

Design Workshop, Inc.
Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

April 9, 2020

Mr. Brian McNellis
Planner
Community Development, Town of Snowmass Village
Kearns Road
Snowmass Village

RE: Amendment to the Snowmass Center Re-development Plan Application, April 6, 2020.

Dear Brian:

Following the April 6, 2020 Council review of the proposal to modify the Snowmass Center Preliminary Plan Submission, we are formally amending Preliminary Plan Application as described in this letter. The amendments outlined in this letter will apply to the Application dated December 20, 2018 and the subsequent Amendment dated March 23, 2019 that occurred during the Planning Commission review of the project. The first Amendment dealt with the addition of service and delivery within the Snowmass Center and aspects of the street design. This document outlines the proposed changes, which we believe address formally the modifications that will become part of the Submission and on-going review of the project. In addition, plans that depict these amendments are enclosed as Attachments 1-3.

1. Site Plan Amendments

- 1.1 All development on Parcel 5 has been eliminated. Buildings 5A and 5B have been removed, and in their place are additional parking spaces for the commercial uses, and a new neighborhood park are included. Five of Seven units that were previously on Parcel 5 have been relocated to sites behind the Center, specifically building 3-A and 2-A and 2-B. Two units have been removed entirely from the project. The building will be two levels of residential use over the parking structure.
- 1.2 A community park has been included where the development was previously proposed. The park land is proposed to be dedicated to the Town and is intended to serve the entire community. An additional trail connection front he Woodbridge trail is included as a direct pathway to the Snowmass Center as well as a completed connection to the rim trail.
- 1.3 An additional townhome has been relocated to Building 3-A. The driveway access and garage provide the parking for the unit like the other townhomes in this building. Building 3-A footprint will enlarge the disturbance of slopes that are greater than 30% by a small amount estimated to include approximately 1500 sq ft of area.
- 1.4 The residential use on Parcel 2 has been planned to include 10 units where 6 were previously located. There are two levels of residential use located above a parking structure. Proposed units are parallel to the slope will be three-story building on the downside of the slope and two story on the up-hill side of the site just as in the initial submission. Parking will be accommodated in the mostly below grade structure rather than in the previously proposed garages.

1.5 The following indicates the modification of the original application to the amended application:

	Original Application	Amended Application
Parcel 1	9 units (Flats)	9 units (Flats)
Parcel 2	6 units (TH)	10 units (TH)
Parcel 3	9 units (TH)	10 units (TH)
Parcel 4	30 units (Flats)	30 units (Flats)
Parcel 5	7 units (TH)	0 units
Parcel 6	7 units (Flats)	5 units (Flats)
TOTAL	68 units	64 units

1.6 On the proposed Main Street, there have been adjustment that allow the hotel shuttle to have a designated space for loading and unloading. This has been re-located the east end of the street away from the entry to the Post Office. Additional surface parking stalls are located in the space previously occupied by the Hotel Shuttle area.

2. Architectural and Height Changes

- 1.1 A reduction to the overall height of Building 1A is proposed in this amendment to a maximum height of 43 feet. This is a reduction of 5 feet from the Application.
- 1.2 The height of 6B has been reduced on the south west side to 37 feet which is a reduction of 16.5 feet. At this location in the building, there is one level of residential use that is omitted, and the roof form has been changed from a gable roof to a hip roof that lowers the south-west side of the structure. Two (2) residential units from building 6B have been removed, creating a significant reduction in the overall size of the building. With modifications of the roof line, the overall height of the building is 48 feet from existing grade, a reduction of 3 feet from the original height. Adjusting the roof pitch will push the mass away from Lower Kearns Road. Additionally, the views from the street side will open to the ski area beyond.
- 1.3 The height of building 2-A and 2-B is one foot higher than previously to accommodate the different garage design. The maximum height on parcel 2 is 46 feet.
- 1.4 The gable roof shape on Building 6-A has been rotated 90 degrees to create wider gaps in the view opening. This has no effect on the amount of interior space or the height of the structure.
- 1.5 The amended Height Diagram indicates the percentage of height of each building above 38 feet. The Plan will exceed the 50% of the building footprint of building 1-A, 4-A, 4-B, and 6-B. The height diagram indicates than at no place in the project does the height exceed 75% of the

proposed underlying zoning height.

3. Density Reductions and Buildout Modifications

- 1.1 The original proposal included a total of 68 free-market residential units which has been reduced to 64 units.
- 1.2 The calculation from the build-out chart is for 31.5 EQR's from the Snowmass Center and the Faraway Ranch North Parcels. The calculation of EQR's based on the program revisions is 61.4 EQR for the free market portion of the program and with the Restricted Housing included, a total of 66.4 EQR's as follows:

Free market Residential EQR's

Building 1-A	9 units @ .5	4.5 EQR
Building 2-A	3 units @ .95	2.8 EQR
	2 units @ 1.05	2.1 EQR
Building 2-B	3 units @ .95	2.8 EQR
	2 units @ 1.05	2.1 EQR
Building 3-A	3 units @ 1.45	4.3 EQR
	2 units @ 2.0	4.0 EQR
Building 3-B	3 units @ 1.45	4.3 EQR
	2 units @ 2.0	4.0 EQR
Building 4-A	4 units @ 1.15	4.6 EQR
	4 units @ .5	2.0 EQR
	2 units @ .9	1.8 EQR
	3 units @ 1.1	3.3 EQR
	1 unit @ .7	.7 EQR
Building 4-B	4 units @ 1.35	5.4 EQR
	4 units @ .5	2.0 EQR
	3 units @ .6	1.8 EQR
	3 units @ 1.65	4.9 EQR
	1 units @ .5	.5 EQR
Building 6-B	5 units @ .5	3.5 EQR
Sub-Total		61.4 EQR

Restricted Housing EQR's

Building 1-A	10 units @ .5	5.0 EQR
Total		66.4 EQR's

- 1.3 All restricted housing remains as proposed in the Application while our requirement for restricted housing has decreased based on the reduction in overall units; we remain committed to providing needed housing. Pursuant to TOSV Land Use Code Section 16A-4-410, the new code requirement for restricted housing is 8,601.6 sq ft (64 units x .5 employees/unit x 448 sq ft x .6 = 8,601.6 sq ft). We have retained our proposal for 10 units totaling 11,346 sq ft. This exceeds the code requirement by 2,744.4 sq ft and fits the Restricted Housing category as a Community Benefit.

1.4 The free market unit type has been modified as described below;

	Original Application	Amended Application
Parcel 1	9 one bedroom units	9 one bedroom units
Parcel 4	8 one bedroom units	8 one bedroom units
Parcel 6	7 one bedroom units	5 one bedroom units
	24 one bedroom units	22 one bedroom units
Parcel 4	8 two bedroom units	8 two bedroom units
	8 two bedroom units	8 two bedroom units
Parcel 2	6 three bedroom units	10 three bedroom units
Parcel 3	5 three bedroom units	6 three bedroom units
Parcel 4	8 three bedroom units	8 three bedroom units
Parcel 5	7 three bedroom units	0 three bedroom units
	26 three bedroom units	24 three bedroom units
Parcel 3	4 four bedroom units	4 four bedroom units
Parcel 4	6 four bedroom units	6 four bedroom units
	10 four bedroom units	10 four bedroom units
Total Units	68 (158 bedrooms)	64 (150 bedrooms)

4. Updated Tenant Spaces

- 1.1 The floor plans of the Center have been adjusted to include public restrooms in Building 1A on the ground level.
- 1.2 The connection to the underground structure and the grocery store included two escalators and two elevators for convenience.
- 1.3 4,000 sq ft of space is reserved for the US Postal Service. This space will enable USPS to expand and improve their space and overall functionality. Eastwood Snowmass commits to reserving this space for USPS for up to five (5) years following the Certificate of Occupancy at the Center. This provides flexibility to the USPS as they finalize their plans and provides a reasonable understanding to the Town that the enlarger facility has been accounted for.

- 1.4 Service and delivery spaces have been amended to eliminate the truck delivery dock at Building 6-A and is now accomplished through the underground route in the parking structure and on the surface to the trash area at the loading dock. An addition of a sidewalk around the east side of Building 1 provides access for tenant trash removal. Three (3) properly sized loading bays are located at the Center, including direct access to tenant spaces intended for the major ground floor tenants (Post Office, Sundance, and Clark's). A dedicated storage area in the building at the loading docks will enable tenants to accept back-to-back deliveries by providing temporary storage for deliveries during busy times.

5. Parking Program

- 1.1 The commercial parking will no longer rely on shared parking for the commercial uses. The inclusion of 24 more commercial parking spaces will meet the Code standard, pursuant to TOSV Land Use Code Section 16-4-310. In total 203 parking stalls have been provided for the commercial use. The addition of parking to the amended plan includes 11 spaces on parcel 5, 6 spaces on the street and 7 surface spaces behind the center.
- 1.2 Residential parking averages 1.9 spaces per residential unit as the parking ratio. This modification includes a total of 144 residential parking spaces supporting the residential units. This is achieved by adding a new parking garage under building 2A and 2B, creating 22 parking spaces. The remaining residential parking including the Restricted Housing has not been amended in the parking plan. See Attached parking plan for the location of the parking spaces within the project.

6. Community Purpose Amendments

- 1.1 The changes outlined in the program above result in adjustments to the Community Benefits provided by the project. A \$500,000 commitment to improve overall community connectivity will be made. The bridge to Base Village which did not appear to be supported by Council or staff has been removed as a specific improvement. Instead, we propose to fund improved sidewalks and pedestrian amenities along Upper Kearns Road to ensure full connection to Base Village within the Snowmass parcel or the Public Right-of-way.
- 1.2 \$250,000 will be directed to the creation of a Public Park that is located on Parcel 5. The land necessary for the park will be dedicated to the Town following the Park's construction.
- 1.3 As a Community Purpose, 4000 sf ft for USPS expansion will be reserved for five years following the issuance of a C of O on the Building 1.
- 1.4 The provision of restricted Housing now exceeds the requirement for the project by 2,744 sq ft. and is an increase of this Community Purpose.
- 1.5 A Construction Management Plan that enables businesses to remain open during construction, including the grocery store and post office, is a Community Purpose commitment in this Amended Plan.
- 1.6 The numerous other Community Purposes included with the original application will remain as they satisfy the Land Use Code Section. See attached D Community Purpose Summary.

The listing above is complete for the Amended Plan. Thank you for your assistance and we prepare for the April 20, 2020 Town Council meeting. These amendments as discussed in the April 6, 2020 meeting resolve for the project issues and on the whole have been good results of the process.

Best Regards,



Richard Shaw
Principal, Design Workshop

Attachments:

- Attachment A: Amended Site Plan, April 6, 2020
- Attachment B: Amended Parking Plan, April 6, 2020
- Attachment C: Amended Height Diagram, April 6, 2020
- Attachment D: Community Purpose List