

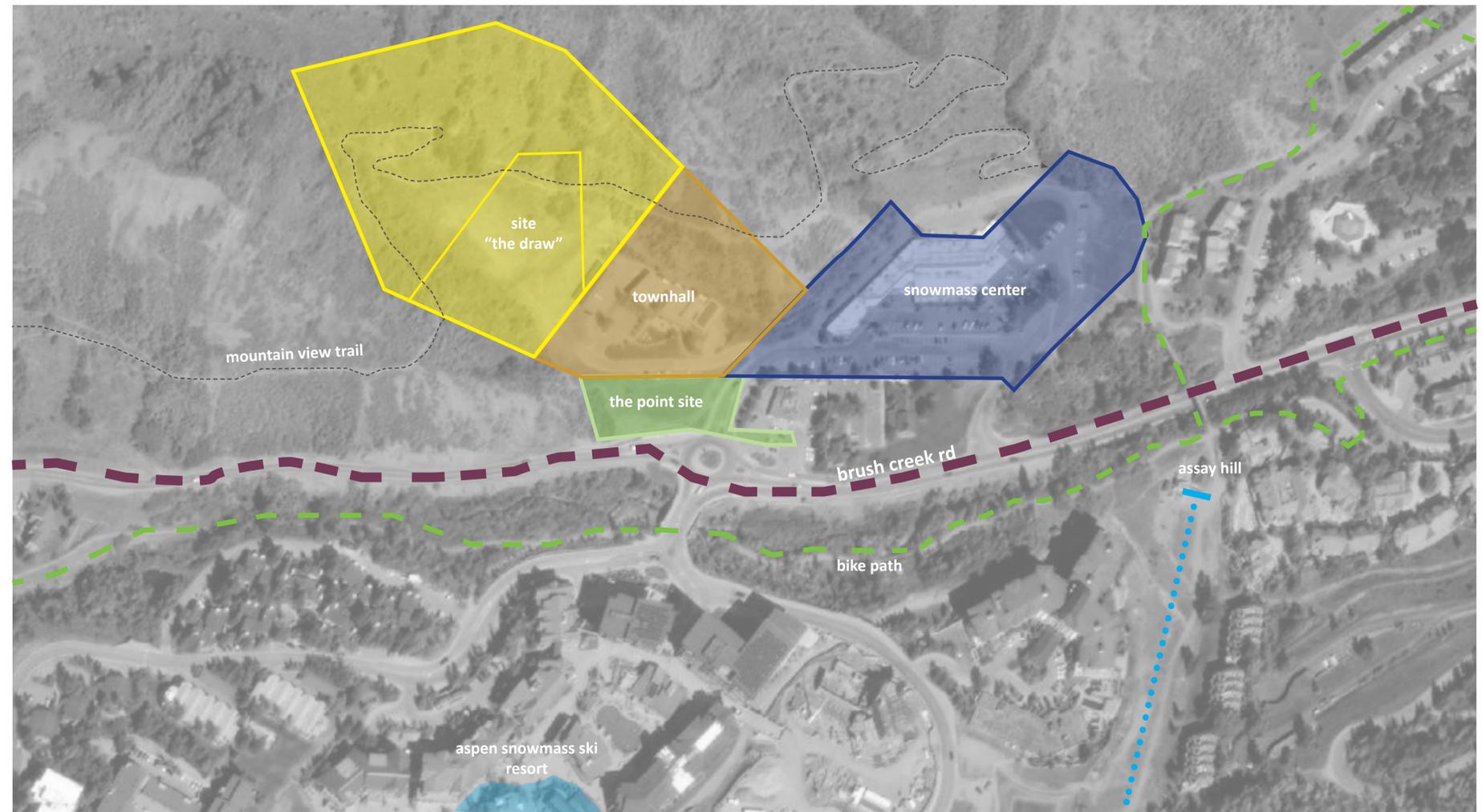
master plan - site selection

The Housing Department currently owns and manages some 300 rental units and oversees another 200 “deed-restricted” units that are owned by qualified employees of Snowmass Village and Pitkin County. Workforce housing is one of our highest local priorities and is fundamental to our ongoing economic and community viability. Our Comprehensive Plan prioritizes workforce and affordable housing in multiple ways, noting that “diversification of the economy will hinge upon the availability, type, and range of housing alternatives for employees in the community...” The Town Council has echoed this focus with its recent goals to “a near-term strategy that will actively identify opportunities, creative approaches, and partnerships to address housing needs, and incentivize the development of an additional 185 units.”

In response to these goals, we developed a Workforce Housing Master Plan that was unanimously adopted by the Snowmass Village Town Council in October 2021. Working with local consultants, we undertook extensive site and schematic analyses to narrow our focus to five (5) sites for potential future housing development. We looked to maximize each site for housing, develop within the existing topographies, create a mix of housing sizes (one-, two- and three-bedroom units), and take advantage of existing transit. We also sought to identify developments that would fit within the character and environment of the surrounding neighborhood(s) and the Town of Snowmass Village as a whole and would be attractive, sustainable, homes that are cost-effective, well-designed, and blend seamlessly into the community.

While the five sites identified could be developed in any order, we identified the Town Hall Draw site for our next development project. The reasons for this were several: the site has the greatest potential unit development; the Draw has historically been identified for future housing development, and; it is well-located, with close proximity to Snowmass Center, transit, and existing infrastructure. The Town Council endorsed this recommendation at its November 21, 2022, meeting.

draw site adjacencies diagram



draw site diagram



draw site aerial



TOSV Draw Site - Option A

strategy: "site first"

- 78 units, meeting parking counts, storage
- best fit for height and density on site
- utilizes existing town hall road orientation
- fire turnaround serves as a possible bus and utility truck turn around
- pedestrian connectivity
- transportation connectivity
- on site amenities
- PV panels relocated to a visible location

possible constraints:

- ~62' tall buildings
- 10% and under road grades
- removal of existing PV panels
- removal of existing debris flow basin
- parking mostly limited to building footprints
- sun/shade between buildings
 - removal of debris basin
- space between buildings limited to reduce retaining wall heights as road attempts to "keep up with existing grade"

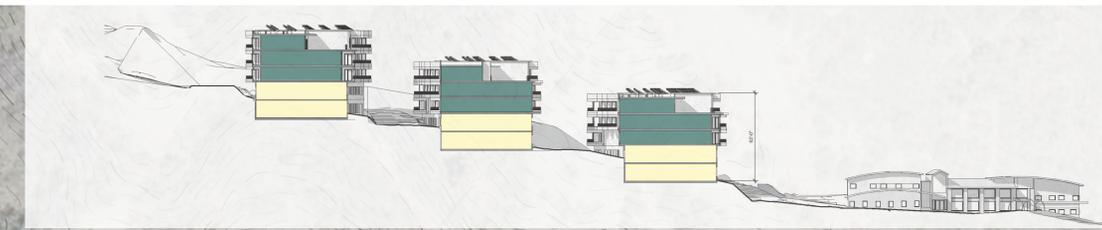
site legend

- 1 vegetated geomodular wall system
 - 2 shotcrete retaining wall mimics local geology
 - 3 debris flow basin
 - 4 pull off or overlook seating
 - 5 "sunrise/sunset" park with "flexible use lawn, seating, natural play features"
 - 6 potential relocation of solar panels
 - 7 reconfigured entry drive
 - 8 direct pedestrian pathway w/ stairs
- ↔ parking garage entry/exit

site plan



site section



TOSV Draw Site - Option B

strategy: "site first"

site plan

site views

- 78 units, meeting parking counts, storage
- utilizes existing town hall road orientation
- fire turnaround serves as a possible bus and utility truck turn around
- pedestrian connectivity
- transportation connectivity
- on site amenities
- more area for PV panels over surface parking
- more sunlight between buildings
- more flexibility in parking counts
- more flexibility for storage locations

possible constraints:

- ~72' tall buildings
- 10% and under road grades
- removal of existing PV panels
- removal of existing debris flow basin
- parking mostly limited to building footprints
- storage units located in parking structure
- space between buildings limited to reduce retaining wall heights as road attempts to "keep up with existing grade"
- construction type may become more restrictive



site legend

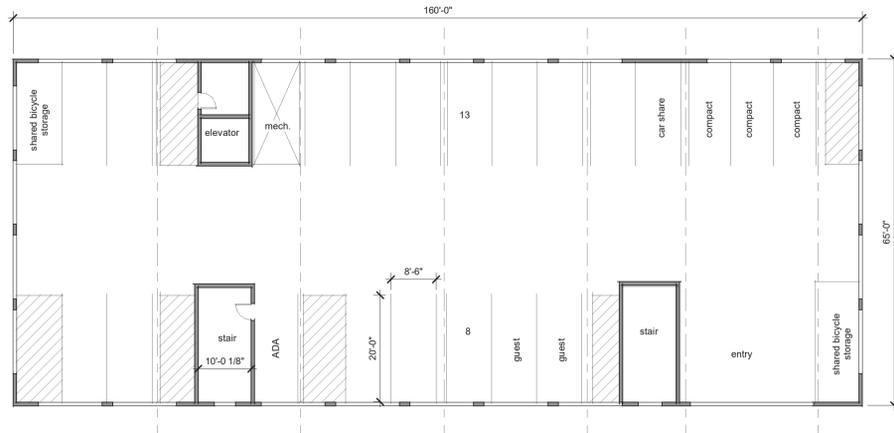
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 - 2 shotcrete retaining wall mimics local geology
 - 3 debris flow basin
 - 4 pull off or overlook seating
 - 5 "sunrise/sunset" park with "flexible use lawn, seating, natural play features"
 - 6 potential relocation of solar panels
 - 7 reconfigured entry drive
 - 8 direct pedestrian pathway w/ stairs
- ↔ parking garage entry/exit

TOSV Draw Site - Building Layout Option A

strategy: "site first"

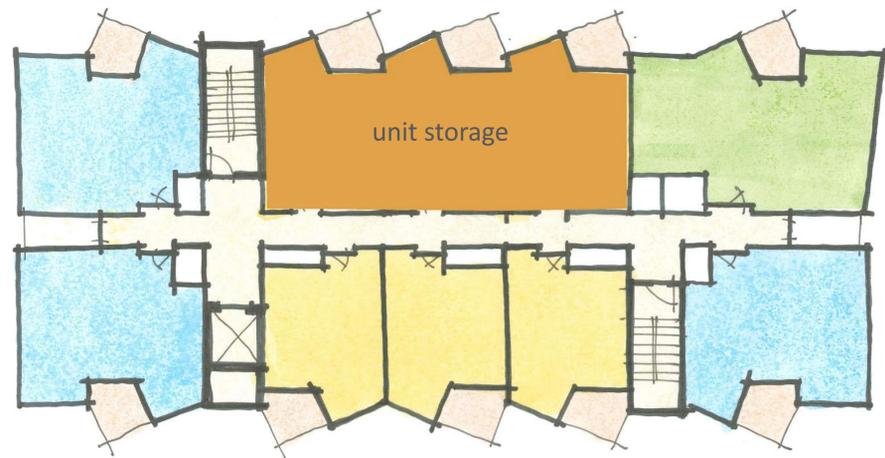
- stack + maximize parking under buildings to minimize site disturbance
- double loaded corridors to balance density and building widths to work with topography
- provide community space both on natural areas of the site (shared w/ community) + on the rooftops (for resident use)
- provide storage space + functional unit layouts to support mountain lifestyles
- PV panels + mechanical equipment to be located on roofs to minimize building footprints and maximize energy efficiency

building plans



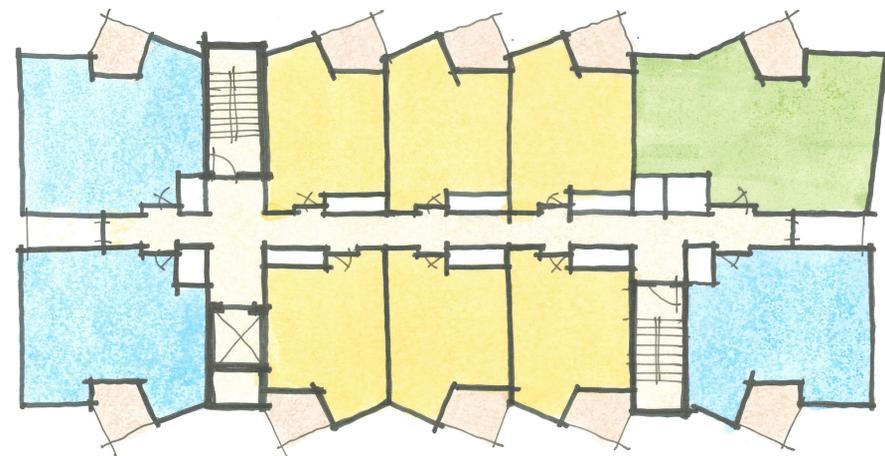
level 1+2
(42) parking spaces per bldg

- other parking amenities:
- shared car program
 - shared bicycle program
 - ADA parking spaces
 - guest parking spaces



level 3
(3) 1 bedroom units
(3) 2 bedroom units
(1) 3 bedroom units

unit storage space



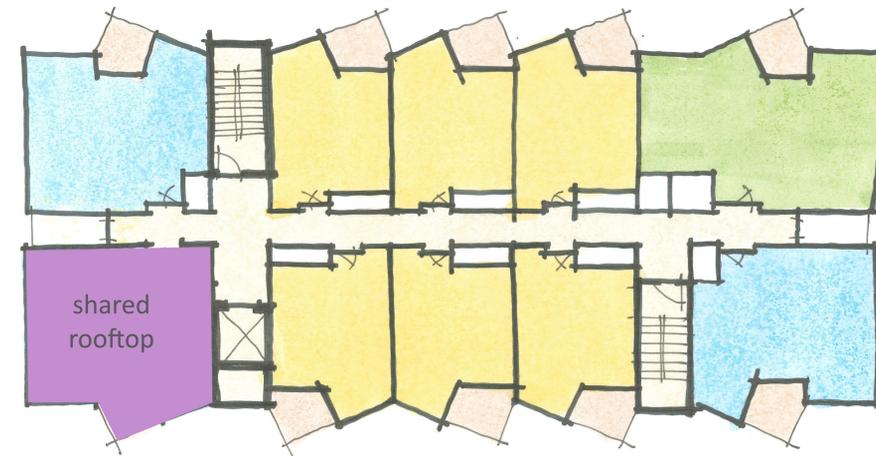
level 4
(6) 1 bedroom units
(3) 2 bedroom units
(1) 3 bedroom units

buildings 1 + 2 + 3

building unit mix and parking counts (*parking counts based on proposed code amendments):

| | | |
|---|-----------------------------------|-----------------------------|
| (1) bedroom units = 15 units per building | = 45 total, 1 parking space ea.* | = 45 req'd parking |
| (2) bedroom units = 8 units per building | = 24 total, 2 parking spaces ea.* | = 48 req'd parking |
| (3) bedroom units = 3 units per building | = 9 total, 2 parking spaces ea.* | = 18 req'd parking |
| | = 78 total units | = 111 req'd parking |
| | | 126 parking spaces provided |

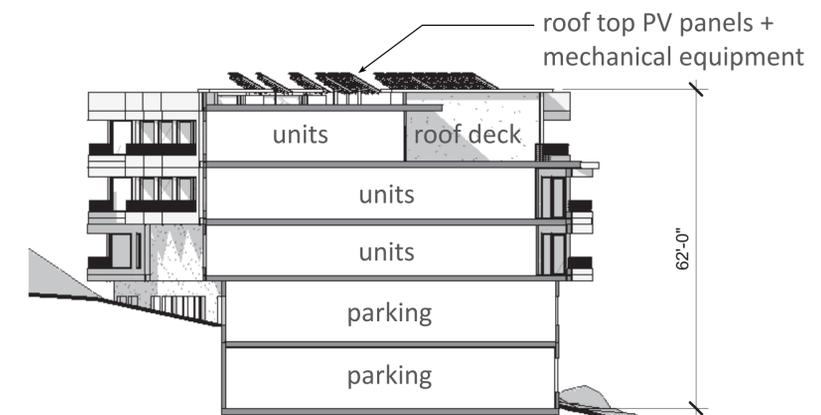
building plans



level 5
(6) 1 bedroom units
(2) 2 bedroom units
(1) 3 bedroom units

dedicated shared rooftop patio

building section



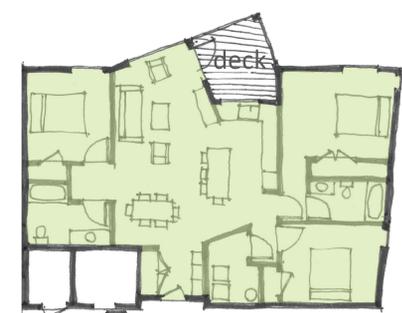
unit plans



1 bedroom - 574 sqft
35 sqft storage adjacent
+ 20 - 30 sqft unit storage



2 bedroom - 953 sqft
35 sqft storage adjacent
+ 30 sqft unit storage



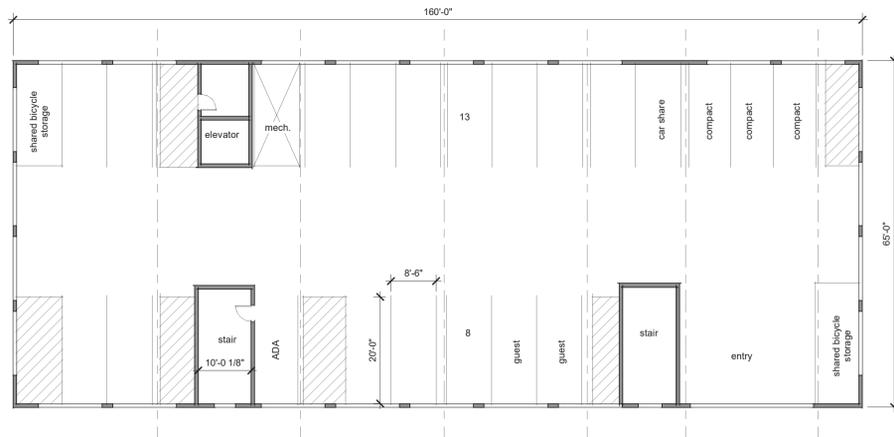
3 bedroom - 1180 sqft
55 sqft storage adjacent
+ 30-50 sqft unit storage

TOSV Draw Site - Building Layout Option B

strategy: "site first"

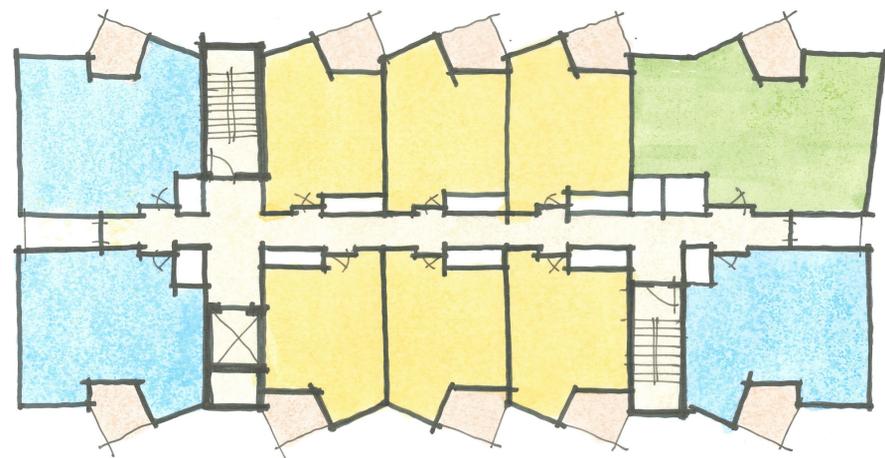
- stack + maximize parking under buildings to minimize site disturbance
- double loaded corridors to balance density and building widths to work with topography
- provide community space both on natural areas of the site (shared w/ community) + on the rooftops (for resident use)
- provide storage space + functional unit layouts to support mountain lifestyles

building plans



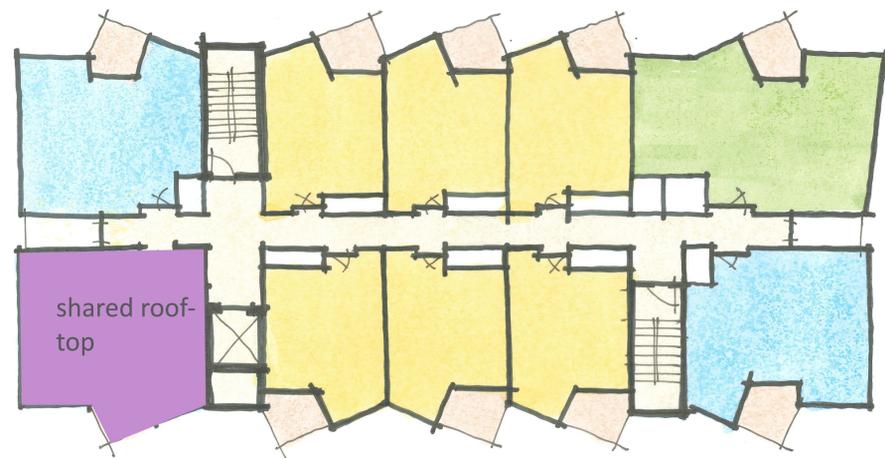
level 1+2
(42) parking spaces per bldg

- other parking amenities:
- shared car program
 - shared bicycle program
 - ADA parking spaces
 - guest parking spaces



level 3 + 4 + 5
(6) 1 bedroom units
(3) 2 bedroom units
(1) 3 bedroom units

(units plans match option A)



level 6
(6) 1 bedroom units
(2) 2 bedroom units
(1) 3 bedroom units

dedicated shared rooftop patio
(units plans match option A)

buildings 1 + 2

building unit mix and parking counts (*parking counts based on proposed code amendments):

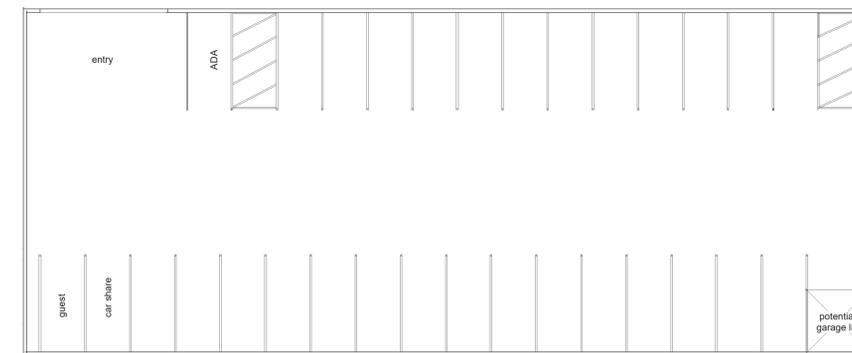
| | | |
|---|-----------------------------------|-----------------------------|
| (1) bedroom units = 24 units per building | = 48 total, 1 parking space ea.* | = 48 total req'd parking |
| (2) bedroom units = 11 units per building | = 22 total, 2 parking spaces ea.* | = 44 total req'd parking |
| (3) bedroom units = 4 units per building | = 8 total, 2 parking spaces ea.* | = 16 total req'd parking |
| | = 78 total units | = 108 req'd parking |
| | | 129 parking spaces provided |

parking structure



level 1 - structured parking/storage
(15) spaces

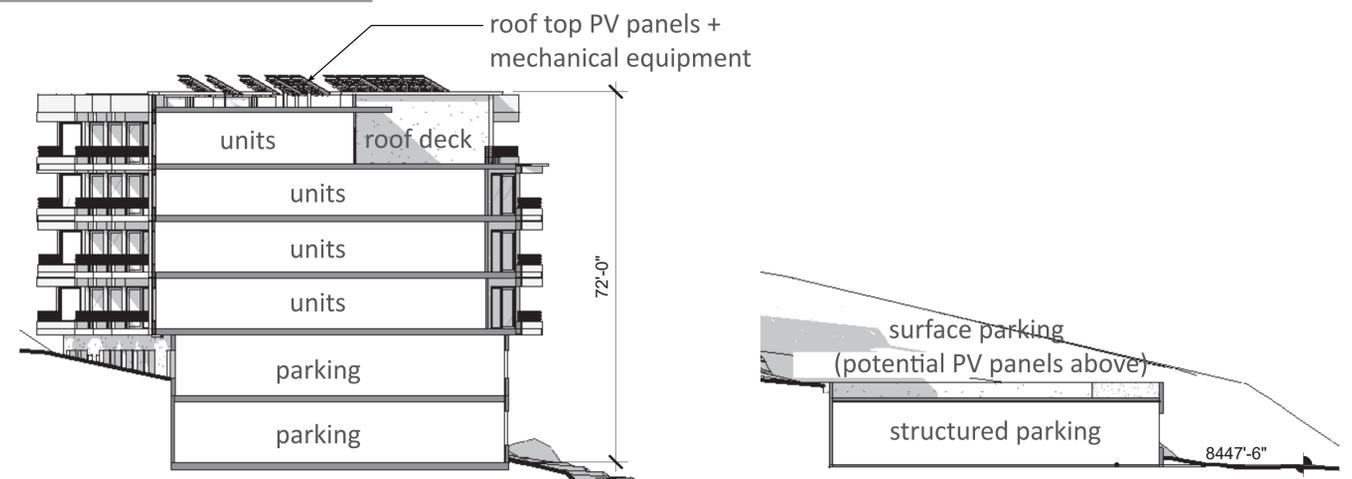
- other parking amenities:
- shared car program
 - shared bicycle program
 - ADA parking spaces
 - guest parking spaces
 - unit storage
 - garage lift for storage access



surface parking
(30) spaces

- other parking amenities:
- shared car program
 - shared bicycle program
 - ADA parking spaces
 - guest parking spaces
 - garage lift for storage access
 - potential PV panels above

building sections



TOSV Draw Site - Option A Renderings



aerial view



view from round about



view from townhall



view from "sunset/sunrise park"



view at pedestrian path



view between buildings

TOSV Draw Site - Option B Renderings



aerial view



view from round about



view from townhall



view from "sunset/sunrise park"



view at pedestrian path



view between buildings

TOSV Draw Site - Renderings Comparison

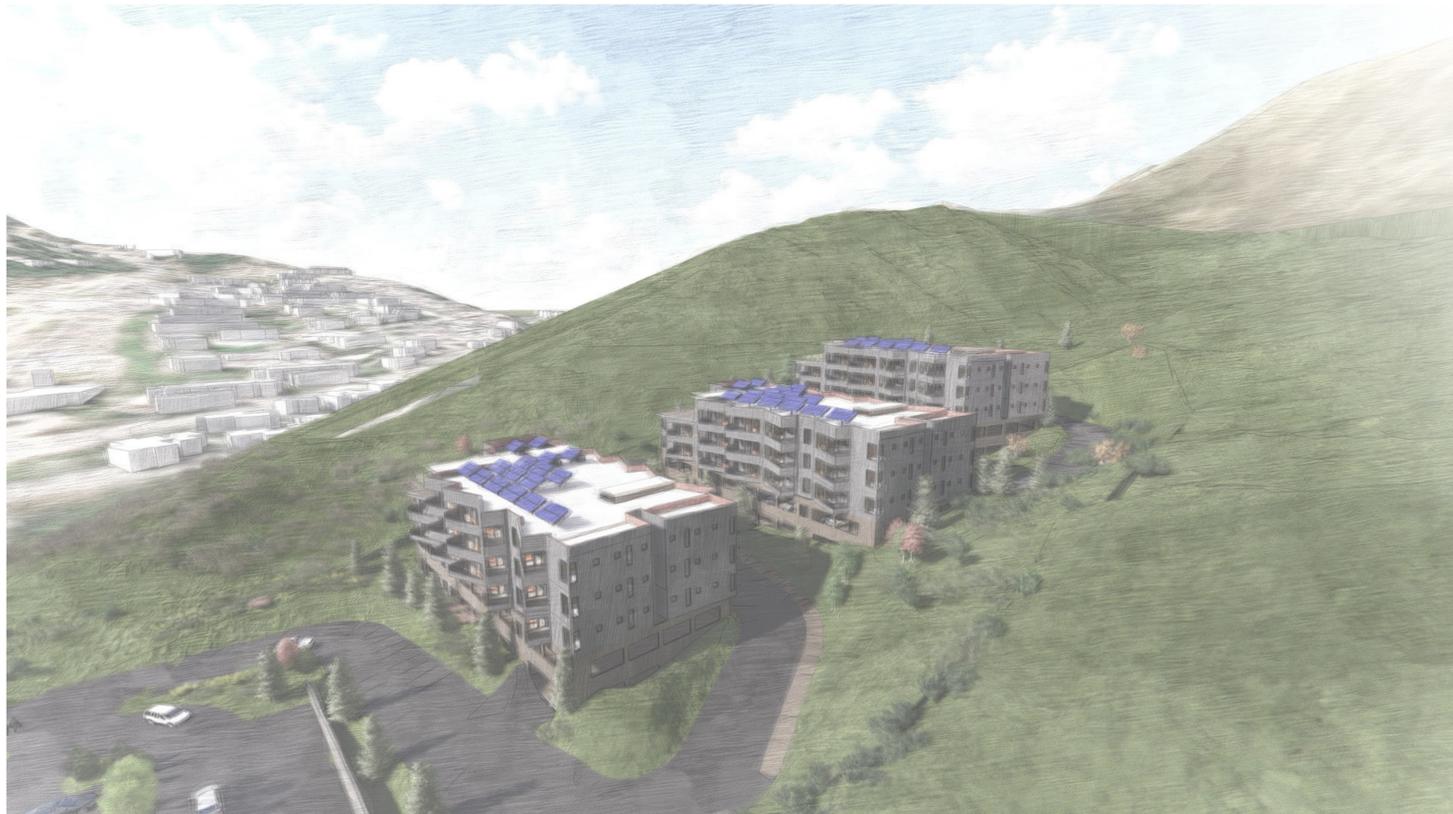
option A



option B



option A



option B



TOSV Draw Site - Amenities Poll



2757
design
co

Choose your top three priorities:

| | | |
|---------------------------------------|------------------------------------|---------------------------|
| easy access to public transportation | community garden | package lockers |
| | | |
| access to trail system | bike storage/wash | microwave oven |
| | | |
| private balcony/deck | additional closet space | garbage disposal |
| | | |
| common/shared space | mud room/entrance area | dishwasher |
| | | |
| green space/open space on site | unit storage in close proximity | additional parking |
| | | |
| recreational play structures | in-unit laundry hook-ups | secure parking |
| | | |
| outdoor BBQ/shade pavilion | common laundry room | designated parking spaces |
| | | |
| dog park/dog run | price point/affordability | security cameras |
| | | |
| ball court (i.e. b-ball, pickle ball) | energy efficiency / green building | buzz-in security |
| | | |