sites | N/A, not present<br>Rationale for yes/no:<br>Refer to the Tribal Consultation section above. To this date, contacted tribes have not identified religious or cultural sites related to the project. |

| Resource Conditions Considered for Extraordinary Circumstances | Is there a degree of potential effect that raises uncertainty over its significance? Briefly explain. |
|---|---|
| Archaeological sites, or historic properties or areas | NO, there is no uncertainty<br>Rationale for yes/no:<br>A class III cultural resource survey was conducted in 2024 and resulted in the recordation of one historic site and revisitation of one previously recorded linear site segment. Both resources are recommended as *not eligible* for inclusion in the National Register of Historic Places due to a combination of lack of integrity and not meeting any of the National Register eligibility criteria. As such, the results of the survey recommended a finding of *no historic properties affected* for the proposed projects and there is no uncertainty regarding the extent of effects to these resources that warrant a determination of extraordinary circumstances. |

## Supporting Project Documentation

Refer to respective sections above.

**Staff Report**
**Compliance Analysis**
**Elk Camp Restaurant**
**Above-grade Deck Addition**
**Special Review Application**

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## I. PURPOSE:

Section 16A-5-230 – Special Review (a) '*Purpose*,' of the municipal Land Use Code states: "*There are certain uses which, because of their unusual character and potential impact upon the use and enjoyment of neighboring property, cannot be classified into a particular district or districts without site specific consideration of their impacts upon neighboring lands and upon the public need for the particular use at the particular location. These uses require special review of their location, design, intensity, density, configuration, operating characteristics and impacts on public facilities, and may require the imposition of appropriate conditions to ensure the use will be compatible at a particular location and mitigates its adverse impacts.*"

## II. SUMMARY DESCRIPTION OF APPLICATION:

Pursuant to the application materials, the scope of the project consists of the proposed construction of a deck at the Elk Camp Restaurant on Snowmass Mountain. This will be an above-grade 1,898 square foot deck addition to the restaurant. An elevated steel structure will support the deck on the northeast side of the existing building. The proposed design allows for the deck to either be open air, or for times of inclement weather to be covered with an umbrella system similar to what was installed at 'The Cabin.' The application materials may be found via this Town website link: https://portal.laserfiche.com/Portal/Browse.aspx?id=224612&repo=r-b27e3aff

## III. SUMMARY OF PRIOR APPROVALS:

In Ordinance No. 1, Series of 2011, it states "*the 14,936 SF of on-mtn commercial (restaurant) space*" at the Elk Camp Restaurant, "*the balance between that figure and the total FAR SF of 17,480 SF is attributable to skier service (on-mtn non-commercial) space, specifically the lower-level bathrooms and children's dining room that was viewed as more in support of the skiing operations than the restaurant operations*."

Other development parameters or standards in the updated 2024 PUD Guide approved by Town Council Ordinance No. 7, Series of 2024, state:

***Activities and Uses allowed, subject to review and approval of a Minor PUD Amendment:***

1. *Expansions of any individual building on the mountain other than restaurants and lift top and bottom drive terminals by more than 10% or 2,000 square feet, whichever is less.*
2. *New shelters or restaurant facilities or expansion thereof not identified on the current MDP submission within the Elk Camp Meadows, Alpine Springs, Up for Pizza, Ullrhof, Spider Sabich, and Sam's Knob areas, which shall also be subject to Special Review.*

Pursuant to the latest 2024 Snowmass Mountain PUD Guide, approved by Town Council Ordinance No. 7, Series of 2024, it was interpreted the proposed 1,898 square foot deck addition request (*since under the PUD Guide's threshold of 10% or 2,000 square feet, whichever is less*), could be processed via a Special Review application.

The Elk Camp Gondola and Restaurant may also operate several evenings per month from 5:00 to 9:00 PM. This has essentially been granted already by Town Council Resolution No. 4, Series of 2011, with conditions, and the past Ordinance No. 2, Series of 2005 regarding the operational parameters of restaurant and outdoor events. Town staff has re-incorporated relative draft conditions in the attached resolution regarding the operations of the proposed deck addition with the facility and the mitigation of impacts to wildlife, trash refuse, musical performances and timeframe thereof, as well as orientation of speakers as outlined in Resolution 4, 2011.

Pursuant to a 2022 Master Development Plan, approved by the National Forest Service, a 2,500 square foot and at-grade surface deck was allowed and subsequently approved by a Town Administrative Modification Notice of Decision in 2022 as illustrated in the aerial map below. Town staff recommend this decision be repealed if the above-grade deck is approved on the upper-level northeast side of the restaurant.




**APPLICABLE ZONING:** Snowmass Mountain is zoned '*Recreation*' with a controlling PUD and PUD Guide pursuant to Ordinance No. 2, Series of 2005, as amended by Ordinance No. 1, Series of 2011 (mainly regarding PUD Guide development parameter and definition modifications involving the size and operations of the restaurant at the time), and Town Council Resolution No. 4, Series of 2011, for the Special Review of the Elk Camp Restaurant.

**PREVIOUS ACTIONS:** According to the latest 2024 PUD Guide for Snowmass Mountain, approved by Town Council Ordinance No. 7, Series of 2024, there is a schedule of uses allowed all year on Snowmass Mountain. However, Town Council Resolution No. 4, Series of 2011, approved the Special Reviews for the Elk Camp Restaurant with a night lighting plan for nighttime operations until 12:00 midnight at Elk Camp Meadows that also includes the gondola operation, subject to the following conditions:

- In order to comply with the prior Colorado Division of Wildlife (CDOW) recommendations, the Applicant shall address or implement the following standards, among other conditions, during the operations of the proposed deck addition at the restaurant facility:

    - If musical performances are conducted outdoors, speakers for amplified music shall be located, directed and projected away from the Burnt Mountain area);
    - After 10:00 p.m. up to 12:00 Midnight, musical performances together with usage of speakers for amplified music shall only be conducted inside the Elk Camp Restaurant building; Outdoor musical performances after 10:00 p.m. on the Elk Camp Restaurant site shall be prohibited; and
    - Special events that do not fall under the current Final PUD Guide provisions could be applied for through the Municipal Code's Temporary Use Permit provisions.

**TOWN STAFF**: With the proposed deck addition at the Elk Camp Restaurant, the above noted conditions should be referenced or carried forward with the action of a Resolution regarding this proposal.

**PUBLIC NOTICE:** A public hearing notice was printed in the Aspen Times Snowmass Edition on April 30, 2025. The applicant supplied the signed affidavits for the mailing and posting of the hearing notice.

**STAFF ANALYSIS / DISCUSSION OF COMPLIANCE WITH LAND USE CODE:**

**Section 16A-5-230, Special Review**: The proposed Special Review application is subject to the following Code procedures:

In accordance with *Subsection (4), "Action by decision-making body,"* it states:

*"The following procedure shall apply to an application for special review if, due to its scale or potential impacts upon surrounding properties due to the nature and intensity of the proposed activity or use, it is determined by the Planning Director to warrant referral to the Planning Commission and Town Council for final determination.*

*a. Staff review. Staff review of the application shall be accomplished, as specified in Section 16A-5-50, Staff Review of Application.*

*b. Planning Commission review. A complete copy of the application shall be forwarded to the Planning Commission, together with a copy of the staff review. The Planning Commission shall review the application, considering the relevant materials and testimony and the standards in Subsection (e), Review Standards, and shall make its recommendations to the Town Council."*

*Subsection (5), 'Action by Town Council.' "A complete copy of the application shall be forwarded to the Town Council, together with a copy of the staff review. Public notice that the Town Council will consider the application shall be given by publication, posting and mailing of notice, pursuant to Section 16A-5-60(b), Manner and Timing of Notice. The Town Council shall hold a public hearing to consider the application, which shall be conducted pursuant to Section 16A-5-70(2), 'Conduct of Public Hearing.' The Town Council shall consider all relevant materials and testimony, shall consider the standards of Subsection (e), 'Review Standards,' and shall approve, approve with conditions or deny the application."*

**Section 16A-5-230(e), 'Review Standards' for Special Reviews**: The proposed Special Review application is subject to the following Code review standards:

1. *Consistency with the Comprehensive Plan*.

   **TOWN STAFF**:

   As part of the Aspiration Statement in the 2018 Comprehensive Plan, as amended in 2022, *"Snowmass Village is to be the leading multi-season, family-oriented inclusive resort community. We will do this by creating, marketing, and delivering distinctive choices for fun, excitement, challenge, learning, and togetherness. All this is done amidst our unique, natural splendor…as part of a memorable Aspen/Snowmass experience. Further, we wish to be seen by others as welcoming, dynamic, convenient, and successful."*

   Regarding the Guiding Principles of the Comprehensive Plan, the following seems to apply: *"Make the Snowmass Village economy sustainable and resilient, while providing opportunities for a variety of new and innovative businesses and endeavors, and continue to support existing and locally-owned businesses. Together, investments in economic development should provide a variety of shopping, dining, cultural, recreational, housing, lodging and working opportunities for residents and visitors alike."*

   The Community Development Department supports the Special Review request, with the recommended conditions, as it is germane to goals of maintaining Snowmass as a world class tourist destination with varied and exceptional experiences offered.

   Some of the policies in the current 2018 Comprehensive Plan, as amended in 2022, that relate to the proposal include:

   - Discourage development in critical wildlife habitat areas.
   - Continue to enforce the sensitive wildlife habitat area and town regulations.
   - Require new development to incorporate mitigation measures deemed appropriate by the Town and ecologically sound design principles that protect wildlife and wildlife habitat in Snowmass Village
   - Examine each development proposal for inclusion of public art or other appropriate architectural design, landscaping…within a thoughtful site design during the development review of all new projects.
   - Maintain an appropriate housing mitigation standard for new construction in the Village.

2. *Compliance with the Development Code, including the zone district standards and the development evaluation standards*.

   **TOWN STAFF**: Former actions and allowed uses are explained in the 'Previous Action' section of this report. It was found that some of the proposed outdoor or evening activities and the hours of operation were already allowed under the current zoning or PUD Guide, excepting the proposed night lighting in 2011. As a result, compliance with the lighting ordinance should be satisfied as part of a subsequent building permit application review.

Town Staff finds the proposed upper-level deck addition complies with a majority of the Development Evaluation standards, considering they were addressed with the Elk Camp Restaurant proposal in 2011. However, the proposed new deck is considered new development rather than part of a redevelopment or renovation for the Elk Camp Restaurant. As a result, Town staff finds additional employee generation is required. Town staff recommend the municipal code standards as explained below are followed.

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

*(a) "Employee Generation Rates. Employee generation rates vary by the type of employment. The employee generation rates found in Table 4-5, Employee Generation Rates Per Type of Use, shall be applied to each type of use in the development at* ***its maximum annual (peak) employment impact*** *on the community. For any use not listed,* ***or special circumstances as determined by the Town Council****, the Planning Director shall determine the applicable employee generation rate by consulting recognized professional publications or studies completed for resort communities similar to the Town.* ***At the Town Council's discretion****, the developer may be required to prepare, or the developer may provide,* ***a peak season (maximum annual) employee staffing plan*** *to determine* ***whether certain multi-family or other short-term occupancy dwellings*** *should be considered as Multi-Family-1 or Hotel/Lodge for purposes of applying the appropriate employee generation rates."*

**TOWN STAFF**: Since Table 4-5 of the TOSV municipal code already establishes a job rate for "*ski area restaurants – cafeteria style*" at 3.59 per 1,000 interior square feet (which is less than regular restaurants in Town at 5.9 jobs per 1,000 interior square feet), staff is compelled to recommend this standard for the proposed deck addition since it will be accessible from the upper level of the restaurant and covered part of the time by an umbrella system.

***Table 4-5***
***Employee Generation Rates***
***Per Type of Use***

| | |
|---|---|
| Ski area restaurants - cafeteria style | 3.59 employees per 1,000 interior square feet |
| Restaurants /bars | 5.9 employees per 1,000 interior square feet |

Per the code, a horizontally covered deck may be counted at one-half rate. The code also does not distinguish whether the interior space is fully-serviced or self-serving. Also, the migitation percentage in the code is at 60% rather than 100%. In total, all these calculations already offer three reductions for the applicant. The restricted housing square footage requirement would be as follows:

> 3.59 employees per square feet for on-mountain cafeteria space x (1,898 square feet of deck space x 50% covered deck adjustment) / 1,000 square feet) = 3.40 employees. 3.40 employees x 448 square feet, x 60% mitigation rate = **916 square feet of employee housing required**.

At 448 square feet per employee this is equal to 2.04 employees.

Town staff and the Planning Commission recommend the applicant either provide the mitigation required by the code job rate standard as “built’ units acceptable to the Housing Department and deed restricted in accordannce with Table 4-6 of the Land Use Code or in the form of a cash-in-lieu in the amount of $500.000.00 per employee = $1,020,000 (One Million and Twenty Thousand Dollars) paid at the time of building permit issuance for work on the upper deck at the Elk Camp restaurant. A letter of credit in the amount of $1,020,000 would be acceptable to the Town in lieu of a cash-in-lieu payment at the time of a building permit issuance for the upper deck at the Elk Camp restaurant which can be redeemed if additional housing mitigation is not provided within 3 years from the issuance of the building permit.

The methods of complying with the requirements for providing restricted housing in the municipal code includes the following:

(a) Developer buy-down;
(b) Restricted sale; and
(c) Other means, which may include the provision of restricted rates and use, cash-in-lieu for minor developments (e.g., total cost to build), or the developer responsibility to provide adequate land to build the units.

3. *Compatibility*.

**TOWN STAFF**: Staff finds the proposed deck addition, as far as its use is concerned, is generally compatible with the character of the area and should offer relief with the additional seating in the already high demand cafeteria area. However, refer to Criteria 5 below for further comments and recommendations. The impact of any proposed lighting should be carefully evaluated with the character of the area.

4. *Adequacy of Access*.

**TOWN STAFF**: Proposed access by the gondola to the Elk Camp Meadows area and via the lodging and other infrastructure at the base of the ski mountain should be adequate for the proposed small addition.

5. *Design minimizes adverse impact*.

**TOWN STAFF**: The proposed structure for the deck addition is generally well-designed. Town staff earlier recommended to the Planning Commission that architectural modifications be employed to better blend with the current architectural design of the restaurant building. Options to minimize impacts and increase compatibility with the existing structure include surrounding the metal support posts with stone or similar cladding to match with the existing materials on the building and incorporate other trim or colors to match the current design.

The Planning Commission in their Resolution No. 2, Series of 2025, made similar recommendations. The Applicant responded on April 30, 2025 with design upgrades relative to the skirting below the deck level and wrapping the steel support posts with wood planks.

Other than this change, Town Staff does not anticipate the proposal will generate any greater disturbance than is currently experienced during the occasional on-mountain special event (i.e. weddings, conference events) that take place from time to time and on a seasonal basis. Although trash generation may increase, the method of solid waste removal should remain manageable and within the capabilities of the applicant's current operations.

6. *Design minimizes environmental impacts*.

   **TOWN STAFF**: Per the attached referral notice memorandum, Town staff desired input from Colorado Parks and Wildlife. See the attached email reply dated March 10, 2025. Reference the prior comments above including the approved conditions from the Town Council Resolution 4, 2011 that should be carried forward with this application. Also, the tree removal and mitigation plan to meet the code's 1:1 mitigation and revegetation requirements should be provided for re-review with the building permit application.

7. *Facilities*.

   **STAFF**: Staff finds that there should be adequate water supply and sewage disposal service available for the guests within the new Elk Camp Restaurant. However, reference the attached comments from the Snowmass Water and Sanitation District regarding possible impacts of additional seating including the recalculation of the appropriate system development fees and testing of the service lines. Also refer to the applicant's response dated March 20, 2025. This will need to be further addressed with the review of a subsequent building permit application.

8. *Parking*.

   **STAFF**: The Applicant states, "parking is not directly applicable to this ski in / ski our facility as guests and employees access the restaurant over snow or via chairlift / gondola."

**LIGHTING**:

Staff's understanding with the proposal is that the outdoor / evening activities with night lighting would operate 5:00 – 9:00 P.M. with the outdoor lighting subsequently extinguished or turned off by 10:00 P.M.; thus indoor activities may be permitted up to 12 Midnight.

**STAFF RECOMMENDATION**: The Town Council may accept and act upon the attached draft Resolution No. 18 Series of 2025, which may be modified at the meeting.

**INTEROFFICE MEMORANDUM**

**TO:** JIM WAHLSTROM, SENIOR PLANNER
**FROM:** BETSY CRUM, HOUSING DIRECTOR
**SUBJECT:** SPECIAL REVIEW APPLICATION – ELK CAMP RESTAURANT DECK EXPANSION
**DATE:** MARCH 25, 2025

I am writing to comment on the Aspen Skiing Company's application Special Review for their proposed above-grade expansion to the Elk Camp Restaurant.

This will be an attractive addition to the restaurant and to the Elk Camp area. However, the applicant states the following in their Written Summary:

> The Applicant is adamant that no new employees will be created with this project. We feel that there is enough down time/inefficiencies that exist within a work day that there is easily additional area that can be covered without the need to hire any additional people. Therefore, we propose to go through the Audit process as defined in the LUC for the Elk Camp Restaurant expansion.

The narrative goes on to describe the number of employees that are currently working at the Elk Camp restaurant and proposes that the current data be used as the baseline for calculating going forward, to be audited on an annual basis. The employment numbers range from .01 FTE in May to 3.6 FTE in December.

I do not support the request for an annual audit. The addition of nearly 1,000 square feet of floor area is significant and has the potential (per their drawings) to nearly double the seating capacity. The umbrellas they propose to use will make this outdoor area usable in nearly any weather condition, just as it is with the recently approved addition to the Lynn Britt Cabin. Expansion in cafeteria-style restaurants will not have the same impact as in full service; however, I do not find it plausible that it will have no impact. Our Land Use Code makes allowance for the lower employment requirements for cafeteria restaurants, and the mitigation rate is proportionately lower.

I would recommend that we approach the housing mitigation for the Elk Camp Restaurant expansion in the same way as was done for the Lynn Britt Cabin:

- Calculate the mitigation requirements according to the formula in the Land Use Code for "Ski area restaurants – cafeteria style" (3.59 employees per 1,000 interior square feet); and
- Adjust the total downward by 50% to accommodate the potential lesser use due to the umbrella coverings.

By my calculation, that would be approximate 1.67 employees, or about 816 square feet of housing.

Please let me know if you have any questions.

## COLORADO PARKS AND WILDLIFE

**From:** Tesch - DNR, Kurtis <kurtis.tesch@state.co.us>
**Sent:** Monday, March 10, 2025 1:00 PM
**To:** Jim Wahlstrom <JWahlstrom@tosv.com>
**Cc:** Collatz - DNR, Bryce <bryce.collatz@state.co.us>
**Subject:** Re: Elk Camp Restaurant above-grade deck addition (east side)_Special Review

Jim

Colorado Parks and Wildlife has reviewed the Elk Camp Application. This parcel is within 1/4 mile an Elk Production Area as well as within a Bear Human Conflict Area given the food attractant of the restaurant.

Given the deck is being added onto an existing and also in close proximity to other existing structures CPW has no issues with this project.

Colorado Parks and Wildlife appreciates the opportunity to comment on this project. If there are any questions or need for additional information don't hesitate to contact District Wildlife Manager, Kurtis Tesch at (970) 948-1662.

Thanks

## SNOWMASS WATER & SANITATION DISTRICT

**From:** Chris Lehrman
**Sent:** Thursday, March 20, 2025 11:23 AM
**To:** Jim Wahlstrom
**Cc:** khamby@swsd.org; Christie Duckett
**Subject:** RE: Elk Camp Restaurant above-grade deck addition (east side)_Special Review

Jim,

The application states they are adding additional seats on the deck for food service. The applicant needs to quantify how many additional seats they are adding so that SWSD can calculate the appropriate system development fees.

Furthermore, SWSD would require inspection of the sewer modifications as they are connected to SWSD's system and want to ensure proper testing is performed to minimize infiltration into the District's sewer system.

Those are the only comments SWSD has.

**Chris Lehrman, PE**
Senior Engineer II, **SGM**
phone (970) 384-9043

## APPLICANT RESPONSE TO SWSD COMMENTS

**From:** Keeling, Mak
**Sent:** Thursday, March 20, 2025 4:06 PM
**To:** khamby@swsd.org; Christie Duckett; Chris Lehrman
**Cc:** Passerini, Raul; Neumeyer, Eric; Perko, John; Jim Wahlstrom
**Subject:** FW: Elk Camp deck addition (east side)_Special Review

Chris – We are removing 10 indoor seats and adding 134 outdoor seats on the deck. I sent these drawings to Christie on 1/8 and the same ones should have been included in the Application from Jim. Please let me know if you need me to send direct to you. And we're happy to have you there for a couple inspections as requested in the letter. Have a great trip!

**MAK KEELING**
VICE PRESIDENT - MOUNTAIN PLANNING
PLANNING & DEVELOPMENT
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ASPEN FIRE DEPARTMENT

Hi Jim,

I'm quite sure this would be in the Roaring Fork Fire Authority district, and should be referred to them. I'm happy to look at the plans to verify.

Feel free to give me a call at 970-379-1522, or email me at jan.legersky@aspenfire.com.

Regards,
Jan

> Your name: Jim Wahlstrom
> Your email: jwahlstrom@tosv.com
> Subject: development referral
> Message: The Town of Snowmass Village has received a development application for the area around Elk Camp Meadow on Snowmass Ski Mountain which appear within or near your district boundary. To whom may we refer the application for review and comment?
> Attachment:

Powered by Streamline.

ASPEN SNOWMASS

April 10, 2025

Jim Wahlstrom, Senior Planner
TOSV Community Development
130 Kearns Road
Snowmass Village, CO 81615

Re: Special Review Application – Elk Camp Restaurant Deck Expansion Employee Housing Mitigation

Dear Jim,

Aspen Skiing Company (ASC) concurs with the recommended methodology for determining employee mitigation for the proposed Elk Camp Restaurant deck expansion as outlined in Betsy Crum's Interoffice Memorandum dated March 25, 2025. As written in Betsy's memo, mitigation calculations will be approached in the same manner as was done for the similar outdoor seating expansion at The Cabin:

- "Calculate the mitigation requirements according to the formula in the Land Use Code for "Ski area restaurants – cafeteria style" (3.59 employees per 1,000 interior square feet); and
- Adjust the total downward by 50% to accommodate the potential lesser use due to the umbrella coverings."

Using that recommended methodology, which is consistent with the Land Use Code, and applying the precise measurements for the expansion as included in the Architectural Plans included with our Special Review application, the mitigation will be calculated thusly:

> 1,898 sf proposed deck expansion * 50% adjustment for umbrella covered exterior space * 3.59 employees generated/1,000sf * 60% mitigation requirement * 448sf per employee = 916 sf of required housing mitigation

Consistent with the language adopted in Town of Snowmass Village Town Council Resolution No. 16, Series of 2024 granting approval of the expansion of The Cabin, we propose the following language be included in the draft Planning Commission conditions of approval for the Elk Camp Restaurant deck expansion:

> **Employee Generation:** The Planning Commission affirms that the proposal generates a need for additional employee housing in accordance with Division 4 – Standards for Restricted Housing of the Land Use and Development Code. Additional commercial square footage associated with

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970-925-1220
aspensnowmass.com

ASPEN SNOWMASS

the expansion of the Elk Camp Restaurant shall be mitigated at a rate of 3.59 employees per 1,000 interior square feet as measured pursuant to Section 16A-3-210 of the Code. The Planning Commission recommends that the "umbrella" structure may appropriately be measured as a hybrid interior/exterior space, and therefore shall be calculated at 50% of its total square footage for restricted housing and employee mitigation purposes.

The Applicant shall thus mitigate for the employee generation associated with the expansion of 949 square feet (50% of the total 1,898 square foot deck expansion) as represented in the Architectural Plans at a rate of 3.59 employees per 1,000 square feet x 60 percent mitigation requirement = 2.04 employees x 448 square feet/employee = 916 square feet of required mitigation. The applicant shall either provide the mitigation as "built" units acceptable to the Housing Department and deed restricted in accordance with Table 4-6 of the Land Use Code or in the form of a cash fee-in-lieu in the amount of $500,000 per employee = $1,020,000 (One Million and Twenty Thousand Dollars) paid at the time of building permit issuance for work on Elk Camp Restaurant Deck Expansion. A letter of credit in the amount of $1,020,000 (One Million and Twenty Thousand Dollars) would also be acceptable to the Town in lieu of cash payment at the time of building permit issuance for the deck which can be redeemed if additional housing mitigation is not provided within 3 years from the issuance of the building permit.

ASC is currently scheduled to present this project to Town of Snowmass Village Planning Commission on April 23, 2025. We look forward to receiving your comments and response prior to this forthcoming hearing. Please reach out with any questions you may have.

Thank you for your consideration,



Mak Keeling
VP Mountain Planning – Aspen Skiing Company

cc: Dave Shinneman, Jim Wahlstrom, Ashleigh Huff (TOSV)
Geoff Buchheister, Tim Baldwin, Chris Kiley, Susan Cross, John Perko (ASC)

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# 2025 DRAFT Agenda Overview

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

**Topic to incorporate:**

- Summer – Water Plant Tour with Darrell Smith & Kit Hamby
- In 2025 - Town Attorney and Town Clerk provide an Ordinance to Review Town Ordinances – Required every five years since 1994 Re-codification Adoption per the Town Charter. See Ord 19, Series 2020 as example.
- Transit Center Next Steps

**Monday May 12 – Work Session(DeAngelo Remote)**

- Update from Anderson Ranch
- Update on the Transit Center next steps
- EOTC pre-game (including RFTA request)?

**EOTC – Thursday May 15 4-6pm – Town of Snowmass Village**

**Monday May 19 – Regular Meeting (Kinney Absent)**

- Public Input Meeting on Draw Site
- Decision to submit the Draw Site for Preliminary Plan land use review
- Special Review – ASC Elk Camp Restaurant new deck

**Monday June 2 – Regular Meeting (Conklin Absent)**

- Scott Thompson John Mele fire mitigation presentation (aim for first on agenda)
- Entryway Improvement Update
- Senator & Rep Visit?
- Discussion/ follow up with EAB regarding April letter (close to 5:00)
- Exec Session – personnel – performance reviews
- Deerbrook THs Final PUD application extension - Reso
-

**Monday June 9 – Work Session(Fridstein absent; DeAngelo Remote)**

- Overarching discussion on available tools to maintain affordability in free market housing including STR regulations and vacancy tax opportunities
-

**Monday June 16 – Regular Meeting**

- Exec Session – personnel – Performance reviews
- Initial Discussion Regarding Continuation of Snowmass Public Education Fund Property Tax

# 2025 DRAFT Agenda Overview

**Monday July 7 – Regular Meeting**

**Monday July 14 – Work Session**

**Monday July 21 – Regular Meeting**

**Monday Aug 4 – Regular Meeting**
- Discussion regarding community survey
- Town Attorney Update

**Monday Aug 11 – Work Session**

**Monday Aug 18 – Regular Meeting**
- EOTC Budget/work plan – Linda DuPriest

**EOTC – Thursday August 14 4-6pm – Pitkin County**

**Tuesday Sept 2 – Regular Meeting**

**Monday Sept 8 – Work Session**

**Monday Sept 15 – Regular Meeting,**

**Monday Oct 6 – Regular Meeting**
- Budget Introduction
- Town Attorney Update

**Monday Oct 13 – Work Session**
- Budget

**Monday Oct 20 – Regular Meeting**
- POST Grant Ord – 1st reading?
- Budget – Comments from FAB

**EOTC – Thursday October 23 – City of Aspen**

**Monday Nov 3 – Regular Meeting**
- GID Meeting - Adopting the GID Budget
- Budget Adoption
- POST Grant – 2nd reading

**Tuesday Nov 10 – Work Session**

**Monday Nov 17 – Regular Meeting**
- B & C Applications

**Monday Dec 1 – Regular Meeting**

# 2025 DRAFT Agenda Overview

- Reso RE 2025 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
- B & C Interviews

**Monday Dec 8 – Special Meeting**

- **GID Meeting – set Mill Levy**
- B & C Discussion

**Monday Dec 15 – Regular Meeting**

- B & C Resolution appointing new Members

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

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