

TOWN OF SNOWMASS VILLAGE



COMPREHENSIVE PLAN



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HOW TO NAVIGATE THE PLAN

MARCH 2010

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1 INTRODUCTION: THE COMPREHENSIVE PLANNING PROCESS

The Town of Snowmass Village (TOSV) Comprehensive Plan articulates a common vision for the future of the Town. The Plan balances community values and vision with policies for land use, economics, environment, housing, transportation, and the arts. Both short-term and long-term actions are required to implement the Plan. The residents of and visitors to the Town of Snowmass Village are integral to the planning of the future of the community. Our collective and individual responsibility is to work together to identify common issues and needs and to pool resources in order to improve the community.

1.1 THE PROCESS

Just as with past planning documents, the ideas, concepts, and input gained from planning experts, technical professionals, the general public, and others contributed to this update of the Comprehensive Plan. Public officials and citizens were interviewed and a series of public meetings was held to gather the best information and most current ideas about the Town's present condition and future opportunities.

The process began with stakeholder interviews with the following groups:

- * TOSV Planning Commission
- * Citizens for Snowmass Village & Citizens for Responsible Growth
- * Community focus groups
- * Related Westpac
- * Chaffin Light
- * Lodges and merchants
- * Marketing/sales
- * The Aspen Skiing Company
- * Infrastructure and utility providers

- * Part-Time Residents Advisory Board

Topics discussed included:

- * Housing
- * Employment
- * Transportation
- * Services and infrastructure
- * Carrying capacity
- * Economics
- * Vitality
- * Community, character, and culture
- * Growth and development
- * The Base Village, West Village, and Village Center nodes
- * The environment
- * Process

Town staff initiated the process with a presentation of the State of the Comprehensive Plan to the Planning Commission. The report identified specific areas of concern to address in the update.

Public meetings then followed:

- * Public Meeting 1 – Vision
- * Public Meeting 2 – Values
- * Public Meeting 3 – Validate Vision and Values
- * Workshops—Specific to the redevelopment of the West Village



FIGURE 1:
Public dialogues were held throughout the 2008 Comprehensive planning process.



FIGURE 2:
Comprehensive Plan pyramid: The basis of the Comprehensive Plan is community values; these values determine the vision. To achieve the vision, the plan includes strategies and actions.

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Common categories formed after these public meetings; they were assigned a chapter:

- * [The Built Environment](#)
- * [The Natural Environment](#)
- * [Regional and Community Economics](#)
- * [Transportation](#)
- * [Housing](#)
- * [Arts and Culture](#)
- * [Facilities and Amenities](#)

1.2 POLICIES

The Town of Snowmass Village shall:

- * Use the Comprehensive Plan as a regulatory document to guide Town elected and appointed officials, staff, businesses, developers, property owners, and other entities in implementing our goals and objectives.
- * Ensure that the Comprehensive Plan remains current and reflective of our community values.
- * Ensure that implementation and updating of the Plan continues to be a communitywide effort.
- * Provide opportunities for continued citizen involvement in implementing the land use planning process. The Plan will continue to designate appropriate future land uses, activities and services, the protection of the environment, and the enhancement of the economy based on the community's preferences.
- * Communicate and work with counties and municipalities in the region and the state to implement shared regional goals.

1.3 AUTHORITY

All municipal governments in the State of Colorado derive authority to enact land use control measures from the general municipal authority granted in the Colorado Constitution and by state legislation. The specific authority for a statutory municipality to plan and zone is contained in Title 31, Article 23 of the Colorado Revised Statutes (CRS). These statutes clearly specify the provisions pertaining to planning and zoning activities for municipal governments and also extend to home rule municipalities. In addition, the jurisdiction of the Comprehensive Plan, pursuant to CRS §31-23-212 includes land within three miles of the boundaries of the Town located in unincorporated areas of Pitkin County.

As a Home Rule Municipality, the Town may enact legislation that conflicts with state legislation provided that the Town's legislation is of a purely local concern. The authority of the Snowmass Village Town Council to adopt a master plan arises specifically from Section 1.7 of the Town of Snowmass Village Municipal Charter, which states, "The council shall adopt and maintain a comprehensive master plan of the Town."

In addition, the Planning Commission is charged with conducting a review of the Plan according to Code.



FIGURE 3:
Hundreds of locals participated in the numerous public dialogues.

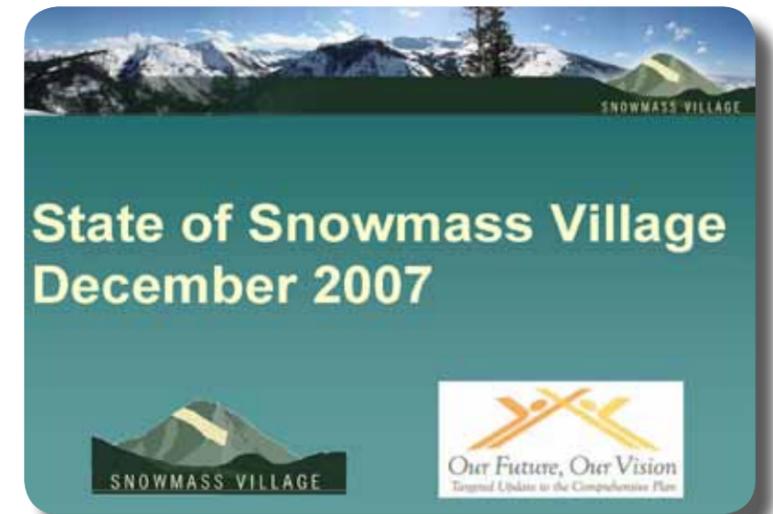


FIGURE 4:
State of Snowmass Village report described the existing conditions in Snowmass Village and provided baseline data for the update.

2 COMMUNITY CHARACTER AND VISION

2.1 INTRODUCTION

Tucked high in the Brush Creek Valley, the Town of Snowmass Village is an extraordinary place to live, work, and visit. While creating this resort, the founders of the Town also created a strong community. The community's Comprehensive Plan, and the [land use code](#) adopted to implement that plan, helps define parameters for decision making and articulates a future vision. The characteristics described below are essential to create and maintain the character of the community and provide for the quality of life enjoyed by residents and guests alike. The principles embodied in these characteristics were derived from direct [public input](#), and are the foundation of this Comprehensive Plan.

2.2 VISION: SNOWMASS VILLAGE IN 2025

If we are successful in reaching our Aspiration, in the year 2025 the Town of Snowmass Village will be characterized as follows:

The Town of Snowmass Village possesses a high quality of life with an [intimate village atmosphere](#). The Snowmass Village [resort community](#) is one of the premier, multi-seasonal family-oriented resorts in the world. First-class programs and [public facilities](#) have been developed to broaden the seasons, provide a high level of customer service, strengthen all business activity (especially locally owned), provide community and visitor amenities, and increase and diversify employment opportunities. It has done this while maintaining a full-time residential community without exceeding its [carrying capacity](#).

The completion of [Base Village](#) has successfully linked activity areas with pedestrian trails and transit and enhanced pedestrian connections to the [Mall](#) and the

[Snowmass Center](#). The Center has expanded its role in meeting the convenience needs of the community and guests. Development over the past 20 years has complemented and even improved the resort and community, helped existing business, provided beneficial recreational and [cultural facilities](#), and added needed infrastructure. With the addition of new, diverse commercial uses, more of the residential and visitor retail sales have been captured in Snowmass Village.

Improved [transit services and parking facilities](#) have reduced dependence on vehicles and maintained adequate Levels of Service (LOS) on our roads. Our road system is safe and efficient while remaining mostly rural in character. On entering and leaving Snowmass Village, the understated, open feeling of the Brush Creek Valley continues to be preserved and enhanced. At the entrance to Snowmass Village, parking facilities, new housing, the recreation center, and the rodeo grounds have been sensitively integrated into the [natural environment](#).

The Town aspires to provide [housing](#) to all full-time and seasonal employees, and employees that service the Town of Snowmass Village, to the extent possible—as defined in the Land Use and Development Code (LUDC)—who desire to live here with requirements that can be reasonably met. The proximity of housing to jobs allows employees to conveniently walk or use transit to commute to work. By providing a proactive housing program, the Town creates adequate housing that supports a high level of customer service throughout the community, thereby reducing the burden on the Town and area's transportation systems.

Snowmass Village embraces [sports and athletics](#), which provide substance for the soul of a community. Snowmass Village offers multiple sporting activities for all ages and abilities and takes pride in its array of offerings. The Village

Aspiration Statement

"We aspire to be the leading multiseason, family-oriented inclusive mountain 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. We will always be responsible stewards of our environment, economy, and society. When successful, Snowmass Village will have achieved the quality of life and economic vitality that will assure our future as a sustainable resort community."



FIGURE 5:

The Town of Snowmass Village as viewed from its north entry.

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provides facilities that encourage athletic programs of all types and consistently host several world-class athletic events on a yearly basis.

Snowmass Village is attractive to those seeking to enhance the mind, body, and spirit, a concept the Town recognizes as vital to nurturing the entire person. Of special significance to this concept is the Town's **visual and performing arts** community and programs, which continue to draw guests from around the world. Our expanded year-round development of arts programs promotes cultural consciousness, stimulates economic viability, and fosters a sense of community pride. Easy access to diversity of cultural offerings and institutions exemplify our arts programming. Our public art program is an ongoing means for expression of the Village's character.

2.3 CHALLENGES

The community is approaching **buildout**. This places a high priority on ensuring the remaining development and redevelopment complement the existing conditions to solidify the Town's sustainability and competitiveness far into the future. Carrying capacity is limited by the **transportation** infrastructure, which is also approaching capacity. This challenge is magnified by the fact that a significant portion of our workforce commutes from down valley. With increasing costs of commuting and competition from down valley employers, we must provide workforce housing in, or closer to, the Town. Another challenge is the fact that the Town captures only 38 percent (RRC Associates, 2008) of potential expenditures of guests, many of whom stay in Aspen or down valley at night. Maximizing the Town's **economic capture** rate (making the economic engine more efficient) will help the community financially thrive within its carrying capacity for growth.

2.4 CHARACTER AND GOALS

In response to these challenges, our key goals are to:

- * Live within the constraints of natural and human-made systems
- * Maintain and/or create a multifaceted workforce that is essential to sustain the resort and community economy
- * Capture a greater share of guest and resident expenditures
- * Attract more guests/visitors, especially by broadening summer and strengthening winter seasons

If we are successful in reaching our Aspiration and goals, by the year 2025 the Town of Snowmass Village will be characterized as follows:

- * A premier sports mountain with a wide variety of terrain that attracts all levels of sports enthusiasts
- * A resort that benefits from its proximity to Aspen, but has its own individual identity
- * A strong connection to the natural environment
- * Stimulating atmosphere
- * Significant opportunities for a variety of recreational and cultural activities
- * A clustered, low-density development pattern that allows for the physical and visual openness and connection to the mountains to dominate valley views
- * A Town Core that has an intimate, village feel
- * A traffic system that allows convenient circulation, mobility, and parking
- * Physical separation from other communities that allows Snowmass Village to be isolated in a dramatic valley setting
- * Friendly interactions with community members and guests
- * The presence of a vital, permanent community of residents that not only takes an active role in governance but values participation in "community life" as a whole
- * A casual lifestyle



FIGURE 6:

A multi-faceted workforce is essential to sustain the resort and community economy.



FIGURE 7:

The Mountain Resort provides activity grounds all year-round for skiing in the winter to maintain hiking and biking in the summer.



FIGURE 8:

Snowmass Village's natural setting is a core reason the community chose to locate here.

3

COMMUNITY ARTS

STRATEGIC OBJECTIVES

The Town of Snowmass Village values the richness and diversity of its cultural resources. The community seeks to be a place where individuals and families can enjoy the visual and performing arts and learn more about the integral role they play in our society. Snowmass Village shall have a unique cultural identity based on the belief that the arts contribute to the resort's evolutionary nature and its strong economic base.

3.1 BACKGROUND

There are several main categories that constitute community arts in the Town of Snowmass Village: Visual Arts, Performing Arts, Entertainment, Events, and Festivals.

Visual Arts

The visual arts are a key ingredient of Snowmass Village's cultural life. The beauty and sweep of the natural environment provide a compelling backdrop for the exploration of these tangible elements of our artistic community, which is served by several key resources.

- ✳ **Anderson Ranch Arts Center.** The Ranch is a learning community dedicated to creativity and growth through making and understanding the visual arts. Its vision is to be a world leader in the growth and development of the visual arts, in the international dialogue that inspires common humanity through art making, and in the creation of a campus imbued with a spirit of community, challenge, support, exploration, innovation, and discovery.
- ✳ **Public Art Program.** The Snowmass Village Arts Advisory Board (SAAB) manages the solicitation and place-

ment of public art, funded by appropriations from the Town's budget. The public art program remains a key element of the Board's work and of the community's cultural life.

- ✳ **Art Walk.** Snowmass Village's Art Walk falls under the auspices of the SAAB and is a specific subset of the Town's public art program. An Art Walk Master Plan was adopted in 2002. The Walk's purpose is to showcase local and national artists and their work; to establish places of beauty, stimulation, and reflection throughout the Village; and to provide connectivity between existing and proposed physical amenities.

Performing Arts

Snowmass Village enjoys a rich menu of cultural events produced by several local arts organizations. The Town supports such efforts both philosophically and, in many cases, through the generous use of its resources. Through the SAAB, the Town continues to seek opportunities to host such events to aid in the realization of its vision as a vibrant community and successful resort.

- ✳ **Jazz Aspen Snowmass (JAS).** This internationally renowned producer holds its annual Labor Day Festival in Snowmass Village. The Village also plays host to the Thelonius Monk Institute of Jazz, which is run by JAS.
- ✳ **Fanny Hill Concert Series.** Programmed with the help of JAS and run by the Town's Tourism Office, this weekly series of concerts has become a mainstay of the Roaring Fork Valley's summer schedule of events.
- ✳ **Community Cultural Series.** New to the Town's offerings is the Community Cultural Series, sponsored by the SAAB and the Snowmass Chapel. The Series incorporates both music and theater, and includes performances throughout the year.



FIGURE 9:

Anderson Ranch: a local amenity supporting visual arts.



FIGURE 10:

Live music events such as the *Jazz Aspen Snowmass* attract thousands of people yearly.



FIGURE 11:

The Art Walk is an example of the Town's public art program efforts.

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- ✦ **Aspen Film.** Aspen Film produces the annual Aspen Filmfest and Shortsfest in Aspen. The organization has also offered several Snowmass Village–based programs, and has expressed an interest in exploring additional, similar activities in the future. These would encompass both educational programs (i.e., animation workshops produced in cooperation with Anderson Ranch), and a short series of films screened in Snowmass Village.
- ✦ **Theatre Aspen.** *Theatre Aspen* is an organization that offers professional, equity-based theatrical performances in Aspen’s Rio Grande Park during the summer season. In 2008, one of its family-friendly productions traveled to Snowmass Village with the help of underwriters and was shown on the Fanny Hill stage. This nonprofit has also expressed interest in additional activity in Snowmass Village if appropriate facilities could be identified.

Entertainment, Events, and Festivals

In addition to the Fanny Hill Concert Series, the Town’s Tourism Office produces a comprehensive series of programs throughout the calendar year. Such events are intended to attract visitors to Snowmass Village and to augment activities for local residents.

3.2 EXISTING CONDITIONS

Snowmass Village Arts Advisory Board (SAAB): The SAAB was established in 1993 by a Town ordinance. Its mission is to demonstrate how the arts can contribute to the unique cultural identity of Snowmass Village. The Board believes that the arts are intrinsic to the values, culture, and heritage of the community. Therefore, the Board hopes that enhanced arts programming will promote cultural consciousness, stimulate economic viability, and foster a sense of community pride.

The Snowmass Village Arts Advisory Board’s objectives are to:

- ✦ Provide direction and leadership for arts initiatives, particularly as they impact the Town’s funding
- ✦ Act as an arts advocate in promoting awareness and education
- ✦ Provide information and expertise on arts-related issues
- ✦ Function as the primary arts liaison between the Town Council and the community
- ✦ Make recommendations to the Council on arts-related issues, propositions, and funding proposals
- ✦ Review and evaluate progress of the arts strategic plan
- ✦ Oversee the Town’s public art program
- ✦ Work in cooperation with the Town’s Tourism Office and other arts organizations that present cultural events in Snowmass Village to meet the goals of the strategic plan
- ✦ Seek and evaluate methods of providing stable funding for the arts
- ✦ Assist in developing a user-friendly cultural information source for local citizens and visitors
- ✦ Support and assess proposals for a year-round facility with appropriate performance, exhibit, and teaching space

3.3 POLICIES

The Town of Snowmass Village shall:

- ✦ Improve and maintain a successful resort in balance with the cultural and artistic needs of the community.
- ✦ Plan for and support development of the visual and performing arts within the community.
- ✦ Seek to provide the necessary facilities to support the community arts.
- ✦ Seek to provide sustainable, dedicated funding for arts programs and associated facilities.
- ✦ Examine each development proposal for inclusion of proposed cultural elements during development review of all new projects, and propose commitments to support these elements.



FIGURE 12:
The Sports Clinic is an example of a Snowmass Village Special Event.



FIGURE 13:
Hot air balloons rides are a popular excursion for visitors.



FIGURE 14:
Silver Tree Hotel has been a prominent lodging and event facility for the Town.

4 REGIONAL AND COMMUNITY ECONOMICS

STRATEGIC OBJECTIVES

The fundamental economic structure of the resort community of Snowmass Village is a trinodal resort commercial core that achieves "critical mass." A "local needs serving" node is required at the Snowmass Center. "Critical mass" is defined as the commercial space that, when effectively tenanted and programmed, is sufficient to create the vibrancy necessary to meet and exceed the expectations of our guests and residents.

4.1 BACKGROUND

(Note: An 11-page document addresses the background conditions in greater depth, with accompanying charts, graphs, statistics, and research findings. It can be found in the [Chapter 4 Appendix](#). The following is a synopsis of the background information.)

Though many of the issues from the 1998 Comprehensive Plan are still relevant, as the community evolves, so have the concerns. From a market perspective, the critical land use issues for this update surround the changing role and function of Snowmass Village's three commercial nodes—where both retail and nonretail amenities will play a significant role. How these three mixed-use development nodes can be oriented and integrated in a way that is both economically sustainable and reflective of the Town and stakeholders' desired vision is one of the primary goals of the Comprehensive Plan update.

The strengths of the Town of Snowmass Village economy include:

- ✦ Unparalleled scenery and access to world-class terrain and activities
- ✦ Second largest ski resort in Colorado and one of the

largest in the country in terms of acreage and vertical rise

- ✦ Largest share of skier days in the Roaring Fork Valley
- ✦ Consistent ranking in the top five in skiing publications
- ✦ Benefits from prestige, image, and national recognition, particularly as a family-oriented resort
- ✦ Variety of accommodations and activities that appeal to a wide range of visitors
- ✦ Strong potential markets for restaurant, retail, and commercial/lodge spending
- ✦ Proximity to internationally known Aspen (nine miles)
- ✦ Closest airport to a destination resort in the country (six miles)
- ✦ High level of real estate activity and value
- ✦ High sales tax per capita
- ✦ Well-known for its relaxed and intimate atmosphere
- ✦ Over 70 percent repeat customers

The potential and relative weaknesses of the Town of Snowmass Village economy include:

- ✦ A lack of an up-to-date critically massed resort commercial core
- ✦ A sufficient amount of competitive lodging as necessary to support the economic sustainability of our commercial core
- ✦ Somewhat of an underperformance in occupancy rates, accompanied by a more significant underperformance in retail capture
- ✦ Heavy dependence on the four-month winter season
- ✦ Opportunities to improve less-than-optimum facilities and amenities for the skier, visitor, and resident
- ✦ Lack of a sustainable funding mechanism for mechanical connections between commercial nodes



FIGURE 15:

Snowmass Village's 3 commercial nodes: Snowmass Center (blue), West Village (red) and Base Village (green).



FIGURE 16: The proximity to Aspen is a strength to Town of Snowmass Village's economy.



FIGURE 17:

The Snowmass Ski Resort is the primary economic engine for the town.

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The Town has the potential to grow into a stronger multiseason resort and to provide a broader range of public facilities and services. Snowmass Village could substantially increase spring, summer, and fall visitors by providing more attractive amenities.

4.2 EXISTING CONDITIONS AND GUIDING PRINCIPLES

The visitor-oriented nodes (West and Base Villages) provide the necessary critical mass when each contains 65,000–75,000 square feet of primary Food, Beverage, Retail, and Entertainment offerings (FBRE). The roles and offerings of each of the commercial nodes were addressed in the Town’s 2008 Marketing Strategic Plan (MSP) as influenced by the analysis of RRC 2008 and Thomas Associates International 2002–2007 (TCI). These nodes complement rather than replicate each other, for a total of 130,000–150,000 square feet. The Base Village modeling work (Economic Planning Systems [EPS] 2003) assumed this sizing with another 50,000 square feet at the Center. Diversity of FBRE offerings and price points as well as the significant presence of “locally owned/operated” businesses creates a resort “personality” favored by locals and visitors alike. As such, it is a point of competitive differentiation that should be ensured by the Town in support of economic vitality.

As expressed in the Town’s community forums (2007–2008), most still see this sizing as a maximum, recalling the “just big enough” mantra of the earlier Base Village discussions. The Marketing Strategic Plan found this “minimizing” approach preferred for both the commercial nodes and appropriately diverse lodging. This was seen as more likely to provide the desired quality of life for the community while creating a differentiated, more welcoming, and convenient guest experience.

Connectivity, providing a level of highly convenient mobility between the nodes, has been and continues to be seen as critical within a bi/multinodal system. TCI as well as

the Marketing Strategic Plan introduced and reinforced this necessity.

Diversity of offerings and price point across the Lodging and FBRE product should be required. Though “legitimate” high-end lodging product, larger units (three-plus bedrooms) and fractional ownership should play a role, each should be limited. Such limitation would avoid the negative impacts of oversupply, diminishing rental pool participation below our 80 percent goal, and/or undermining our strategic intent to be an inclusive resort community.

Seasonality is consistently an opportunity as well as a problem for mountain resort communities. The Marketing Strategic Plan, as well as RRC 2008 and TCI, conclude that we should continue to strengthen winter, significantly grow summer, and push the edges of the shoulder seasons. However, the “off-season” is seen by many locals to be a necessary period of renewal, especially in the spring.

Group and conference business has been, and is expected to be, an essential element within the resort. Over time, the group share of total overnight visitation might be somewhat lower than the historical estimate of 40–45 percent (MSP). However, the Average Daily Rate (ADR) for lodging might well be strengthened by such a transition as somewhat smaller groups and higher-value incentive group targets are pursued. Appropriate conference facilities and associated amenities will be increasingly important as will smaller, nonfractional lodging required by such guests. The Marketing Strategic Plan elaborates as to the quantity of this “conference/group attendee” friendly lodging. It foresees that not less than 45–50 percent of total “hot bed” units should be conference and group attendee as required, or approximately 1,000 of the “hot bed” units anticipated in the EPS Economic Modeling 2003.

A West Village Redevelopment Plan should ensure the continuity of necessary conference facilities and associated lodging. The Marketing Strategic Plan concludes that a



FIGURE 18:
The Viceroy Hotel is located in Base Village.



FIGURE 19:
Summer plays an important role in the economy.

combined Conference/Performing Arts Center design may present opportunities for programming synergy and operating efficiency. However, a design study should precede any final decisions. Its location is seen as most likely in the West Village, associated with the anticipated condominium hotel as provided by the Hotel Development Agreement between Related WestPac (RWP) and the Town. As for lodging, a significant portion of the “conference/group attendee” friendly units mentioned above should be conveniently located to the conference facilities, preferably providing interior access.

The growth in overnight visitation resulting from the Town’s Comparative Demand Analysis (CDA) 2004 and the later RRC 2008 work were consistent with each other at an annual rate of 3.7 percent. In accordance with comments above regarding future seasonality, it is expected that the winter growth will be somewhat less than this, and the summer/shoulder will be somewhat higher. Skier days may be an indicator of winter growth but may be higher given the robust forecast for local and regional population growth as well as the inclusion of additional segments of the populace as “new” skiers. The international market continues to be seen as a strong element in our winter programming, especially given our proximity to Aspen. Market, competitive, and regional perspectives were provided by Winston & Associates, supported by TCI and others, during 2008. This work is included in the 2008 Comprehensive Plan Archive for use and reference. The perspective of municipal impact is included within the archived Winston & Associates work.

Economic Performance Indicators were agreed upon during the Base Village analyses/approval process as primarily represented in the 2001 Town Baseline Economic Indicators, EPS Economic Model, EPS Fiscal Impact Analyses, and CDA. Later, the RRC 2008 economic analysis employed essentially the same measures. The Marketing Strategic Plan agreed that these indicators remained valid. The following table presents the Economic Performance Indicators accompanied by their historical/current values as well as the targets anticipated by the EPS Economic Model for the Town as a whole. It also includes subsequent Planning Commission consensus views (2008 Minor PUD Amend. Bldgs. 13B/12 Resolution):

The forecasted capture rate change from 38 percent to 55 percent is the single largest contributor to improved economic performance in the post–Base Village era. Increases in occupancy frequency and ADR will also contribute, but to a lesser extent. The most significant “downside” risk is the potential failure to sustain the 80 percent rental pool participation levels.

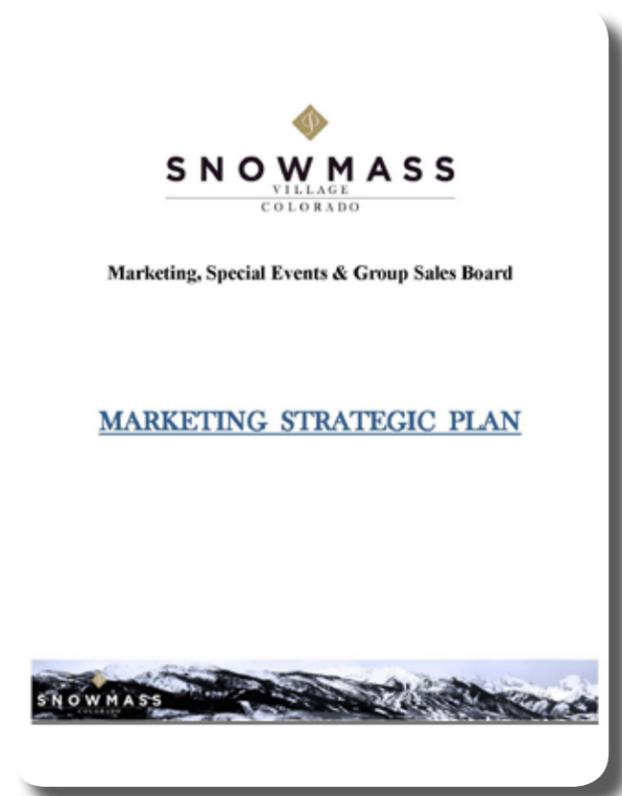


FIGURE 20: The 2008 Marketing Strategies Plan was prepared concurrently with the Comprehensive Plan.

TABLE 1: Economic Performance Indicators

Performance Indicator	Historical Hotel/Core Condo / Overall	Historical Fractional 3BR / 4+ BR	Goal / Target Fractional 3BR / 4+ BR	Goal/Target Fractional 3BR/4+ BR
Occupancy Frequency (%)	48/38/44 ⁵	55 ⁴	tbd/tbd/46 ⁷	57 ⁶
Occupancy Intensity (Persons/Occ/BR)	1.5 ^{2,6}	1.0-1.1 ⁴	1.5 ^{2,6}	1.3/1.2 ⁶
Rental Pool Participation (%)	99.6/75/83 ¹	n/a	tbd/75 ⁶ /80 ^{2,3}	tbd
Capture Rate (%)	38 ²	n/a	55 ^{2,3}	55 ^{2,3}
Spend/Day/Overnight Visitor (\$)	100 ²	n/a	110 ^{2,3}	110 ⁴
ADR/Unit (\$)	161 ² -228 ⁵	0 ⁴	300 ⁶	tbd
S/sq. ft. Mall/Core Primary FBRE	313 ¹	n/a	400 ^{2,8}	n/a

Notes:

- ¹ 2001 Baseline Economic Indicators
- ² EPS Economic Model and Studies 2003
- ³ EPS Base Village Fiscal Impact Analyses (FIA) 2003,2004
- ⁴ EPS Snowmass Center FIA, 2006
- ⁵ RRC 2007 data
- ⁶ Planning Commission Parameter Consensus Minor PUD Amend. Bldg. 12 2008
- ⁷ Derived from BV FIA as adjusted per CDA
- ⁸ TOSV Comparative Demand Analysis (CDA) 2004

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4.3 POLICIES

The Town of Snowmass Village shall:

- * Continue to invest appropriately in the winter season while increasing emphasis on summer which presents significant opportunity towards being a more sustainable multi-season resort.
- * Promote and influence the diversification of commercial offerings (types of retail as well as price points) to reach a broader segment of visitors.
- * Balance resort and community interests when considering future projects and budget operations.
- * Encourage appropriate critical mass to ensure economic sustainability, but not build in excess of that critical mass.
- * Preserve and increase facilities, businesses, employee housing, amenities, and events in the commercial nodes that will attract and retain guests and give everyone more reasons to stay in Snowmass Village. Ensure vitality by:
 - * Requiring employee housing
 - * Concentrating high-occupancy lodging
 - * Enhancing employment opportunities for local employees.
- * Target 80 percent rental pool participation for wholly owned condominiums.
- * Encourage an appropriate presence of locally owned and operated businesses (versus nationally recognized chains) that provide unique and differentiated offerings.
- * Maintain an appropriate presence of community-serving businesses oriented to providing for the daily or regular needs of residents.
- * Strengthen the Town's commercial base through differentiating the identity of the three nodes, then uniting them through cooperative strategies and convenient physical connections.
- * Support expanded conference facilities and services.
- * Encourage consistent operating hours.

4.4 SUMMARY

Though many of the stakeholders (community, resort, developer, rental guest, and property owner) may share significant commonality of objectives, there will inherently be conflicting interests, differing opportunities, and varying rewards among and between them. In order to assure economic sustainability of the resort and, thus, the quality of life desired by the community, this chapter of the Comprehensive Plan is intended to provide an economic framework for decision making that appreciates the various views, recognizes the rights of private property, and fully represents the interests of the Snowmass Village community.



FIGURE 21:
Base Village under construction.



FIGURE 22:
Snowmass Center provides local-oriented services.

RETAIL NODE	BASE VILLAGE	SNOWMASS CENTER	WEST VILLAGE
Character	Destination	Old Town	Green/Eco/Enviro/ Healthy
Primary Function / Orientation	Tourism and Recreation	Day-to-Day Needs	Health & Wellness, Arts and Culture

FIGURE 23:
Each node has unique roles in the overall economy.

5

COMMUNITY SERVICES, FACILITIES, AND AMENITIES

STRATEGIC OBJECTIVES

The Town of Snowmass Village values the services, amenities, and facilities provided by both the public and private sectors. The community also values the amenities and facilities provided by the natural environment. In order to complement commercial and business enterprise with the appropriate community services, facilities, and amenities, a solid understanding of community values and service deficiencies in the Town of Snowmass Village is important. The Town must evaluate future growth in relation to whether adequate public services, amenities, and facilities should exist or expand.

5.1 BACKGROUND

Carrying Capacity of Services, Facilities, and Amenities

Snowmass Village residents recognize that the Town must live within the Town's carrying capacity, which applies to community services, facilities, and amenities. The town should function within its ability to adequately and properly service its population without exceeding water supplies, overusing roads, and compromising education and health facilities.

The Role of Aspen and the Roaring Fork Valley

The [City of Aspen](#) and the Roaring Fork Valley (RFV) provide complementary lodging, dining, and shopping opportunities to the Town of Snowmass Village. Snowmass Village's sense of community extends into Aspen and RFV with schools, recreational facilities, cultural amenities, and sources of employment. Many Snowmass Village residents enjoy the small-town feel of Snowmass Village while having the option to also enjoy Aspen and RFV amenities.

Community facilities are divided into three categories in relationship to Aspen and the RFV:

- ✦ Unnecessary Duplication. There may be no need to duplicate Aspen facilities in Snowmass Village. For example, the [Aspen Valley Hospital](#) and the [Aspen](#) and [Roaring Fork](#) School Districts service Snowmass Village.
- ✦ Required Duplication. Some facilities continue to be necessary in Snowmass Village regardless of whether Aspen has similar facilities, such as childcare facilities, post office, grocery store, gas station, recreation center, library, church, etc.
- ✦ Optional Duplication. Aspen has some facilities that Snowmass Village may want to duplicate. For example, Aspen emphasizes its summer performing arts facilities. Snowmass Village may want to develop its own performing arts facilities, which could have year-round use.

5.2 EXISTING CONDITIONS AND GUIDING PRINCIPLES

The [Town of Snowmass Village](#) provides trash collection, road maintenance, police protection, public transportation, affordable housing, and administrative services to the community. Other agencies provide fire and emergency medical services, water and sewer services, electricity, telephone, cable, and natural gas.

Community Amenities

The community values areas where there can be repeated spontaneous encounters with neighbors. The ability to do this not only creates a sense of community and a safe, small-town feel but also it creates vitality and energy. Nonretail amenities are vital in generating added drawing power and a more well-rounded year-round Snowmass Village



FIGURE 24:
Snowmass Village's Town Hall.



FIGURE 25:
Snowmass Village's Recreation Center.

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community. For the Town's three commercial nodes to be truly complementary, the inclusion of desirable nonretail amenities should be planned.

Snowmass Ski Area. The [Snowmass Ski Area](#) is currently operated by the Aspen Skiing Company and includes 3,100 acres of terrain. In addition to skiing, snowboarding, and other traditional winter sports, the ski area offers year-round recreational opportunities. The Snowmass Ski Area is a significant economic engine in the community, providing jobs, generating revenue, and contributing to the viability of other businesses linked to the ski resort and tourism.

Snowmass Village Golf Course. Award-winning architect Jim Engh designed the [Snowmass Club Golf Course](#). He took cues from the ranching families that had inhabited these valleys for a century, and the result is an 18-hole course with majestic views, challenging landscapes, and sensitivity to the land and the sky above it. With five sets of tees, novices and pros alike are guaranteed an adventure.

Parks, Trails, and Open Space. Parks and trails are significant community assets. They provide passive and active recreation opportunities for residents and visitors. Snowmass Village has an extensive trail system with 5.9 miles of paved trails and 46.5 miles of unpaved trails, including 15 miles of groomed Nordic trails. Open space areas secure wildlife habitat and preserve visual character. Including the Snowmass Ski Area, more than 8,700 acres are dedicated to public open space/conservation and recreation with close proximity to wilderness areas and U.S. National Forest land.

Town Park. The Snowmass Village Town Park offers year-round recreational opportunities and consists of the recreation center and indoor gym, tennis courts, soccer field, softball field, playgrounds, skate park, sand volleyball courts, basketball court, active wetlands area, and rodeo events arena.

Community Services

Community services play an important role in determining carrying capacity, and development should not cause a significant decrease in the level of service provided. These services and capacities should be evaluated periodically to establish carrying capacity and then addressed at the time of land use or development application submittal. To expand and best leverage services with surrounding districts and government entities, the Town should work with local and regional districts and utility providers.

Current List of District Service Providers (for a more detailed description of services provided, see [Chapter 5 Appendix](#)).

- * Snowmass Water and Sanitation District
- * Snowmass-Wildcat Fire Protection District
- * Aspen School District
- * Aspen Valley Hospital District
- * Colorado River Conservation District
- * Colorado Mountain College
- * Telecommunication and Transmission Services

Community Facilities

Community facilities are also crucial in regard to carrying capacity. New development should not result in a strain to our facilities.

Current List of Facilities in the Town of Snowmass Village (for mapping and a more detailed description of all facilities and the services provided, see Chapter 5 Appendix).

- * The Little Red Schoolhouse
- * The Snowmass Village Recreation Center and Gym
- * Town Hall with satellite library
- * Base Village Conference Center
- * Silvertree Conference Center

- * Viceroy Conference Center
- * Public plazas and event areas
- * The Snowmass Chapel and Community Center
- * Anderson Ranch

5.3 POLICIES

The Town of Snowmass Village shall:

- * Provide for a variety of parks, trails, and recreational facilities that meet resident and visitor needs and that enhance the community's quality of life. Coordinate with Pitkin County OST, USFS and other appropriate entities to ensure that trail connectivity between TOSV and surrounding communities and public lands are maintained and managed to provide a seamless, coordinated trail system.
- * Provide public services in an efficient, responsible and financially viable manner.
- * Create incentives for the provision (and/or) development of essential community services and facilities such as professional community-based service office space and public space.
- * Ensure that land use decisions maintain and enhance the Town's ability to provide services, facilities, and amenities for the resort community. New development shall assist in providing these in a fair and equitable manner and adequately compensate for its impact on public services and infrastructure.
- * Provide incentives for providing communitywide cellular coverage, wireless service, or other technologies.
- * Evaluate future growth to the Town's carrying capacities in relation to facilities, services, and amenities.
- * Examine every development proposal for opportunities to create, enhance, and/or maintain the Town's facilities, parks, and trails infrastructure.

6

ENVIRONMENTAL RESOURCES

STRATEGIC OBJECTIVES

The natural environment is a primary asset to the community and positively influences the continued success of the resort. The environmental resources of the Town of Snowmass Village have played a significant role in attracting people to the area as well as in stimulating and regulating the Town's growth and development. The community supports the conservation and preservation of unique lands, wildlife habitat, stream corridors, sensitive hillsides, important view corridors, and other significant natural features. The Town promotes long-term stewardship of clean water and air, energy efficiency, and ongoing opportunities for residents and visitors to explore, learn, and enjoy the natural beauty of the area.

6.1 BACKGROUND

Recognizing that the quality of our environmental resources are directly tied to the health of our citizens, our resort competitiveness, and our economy, the community initiated a number of efforts aimed at improving environmental sustainability during 2008.

The concept of environmental sustainability speaks to the preservation of an ecological system in its naturally occurring state, that it may continue providing life-supporting resources such as food, water and oxygen over a very long period of time. Ecological sustainability is integrally linked to our resort economy by virtue of global warming's predicted impact on winter recreational activities. Preserving the quality of our natural environment and taking action to minimize local contributions toward global climate change is expected to positively affect our resort competitiveness and long-term economic stability.

Land development and its associated energy consumption can negatively affect the natural environment by consuming resources faster than they are able to be regenerated. Consideration of impacts to ecological sustainability can be applied to several aspects of development review. By considering the characteristics of a site in its natural condition (soils, drainage ways, slope, solar access, etc.) and those of a proposed development's impacts to the surrounding environment (view sheds, air quality, wildlife, etc.), environmental quality can be preserved.

Protection of wildlife has long been a value in the Town of Snowmass Village, although much of the development and recreational activities we enjoy today have been created in direct conflict with that statement. Wildlife migration corridors have been pinched to a fraction of what they once were, and reproduction areas and other important habitat areas have been affected tremendously. Development should be located and designed to minimize its impact to wildlife and wildlife habitat. Wetland and riparian communities are especially significant in this regard because they have the highest density and diversity of wildlife species.

Scenic views and air quality are also highly important. Air quality is an environmental resource that has been periodically and narrowly measured (primarily during periods of heavy development activity) through PM-10 monitoring, designed to measure particulate matter important to public health and safety. Air Quality Monitoring Plans, requiring the most appropriate and up-to-date technologies available at a given time, are required on a project-by-project basis in order to ensure that the quality of our air is protected. Quality public views contribute greatly to the uniqueness and attractiveness of this valley and significantly contribute to the desirability



FIGURE 26:
Bridge over East Brush Creek.



FIGURE 27:
Views of mountain resort lift.

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of our resort and the value of local real estate. Although the quality of public views has no direct impact on environmental carrying capacity, it is highly valued from a quality-of-life perspective.

Water

Water service within Snowmass Village is provided by the Snowmass Water & Sanitation District (SWSD). SWSD currently serves approximately 5,000 equivalent residential units (EQRs) in the Snowmass Village area. Upon completion of projected development or redevelopment of portions of Snowmass Village, including Base Village, Sinclair Meadows, the Entryway, Snowmass Center, and West Village, approximately 1,100 EQRs will be added to the District's water system, bringing total water service levels to approximately 6,100 EQRs.

SWSD recently conducted a review of its water service capabilities. While water and wastewater treatment capabilities appear adequate to serve existing and foreseeable future development, raw water availability and storage capacity significantly constrain future development potential. According to SWSD's recent water supply analysis, after reconstruction and enlargement of Ziegler Reservoir are complete, SWSD will be able to reliably serve approximately 6,200 EQRs. The most significant constraint insofar as future water service potential at this time is the limited legal and physical availability of raw water of satisfactory quality for treatment at peak demand times. .

6.2 EXISTING ENVIRONMENTAL CONDITIONS

Detailed descriptions, maps and discussions on the following environmental resources are included in the [Chapter 6 Appendix](#):

- * Elevation
- * Slope
- * Aspect
- * Geology / Soils
- * Vegetation
- * Hydrology
- * Rain / Snowfall
- * Wildlife
- * Water
- * Open space
- * Environmental sensitivity

6.3 POLICIES

The Town of Snowmass Village shall:

- * Promote renewable energy generation, conservation of natural resources, and energy efficiency.
- * Employ smart-growth strategies and land use policies that limit development to the minimum amount deemed necessary for the community to achieve economic sustainability.
- * Provide essential community-oriented goods, services, and housing with an aim to reducing the environmen-

tal impacts associated with our dependency on other communities.

- * Promote community stewardship for the Town's natural resources and for those of the Brush Creek, Snowmass Creek, and Owl Creek Valleys by supporting land use policies and regulatory processes that acknowledge an understanding of our environmental carrying capacity.
- * Ensure that development review processes include consideration of the community's environmental values and an understanding of potential impacts to environmental resources.
- * Identify and protect significant public views and view corridors and enhance the visual quality of open space, national forest, wilderness, and agricultural lands of the



FIGURE 28:
Views from Brush Creek entry into Snowmass Village.



FIGURE 29:
Mountain vistas.

Town, Brush Creek, Snowmass Creek, and Owl Creek Valleys.

- * Protect riparian habitat and ensure that riparian vegetation and streambeds are maintained in a naturally functioning state.
- * Discourage development in critical wildlife habitat areas, including but not limited to elk calving and severe winter range and migration corridors mapped by the Colorado Department of Wildlife (CDOW), in order to maintain ecosystem integrity and preserve the existence and diversity of species within the Town.
- * 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.
- * Update, adopt, and/or reference the following reports, as such reports may be deemed pertinent to the specific project under development review:
 1. Snowmass Village Elk Monitoring Study (2005)
 2. Greenway Master Plan (2000).
 3. Two Creeks and the Pines Wildlife Enhancement and Management Plan (1994)
 4. Snowmass Ski Area Wildlife Enhancement and Management Plan (1994)
 5. Snowmass Ski Area 1994 FEIS Mitigation and Monitoring Plan
 6. Snowmass Wildlife Committee Report (1991)

7. Pitkin County Wildlife Task Force and Report (1989)

- * Evaluate all proposed development and redevelopment against the Town of Snowmass Village Environmental Sensitivity Map.
- * Require a site-specific review for any proposed development that appears to penetrate any part of designated sensitive lands.
- * Discourage construction on slopes greater than 30 percent grade.
- * Encourage new development to restore degraded reaches of the Brush Creek Watershed located within Town and adjacent to and/or within their projects.
- * Encourage new development to help fund bridges and culverts necessary to preserve the Town's waterways located adjacent to and/or within their projects.
- * Prohibit any new development that is determined to cause an exceedence of the Snowmass Water and Sanitation District's stated maximum treatment capacity (currently defined as 6,200 EQRs).
- * Inventory open lands and document their legal restrictions.



FIGURE 31:
Resident elk.



FIGURE 30:
Beautiful sunset.

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7

BUILT ENVIRONMENT

STRATEGIC OBJECTIVES

The Town of Snowmass Village values the open, natural, and rural character of the Brush Creek and Owl Creek Valleys. The Town seeks to preserve the beauty of the landscape by ensuring that the image, scale, and development patterns of the Town are harmonious with its natural setting. The Town values the separation afforded by the undeveloped open space along Highline, Brush Creek, and Owl Creek Roads, and wants to preserve the sequence of open views that unfold along Brush Creek Road. The Town is committed to creating a vital, distinctive Town Core with a Rocky Mountain flavor and a defined center of activity (sense of place) that reflects the appropriateness of its intended setting.

7.1 BACKGROUND

The built environment incorporates key concepts from other sections of the Comprehensive Plan, particularly those related to land use and built form, and describes in an inclusive way how land should be developed—or not developed—and preserved and what actions must be taken to achieve the community's [Aspiration Statement](#).

The built environment interrelates with all of the elements of this plan, from how something is built (energy efficiency, character, and footprint) to what is built (housing, infrastructure, amenities, and businesses) to the impacts of what is built (traffic, parking demand, and services). The Town understands these interrelations and realizes that criteria and guidance applied at the time of development application review truly shape the community and can be used to reach several of our goals.

A major expansion is under way at the Base Village. It consists of a mixed-use (commercial and residential) resort development. It will significantly increase the mass and scale of the Base Area as well as increase the commercial and residential offerings of Snowmass Village. Its architectural style will also change the character of Snowmass Village. As of the adoption of this Comprehensive Plan, the full impact of the development has not been experienced.

Influence Areas

There are [three influence areas](#) adjacent to the Town: Lower Brush Creek Valley, Owl Creek Valley, and Divide.

Lower Brush Creek Valley Influence Area. The Lower Brush Creek Valley is located along Brush Creek Road between Highway 82 and the rodeo grounds. It is the main entrance into Snowmass Village and is a critically important scenic resource to the Town. Lower Brush Creek provides the first significant view of the Village's ranching heritage. Approaching the Town, ranchlands and stables introduce the Town's heritage. The open character of undeveloped lands emphasizes Snowmass Village as a separate community, distinct from other communities in the Roaring Fork Valley. The Lower Brush Creek Valley is a picturesque, high-quality visual and wildlife resource. Existing development is low residential density and does not add significantly to the traffic on Lower Brush Creek Road. Preserving the area's open character is a priority in the Lower Brush Creek Valley. The Highway 82 Intercept Lot is under Pitkin County jurisdiction and managed by the City of Aspen. It provides a strategic parking and transit site for both Aspen and Snowmass Village. This site may provide the opportunity to increase remote parking in a location that is already a major transit and intermodal transfer stop.

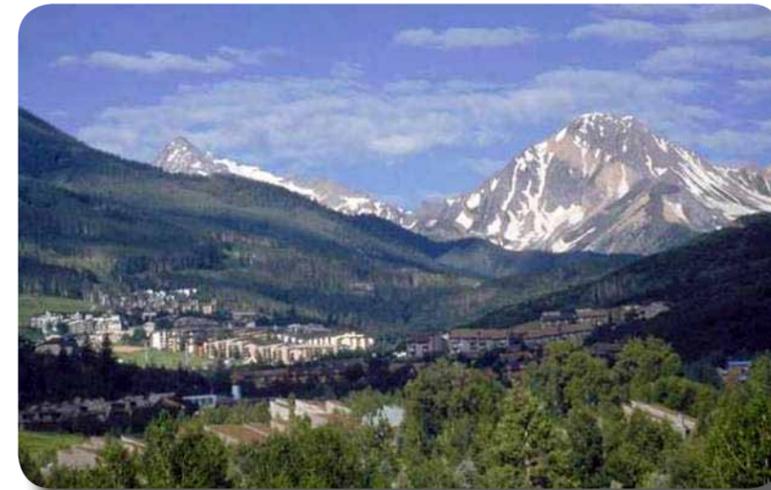


FIGURE 32:
Town of Snowmass Village.



FIGURE 33:
Lower Brush Creek Valley Influence Area.

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The key objectives for the Lower Brush Creek Valley Influence Area are:

- * A natural entry approach including a gateway sign at the Brush Creek Road/Highway 82 intersection
- * Preservation of open space that typifies rural character of the natural and agrarian landscape of the Lower Brush Creek Valley
- * Limit future development to no higher use than allowed by the Estate Residential land use category as provided in the Town's Land Use and Development Code

Owl Creek Valley Influence Area. Owl Creek Road serves as an alternative access to Snowmass Village. The Owl Creek Valley's rural character provides an important separation between Snowmass Village and Aspen. It also supplements the Lower Brush Creek's goal of emphasizing Snowmass Village as a distinct and separate community. Maintaining the Nordic skiing easements is an important goal in the winter.

Divide Influence Area. The Divide Influence Area lies at the far west end of Snowmass Village, in the vicinity of the upper Brush Creek drainage area. It is accessed on Town roads.

7.2 COMPREHENSIVELY PLANNED AREAS

There are seven Comprehensively Planned Areas (CPAs) in the Town of Snowmass Village, and specific land uses and objectives are designated for each of those areas. The main purposes of CPAs are to discourage piecemeal consideration of individual parcels and projects and give Town officials the ability to require applicants to plan comprehensively. The Comprehensively Planned Areas are created to make sure that any development proposed for these areas is consistent with the goals, objectives, uses, and circulation patterns in the Comprehensive Plan. A Comprehensively Planned Area does not imply rezoning nor does it preclude rezoning. Site-specific studies were

conducted of the potential land uses, relationships with surrounding land uses, and circulation patterns in these areas. Maps of each of the CPAs are included at the end of [Appendix 7](#). Please note that the Future Land Use and Zoning maps displayed in the Comprehensive Plan are not the official town Land Use Map and Zoning Map. Please contact the Town of Snowmass Village Planning Department to view the official Land Use Map and Zoning Map.

Underlying land uses can be expanded within the CPA boundary if a determination is made that a specific community benefit will result. CPAs include:

In the lower valley:

- * Rodeo Grounds/Entryway CPA
- * Faraway Ranch South CPA
- * Faraway Ranch North CPA

In the Town Core:

- * Faraway Ranch North CPA (including the Snowmass Center)
- * West Village-Mixed Use CPA
- * Base Village CPA
- * Multifamily Residential CPA

Lower Valley

Rodeo Grounds/Entryway. The [rodeo area](#) is the gateway to the Town of Snowmass Village and is located at the intersection of Brush Creek Road and Highline Road. The rustic, western appearance of the rodeo grounds and surrounding open land is a significant element of the community's rural character. This area currently is a primary summer recreational activity area and includes the community park, skateboard park, basketball facilities, rodeo grounds, golf course, and softball field. The Town welcome information booths and the major vehicle intercept parking facility are located in the vicinity of the Brush Creek/Highline intersection. Northwest of the Town

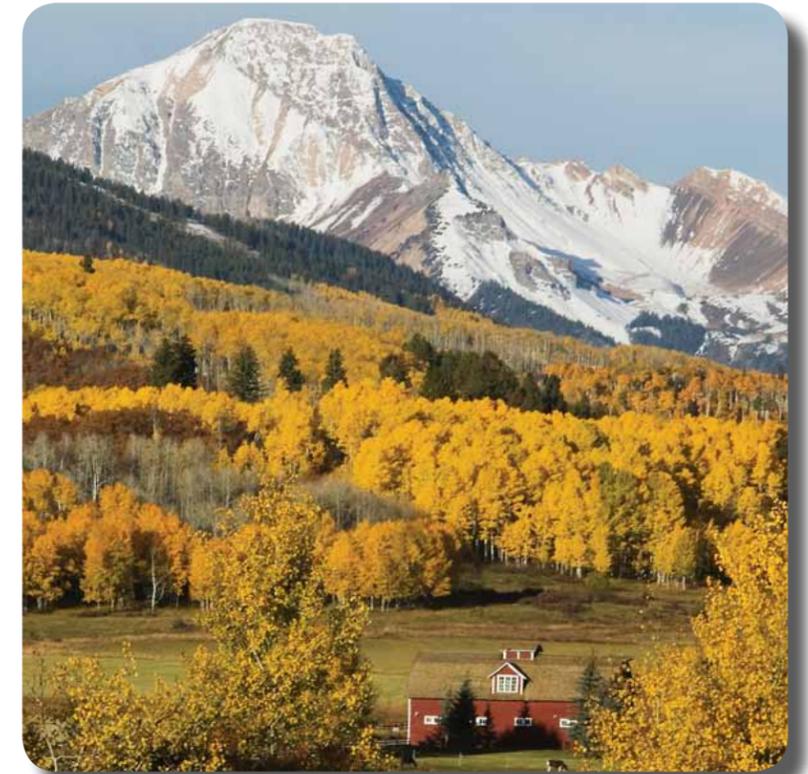


FIGURE 34:
Owl Creek Valley Influence Area.



FIGURE 35:
Rodeo Grounds/Entryway.

Park there is a Public Facilities Use site.

Faraway Ranch South (Parcel K and N). [Faraway Ranch South](#) straddles Faraway Road south of and immediately adjacent to Brush Creek Road. This property has employee housing and a condominium project (the Timbers at Snowmass) with ski-in/ski-out access to the Snowmass Ski Area. Though development of this CPA has been completed, the key objectives for the area should be preserved in the future.

Faraway Ranch North (Parcels 1A, A, B, C, D, F, G, H, H-1, I). [Faraway Ranch North](#) includes the areas north of the Snowmass Center and a number of parcels north of the Woodbridge Condominiums. (Note: The Snowmass Center itself is located in the Snowmass Center CPA below). This area has spectacular views of the ski area and Mount Daly.

The preferred plan for this area recommends that low-density, multifamily development should be considered in the base of the draws as part of a Comprehensive Plan in order to take advantage of the area's proximity to public transportation, the ski area, and shopping.

The Town Core

The [Town Core](#) is a trinodal area that includes the West Village Mixed Use CPA (including the Mall commercial area and surrounding residential properties), Base Village CPA, and the Snowmass Center (a portion of Faraway Ranch North CPA). Prior to the development of the Base Village, the West Village commercial area was historically the primary resort-commercial area in the Town—with an intimate, small village character. Base Village is a larger-scale center, with a tourism focus and an intensely developed mixed-use area, intended to add vitality to the Town Core throughout the year. The Snowmass Center, including grocery store, gas station, post office, Town Hall, and office functions, serves many of the local, functional needs of the community. The mix of uses in the new Base Village has added a new dynamic to the Town Core, creating three nodes with different characters and roles. (Chapter

4 and the 2008 Strategic Marketing Plan outline broad directions for the amount and type of development and redevelopment to be targeted for each node).

Integrating the three commercial nodes and retaining their distinctive character and roles can strengthen Snowmass Village's sense of place as well as add many positive features to the Town Core. Effectively connecting Base Village, the Snowmass Center, and West Village will create a functional Town Core serving the community and its visitors.

The preferred plan for the Town Core represents a cohesive map for linking the three sites together. Important to the effective integration of these three nodes is the circulation and access to, through, and from the area for mass transit, private vehicles, pedestrians, and skiers.

Snowmass Center CPA. The Snowmass Center includes offices, grocery store, post office, gas station, restaurants, and other community-oriented commercial uses. This area has spectacular views of the ski area and Mount Daly. The preferred plan for the Snowmass Center CPA recommends that any redevelopment of the site shall primarily include mixed-use community-serving commercial uses, parking, and strong transit connections to the other two resort commercial nodes. "Community-serving commercial" includes uses such as the post office, grocery store, pharmacy, automotive gas/service station and general store, professional medical facilities, locksmith, laundry, restaurants, banks, and local apparel shops. On a secondary basis, residential uses may also be considered to the extent they support community-serving commercial uses.

West Village–Mixed Use CPA. West Village includes the West Village commercial area (the Mall) as well as the surrounding residential and other properties located between Fanny Hill and the numbered parking lots, between Fall and Campground Lanes. The West Village includes a high concentration of short-term accommodations, commercial retail businesses, and restaurant uses.



FIGURE 36:
Rodeo Grounds Plan.



FIGURE 37:
Snowmass Center.



FIGURE 38:
West Village Commercial Area (the Mall).

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In the West Village, revitalization and redevelopment are encouraged as long as the intimate character of the place is preserved and transportation and other carrying capacity limits are not exceeded.

The design of the West Village should distinguish it as a unique commercial center. [Guidelines](#) to allow design review will be an important component of achieving this character and assuring it is complementary to the overall Town Core reflecting our mountain setting. (For general design objectives, see Preserving Community Character and Sense of Place in [Chapter 7 Appendix.](#))

Base Village CPA. Upon buildout, the [Base Village](#) will complement and be in balance with the existing Mall as part of the binodal resort commercial plan. A transit facility and courtyard are also located in the development. The transit facility was sized assuming that the primary transit facility would remain at the West Village.

Multifamily-Residential CPA. Multifamily-Residential CPA includes the older (25 years and older) multifamily residential properties held in condominium ownership that are located within the Town.

The preferred plan for the Multifamily-Residential CPA area encourages and facilitates the revitalization and reinvestment of multifamily properties that are aging enough to require capital reserve expenditures.

Please note that the Future Land Use and Zoning maps displayed in the Comprehensive Plan are not the official town Land Use Map and Zoning Map. Please contact the Town of Snowmass Village Planning Department to view the official Land Use Map and Zoning Map.

7.3 EXISTING CONDITIONS AND GUIDING PRINCIPLES

Commercial Nodes

The Town of Snowmass Village will have three interconnected commercial nodes (two resort-oriented commercial nodes and one community oriented commercial node) that jointly have a small mountain town feel characterized by:

- * Public gathering places that allow personal interaction and people-watching
- * Sunlight to public areas
- * Easy pedestrian or mechanical connections between nodes
- * Building placement that preserves long views from key public areas

Comprehensively Planned Areas

The key objectives for the Rodeo Grounds/Entryway include:

- * Enhancement of the rodeo grounds and arena area
- * Preservation of the open pastures/open setting
- * Increased recreational use including playing fields, pedestrian and bike trails, and a recreation center
- * Expansion of public parking
- * Enhancement of the pond, Brush Creek, and adjacent wetlands
- * Affordable housing

The key objectives for the Faraway Ranch South include:

- * Employee housing
- * Low-density, high-occupancy, multifamily residential housing
- * Enhancement of skier and pedestrian trails
- * Faraway Road/Brush Creek Road intersection improvements



FIGURE 39:
Base Village.

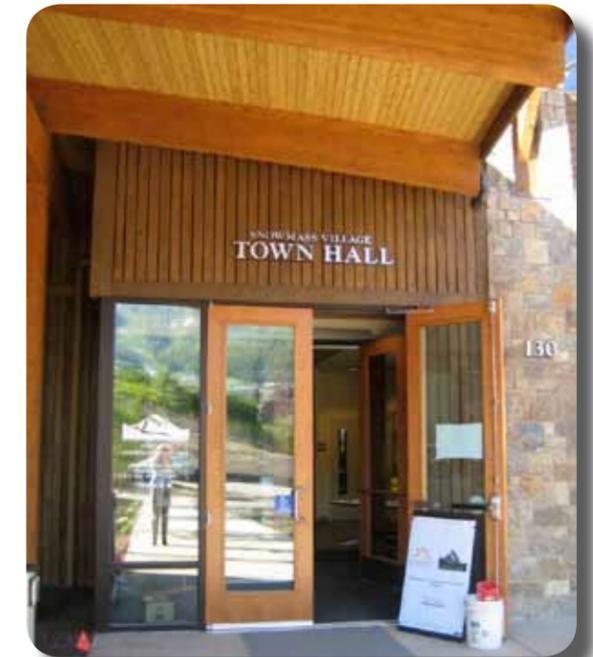


FIGURE 40:
Town Hall in Snowmass Center node.



FIGURE 41:
Pedestrian bridges help connect nodes.

- ✧ Connections to the Town Core, specifically the Snowmass Center and the Base Village area

The key objectives for the Faraway Ranch North (outside of the Snowmass Center) include:

- ✧ Employee housing
- ✧ Preservation of open space in the draws behind the Snowmass Center
- ✧ Clustered residential areas at the base of the draws
- ✧ Preservation of trails and other recreation areas and habitat

The three key objectives for the Town Core include:

- ✧ Effectively integrating the two resort commercial nodes and community commercial node (Base Village, West Village, and Snowmass Center) through improved transit and pedestrian connectivity and mobility
- ✧ Maintaining the individual, yet complementary and mutually enhancing character and roles of the two resort commercial nodes and community commercial node to provide diversity of amenities and services for guests and residents
- ✧ Providing “just enough” critical mass at a pace that doesn’t exceed the absorption rate of the community with regard to construction impacts and possible interruption of construction by outside circumstances

Key objectives for the Snowmass Center CPA include:

- ✧ Improved mass transportation/pedestrian connectivity and mobility to Base Village and the Mall as well as surrounding properties
- ✧ Continued community-serving commercial, and office public uses (post office, grocery, Town Hall) and residential uses to the extent they support community-serving commercial uses
- ✧ Employee housing
- ✧ Maintaining local owned/locally serving businesses in the Snowmass Center
- ✧ Redevelopment of the Snowmass Center buildings

- ✧ Creating informal gathering places for community
- ✧ Future commercial development that strives to retain existing business owners in the Center and to minimize, to the extent possible, the impact to these businesses during construction

Key objectives for West Village–Mixed Use CPA include:

- ✧ Maintain in the commercial areas an intimate small village character
- ✧ Provide a diversity of commercial (retail/restaurant) experiences (and prices) that complement (not compete) with the other nodes
- ✧ Integrate with Base Village and the Snowmass Center via seamless pedestrian and transit connections
- ✧ Improve transit
- ✧ Improve the entry or sense of arrival to Base Village and West Village.
- ✧ Use existing surface parking more efficiently and consider reconfiguration and increase in capacity through parking structures; respect the parking standards stated in the Transportation Chapter (Chapter 9) of this Comprehensive Plan.
- ✧ Promote Town greenway and riparian enhancement goals through completion of Benedict Park and trail system, and further enhance the Brush Creek corridor
- ✧ Expand the Town’s Artwalk
- ✧ Create public spaces and amenities that expand the winter and summer seasons, such as:
 - ★ Plazas
 - ★ Ice rink
 - ★ Movie theater
 - ★ Water features
 - ★ Performance space
 - ★ Public spaces for festivals
- ✧ Give special attention to features attractive to children and adolescents that will augment Snowmass Village’s appeal as a family-friendly destination
- ✧ Ensure that conference/convention capabilities and

functions continue to exist in West Village, by:

- ★ Providing an appropriately sized conference center accessible to the entire community
- ★ Providing a “conference hotel” defined as follows:
 - A building or group of adjacent buildings or portion thereof within the West Village operated under a single brand name that (1) contains rooms, areas, or separate spaces intended for temporary occupancy by guests typically by the day or week (though it may be for longer periods), each of which contains sanitation facilities and may contain a small kitchen area, and (2) generally offers one or more enhanced levels of service, such as: (a) a level of staffing, amenities, service, or facilities above that customarily found in multifamily dwellings; (b) 24-hour front lobby check-in with in-house maid, concierge, room and maintenance services; and (c) standardized fixtures and furnishings with central telephone, Internet, cable television, heating, air conditioning, and hot water systems for all units
- ★ Ensuring the ability of these two facilities to function together in a complementary fashion
- ✧ Ensure that there is not a net loss of hotel-like or high-occupancy turnover rooms (H.O.T. Beds) in West Village
- ✧ Support buildings, spaces, and activities that will expand both the summer and winter seasons
- ✧ Maintain a strong mix of uses: commercial, office, food and beverage, retail, entertainment, residential, and public
- ✧ Recognize that residential uses can include a variety of unit types but that they should focus on maintaining high-occupancy uses
- ✧ Incentivize and encourage locally owned, nonchain types of businesses that preserve unique shopping experiences
- ✧ Ensure convenient mountain access
- ✧ Recognize and encourage timeless architecture that is compatible with and preserves the character of the Town as a unique mountain community that is influ-

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enced by, responds to, and does not overwhelm the natural features and mountain setting surrounding the property; organize service and delivery to minimize conflicts with transit and pedestrians in order to function effectively

- ✳ Encourage revitalization and reinvestment in existing properties

Key objectives for the Base Village CPA include:

- ✳ Tourism oriented commercial uses
- ✳ Resort-oriented uses
- ✳ Resort administration
- ✳ Adequate parking for short-term, commercial, and residential areas
- ✳ Adequate transit facilities
- ✳ Restaurants, bars, and cafes
- ✳ Overnight accommodations
- ✳ Affordable housing
- ✳ Enhanced connectivity to other commercial nodes

Key objectives for the Multifamily-Residential CPA include:

- ✳ Encourage revitalization and reinvestment in properties including general upkeep and maintenance, remodels, and minor redevelopment-oriented commercial uses
- ✳ Incentivize revitalization and reinvestment in properties including general upkeep and maintenance, remodels, and minor redevelopment
- ✳ Facilitate the improvement and/or addition of amenities including meeting spaces, fitness and/or spa facilities, lobbies, outdoor gathering spaces, pools and/or hot tubs, landscaped areas, and fire pits and/or barbecues
- ✳ Facilitate the improvement and/or addition of building improvements, including exterior cladding, window and/or door upgrades, roof replacement, entry and arrival features, decks and/or porches
- ✳ Provide the ability to offset revitalization and reinvestment costs by considering increases in floor area

7.4 THE FUTURE LAND USE PLAN

The community continues to deal with the need to balance the aspects of resort and community, transportation and housing, and creating a sense of place. The strengthening and completion of a vital and vibrant Town Core is still an issue for the community. At the same time, we need to ensure that we live within the Town's carrying capacity. It is important not to exceed resources or strain the abilities to serve the community adequately and in a responsible manner. We wish to be sensitive to the natural environment and not force negative impacts. An important question for our future is the level of development that is "just big enough" to keep the economy stable but not exceed the community's carrying capacity. For the remaining areas subject to development, our intention is to find an appropriate balance between the impact of growth and quality of life and community character; to protect the integrity and character of the community while accommodating some level of growth within our carrying capacity. The Future Land Use Plan was created with our community thresholds in mind, and expresses our expectations for new development and redevelopment

Several factors were identified during the Comprehensive Plan process and analyzed to determine their limitation to growth. These factors include:

- Transportation
- Education/Child Care
- Environment
- Housing
- Water
- Sewer
- Public Safety
- Emergency Services
- Public Health
- Utilities and Infrastructure

The key limitations to growth for Snowmass Village are:

- ✳ Roads (discussed in [Chapter 8](#))—a net increase in vehicular traffic cannot be accommodated without a decline in the level of service
- ✳ Water—especially raw water availability and storage (discussed in [Chapter 6](#))

- ✳ Affordable Housing for the employee base (discussed in [Chapter 9](#))
- ✳ "Just big enough" philosophy (discussed in [Chapter 4](#))

Development within the Town has caused us to quickly approach the thresholds for these elements. Physical limitations and policy parameters influence how quickly we reach the threshold for each. The community acknowledges that we need to understand the limits for growth as the remaining areas subject to change are developed or redeveloped. When reviewing any future development or land use proposal, our elected and appointed officials must consider the limitations to growth before a decision is made.

Lower Brush Creek Valley is to remain in its natural, open condition. Only a minimal amount of residential development may occur. Alternatives should be explored to expand public parking. In addition, a master plan should be completed for the rodeo site to complete the planning for the entryway. Preserve the Brush Creek Corridor's open pasture and ranching land uses. Horse stables and the newly renovated rodeo arena enhance the ranching heritage of the Town. Maintain the primary intercept parking lot at the rodeo/entryway. Encourage visitors to use public transit in the Village. The Town Core should create a sense of place by developing a concentration of recreation, shopping, dining, entertainment, living, and working opportunities. Development of the Town Core should include an easy and effective way for people to move to, from, and within the area. The Plan will be updated continually by the Planning Commission and Town Council and implemented over a 20-year time period.

7.5 ANNEXATION POLICY

Existing and future land use in the Influence Areas could have significant impacts on Snowmass Village. Governing jurisdictions should evaluate land use decisions and mitigate their impacts in a way that is consistent with this plan. The goal is to establish a cooperative process for review of future land uses in the Influence Areas.

Portions of the Influence Areas may be considered for annexation. In the Divide Influence Area, there are pocket parcels that could be considered for annexation; however, the land lying west of the ridgeline (as determined by the Town) between the Snowmass Creek drainage and the Brush Creek drainage shall not be considered for annexation. Should it be determined that public benefit could result from annexation, annexation may be considered. Consideration for annexation in these areas should require a determination of public benefit for Snowmass Village. Annexation outside of the influence boundaries should not be considered. Annexation limits should be consistent with property boundaries whenever possible.

7.6 TELECOMMUNICATION AND TRANSMISSION DEVICES

As technology advances, there will be greater demand for locating new telecommunication reception devices. These devices must be carefully sited to provide as broad a service as possible while mitigating visual impacts and impacts to environmentally sensitive areas.

7.7 POLICIES

The Town of Snowmass Village shall:

- * Maintain the Town of Snowmass Village's distinct community identity by preserving existing open space areas between the Town and other communities.
- * Encourage and promote the free public transportation between Aspen and Snowmass Village.
- * Maintain the open character of the lower Brush Creek Valley as the entryway to Snowmass Village. Focus development away from this critically important visual and natural resource corridor.
- * Minimize the negative environmental and visual impacts of development and preserve open space for scenic, recreational, and wildlife uses.
- * Limit annexation to areas where public benefit can be shown. Consideration of any potential annexation should be limited to the west by the ridgeline into the Snowmass

Creek drainage and otherwise by designated Influence Areas.

- * Comprehensively address cumulative impacts and community objectives when making specific land use decisions, for example:
 - * Increase the capture of day guests, yet make sure that new development doesn't diminish roadway levels of service
 - * Incorporate on-site local workforce housing
 - * Provide remote parking and/or contribute to the transit system on both a local and regional basis. Make decisions that best serve the resort and the community over the long term
- * During development or land use review, fully understand the limitations to growth for our community (our carrying capacity) and how the proposal impacts these limitations.
- * Complement and integrate new development into the existing character of Snowmass Village, reflecting a compact, pedestrian/village-scale environment based on a high-quality alpine resort experience.
- * Create a compact, clearly defined and well-connected Town Core with services and housing in proximity to each other. Density and growth should be concentrated in the Town Core area and land uses should support a place where visitors and locals can interact.
- * Preserve the community character of Snowmass Village through intelligent land use; sensitive design; compatible mass, scale, and density; and full evaluation and mitigation of impacts caused by new development.
- * Encourage new development and/or redevelopment that serve visitor's recreation, dining, shopping, entertainment, and basic service needs.
- * Ensure that new development includes appropriate employee housing on site or in Town.
- * Encourage more amenities that enhance business, minimize vehicle trips, and generate local sales tax revenues.
- * Encourage Transit-Oriented Development (TOD) ideas within the Town Core and regionally to provide housing in close proximity to jobs.
- * Closely examine commercial development in areas outside

of the Town Core, ensuring that such development is consistent with overall Town goals and that there is a significant public benefit.

- * Provide critical mass at a pace that doesn't exceed the absorption rate of the community with regard to construction impacts and possible interruption of construction by outside circumstances.
- * The Town shall not eliminate critical elements of the Town infrastructure and necessary community facilities should not be eliminated until a suitable replacement is constructed.
- * Consider long-range goals and community needs as a whole when making specific land use decisions. Make decisions that best serve the resort and the community over the long term.
- * Require that development projects within the Comprehensively Planned Areas be designed consistently with the preferred character in the plan.



FIGURE 42:

Base Village construction viewed from the west.



FIGURE 43: Ranching heritage in Brush Creek Valley.

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8

TRANSPORTATION

STRATEGIC OBJECTIVES

The Town of Snowmass Village supports continued improvements to an integrated mobility system that minimizes vehicle traffic, increases pedestrian options, and links land use and urban form with sustainable transportation. The goal is a transportation system that serves residents, guests, employees, and visitors quickly and effectively with minimum impacts on the quality of life.

The Town of Snowmass Village shall be served by convenient, effective, and attractive transit service between local commercial and multifamily residential nodes and work with the [Roaring Fork Transportation Authority](#) (RFTA) to improve transit services throughout the greater Roaring Fork Valley. A major objective for the community will be to minimize increases in single-occupant vehicle (SOV) use and to increase the use of transit, pedestrian, and other non-SOV modes of travel in the town. Sustainable land use, urban design, and employee housing strategies that create vibrant, mixed-use nodes that encourage walking and transit use are design elements for achieving these goals.



FIGURE 44:
Local transit opportunity.

8.1 BACKGROUND

Traffic is the significant carrying capacity limit to the town's growth and continued success. Recognizing that approved development will push traffic up to or beyond maximum desirable levels, future developers must address traffic in their land use decisions to not increase current levels. These are transportation issues we face today and into the near future:

- * Local [roadways](#) will exceed previously established level of service (LOS) thresholds during peak periods while congestion exists on Highway 82 for even longer periods
- * The current local and regional transit systems are approaching peak period capacity
- * Remote parking lots are at or exceed capacity during peak days of peak season
- * More designated pedestrian commuting means and walkways are needed (topography and other constraints aside) along with grade-separated crossings when feasible

8.2 EXISTING CONDITIONS AND GUIDING PRINCIPLES

(Note: A 12-page document addresses these areas in greater depth with accompanying charts, graphs, statistics, maps, and research findings. It can be found in the [Chapter 8 Appendix](#). The following is a synopsis of the Existing Conditions and Areas of Significance information.)

Measurement of "Person Trips"

Create a useful tool to measure and understand the ramifications of (re)development on the multi-modal transportation system. It is important to understand the

future impacts of (re)development on all the various modes of travel. Modeling of person trips will not replace the LOS measurements of traffic volume, but would incorporate LOS standards for the other modes of transportation as well. We are approaching critical mass in the three current key transportation areas: parking, traffic, and mass transit. It is becoming difficult to make changes in one area without having a negative impact on another. For example, it is possible to say that no employees of a (re)development will be parking in the Village. This would have a favorable impact on traffic volume, but it could have a negative impact on parking in another location and add to the demand for transit services. It is important to know that adequate capacity and funding exists to accommodate and support the total transportation needs of the (re) development. It is necessary to develop review standards and mitigation measures that will be reasonable, consistent, and applicable.

Traffic Volume

In the review of Base Village it was stated that the "cumulative total of future projected traffic, including the Base Village and other outparcel's traffic projections at full buildout, indicate that one-way peak-hour volumes along Brush Creek Road are projected to exceed the Town's established limits." It was projected that the cap of 925 one-way trips would be exceeded roughly 15–20 times, at approximately 1,145 one-way trips. This would be considered LOS D. LOS D is described as being congested to the point of approaching gridlock. It is important to note that this is projected to occur between 15 and 20 times in the peak season. The Transportation Plan recommends the community continue to apply Transportation Demand Management (TDM) and alternatives to strive to preserve the LOS C standard of 925 into the future. Alternatives that are realistic and financially sustainable will need to

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be developed to achieve this goal. It is recommended to continually monitor the traffic volume on Brush Creek Road and any other locations deemed appropriate. TOSV acknowledges the need for Pitkin County and the Village of Snowmass to work collectively in monitoring impacts to Brush Creek Road including stretches within and outside town limits.

Parking Inventory and Distribution (Map)

The Base Village land use application and Entryway projects have changed the parking inventory in the Village. Development upon the base area lots A-C will result in a parking structure containing public parking with the capacity in the morning peak hour for 200 day skiers and 175 commercial parking spaces. Adding this to the 1,000 parking spaces in the numbered lots results in 1,375 public parking spaces above the Wooden Skier Bridge. This is an increase of 175 parking spaces over the 1,200 spaces recommended in the original Comprehensive Plan. This increase in parking spaces would not have a significant impact on the LOS on Brush Creek Road. The Entryway project is designed to have 325 surface parking spaces upon completion. The 1998 Plan and this updated Comprehensive Plan recommend 650 parking spaces at the Entryway site, or alternatives to providing the 650 parking spaces or more as may be necessary in order to fulfill the demand. This will require further solutions that need future study and will most likely push parking further from the community. This will have impacts on other jurisdictions and the regional transit services.

Transit Carrying Capacity (Map)

The existing regional and local transit services are reaching their carrying capacity in the morning and evening peak hours. The local service (Village Shuttle) is operating at 6,000–7,000 passengers per day during peak periods. The regional services (RFTA) are at 2,500–3,000 passengers for valleywide services and 3,500–4,000 passengers for day-skier services. The existing facilities for both regional and local transit services are at their practical limits in the

peak periods for both bus bays and queuing space for passengers. Making significant increases in the carrying capacity of transit services will require investments in infrastructure, rolling stock, and personnel. The original Comprehensive Plan and the Base Village land use committees both contemplated a redeveloped Mall area with a transit station. This was tied directly to the binodal commercial goal stated in both studies. If redevelopment of the West Village and the reconfiguration for the existing transit facilities are put off significantly into the future, then interim solutions may be necessary to continue quality transit services.

Alternative Technologies

Cable technologies, aerial trams, and pedestrian improvements have been incorporated into the Base Village development plan to help mitigate traffic impacts. Evaluation studies have been launched to examine and monitor overall success of these alternative technologies. Long-range planning that preserves corridors for alternatives are still recommended in the Transportation Plan. We should preserve these corridors and do this throughout the entire Village.

8.3 POLICIES

The Town of Snowmass Village shall:

- * Measure transportation performance in the context of person trips rather than only in vehicle trips. It has become increasingly clear that using a roadway/car-based LOS metric leads to roadway-based mitigation measures. Given current realities, this creates a conflict with the community vision for a rural Brush Creek Road. Shifting the metric to person trips allows a more complete context of moving people through town and expands the tool kit of strategies to use. This approach allows for new development only by mitigating traffic through other strategies such as remote/intercept parking, parking shared-use measures, transportation demand management strategies, mixed land uses, on-site

Roadway Levels of Service Examples			
	LOS	Speed	Delay
A		Free Flow	None
B		Reasonably Free Flow	↓ Substantial
C		Stable Flow, Some Congestion	
D		Approaching Gridlock	
E		Gridlock	
F		Significant Gridlock	

FIGURE 45: Roadway Levels of Service Examples.



FIGURE 46: West Village Skier Drop-Off.

employee housing, attractive pedestrian environments, and other measures to address traffic. This involves measuring the use (volume/ridership) of each travel mode, the capacity or availability of each mode, and the associated costs of expanding each mode.

- ✱ Require that new development and redevelopment project the number of person trips generated by their application, and present alternatives that strive to achieve a zero growth rate in traffic volume in the peak periods. The approach must be realistic and not overtax any one of the components of the overall transportation system. Developers are to demonstrate how alternative modes of transportation will be encouraged through traffic mitigation such as:
 - ✱ Design and configuration of the development or redevelopment
 - ✱ Amenities
 - ✱ Roadway design
 - ✱ Parking (on site and/or off site)
 - ✱ Transit
 - ✱ Staggered employment and service shifts and creative staffing solutions
 - ✱ Pedestrian corridors
 - ✱ Alternative mobility devices (gondolas, independent two-way escalators, etc.)
 - ✱ Additional employee housing in town
 - ✱ Funding or construction of intercept parking
 - ✱ Long-term commitment to a lodging community shuttle service that complements the public system
 - ✱ Contribution to a mass transit system
 - ✱ Creative alternatives to transportation funding including but not limited to transit mitigation impact fees that could be put into a trust fund (possibly using the interest to subsidize operating and maintenance costs)
- ✱ Uphold the following roadway performance standards as a baseline for measuring the impact of future development:

- ✱ Upper Brush Creek Road (above Woodbridge): No significant (equal or greater than 5 percent of current evening peak-hour, peak-direction (phpd) roadway traffic) net increase in vehicle trips during the evening peak travel period (3:00 to 5:00 P.M.)
- ✱ Lower Brush Creek Road (below Woodbridge): Maintain existing LOS standard/threshold of 925 peak-hour, peak-direction (phpd) trips
- ✱ Owl Creek Road: Maintain existing LOS standard/threshold of 650 peak-hour, peak-direction (phpd) trips
- ✱ Intersections: Maintain existing LOS C standard/threshold
- ✱ Non-auto travel modes (for example: walking and buses): Monitor usage and capacity to ensure that capacity is not to exceed more than that of the 10 busiest days of peak season
- ✱ Comprehensively link land use/employee housing decisions with mobility options. Increase the availability of affordable housing in the Town Core to reduce workforce commuting along Brush Creek Road.
- ✱ Address future parking needs primarily through off-site parking and programs, limiting the amount of new on-site parking provided in Town. Require development to provide adequate parking per the [Land Use Code](#) but at a Town-approved location so that it does not cause a net increase of vehicles on the critical sections of Brush Creek Road during peak hours. Parking may be built off site with proven ability to move people from the parking lots to the Town Core and base of the ski area. Additional parking may be allowed in the Two Creeks Lot, the Rodeo Lot, or other Town-approved location if parking offsets traffic volume on Brush Creek Road.
- ✱ Maintain a maximum of 1,375 spaces for public parking in the Town Core (1,000 in the numbered lots and 375 in Base Village). Make space available at the Two Creeks Lot and the Rodeo Lot for day-skier parking and limit 200 of the 1,375 spaces in the Town Core to day-skier parking. Continue to ensure that the objec-

tive of achieving 85 percent utilization of day parking through pricing (Ordinance 9, Series of 1994) remains in balance with this Plan's goal to control traffic volumes within the community.

- ✱ For multifamily development, increase the use of mass transit in the Brush Creek corridor to reduce individual automobile use. The use of personal vehicles may be lessened by providing effective transit, intercept parking, traffic demand management, courtesy van service, enhanced pedestrian/bicycle opportunities, and/or improved amenities such as ski lockers near transit stations.
- ✱ Develop a fully integrated commuter-oriented trail, bike, and pedestrian system for year-round use that connects to regional trail systems and transit stops.
- ✱ Work with RFTA, [Aspen Skiing Company](#), and other transportation stakeholders to provide an integrated premium mass-transit system for the Roaring Fork Valley.
- ✱ Maintain the village feel and character of Brush Creek Road from Highway 82 to the Town Core, but plan for future premium transportation technologies in the Brush Creek corridor.
- ✱ Develop seamless transportation links between Base Village, Snowmass Center, and West Village so guests and workers will be able to travel back and forth with-



FIGURE 47: Transit hub in West Village.

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out cars. Ensure that the capacity and speed will meet expectations.

- * Reduce conflicts between pedestrians, buses, and delivery services. Encourage limited and operationally functional underground parking and/or underground service and delivery in the West Village.
- * Support and encourage the use of alternative fuels in all vehicles.
- * The Town will work collectively with Pitkin County in monitoring the construction impacts of Brush Creek Road.

9

WORKFORCE HOUSING

STRATEGIC OBJECTIVES

The Town of Snowmass Village, as a resort community, considers the provision of affordable employee housing (workforce housing) to be a critical element of our success. We aspire to provide such housing to all full-time employees—as defined in the [Land Use and Development Code \(LUDC\)](#)—who desire to live in Town with requirements that can be reasonably met. Achieving this objective will assure an adequate workforce, create a diverse, vibrant community, and lessen the environmental impacts.

9.1 BACKGROUND

The Town of Snowmass Village has historically been a leader in providing workforce housing for employees. However, the demand for affordable housing remains a pressing issue in Snowmass Village and the region. The median income of a three-person household in the Town of Snowmass Village in 2008 was \$87,800. This income, based on a housing study by RRC Associates, can afford a home valued at approximately \$350,000. The median sales price of a free market single-family home in Snowmass Village in 2007 was \$3.96 million and \$950,000 for a multifamily unit (Coates, Reid, and Waldron, 2007). Resort communities including Snowmass Village have increasingly found the issue of workforce housing challenging considering the income levels supported by the resort service industry and the escalating price of free-market housing. The Town of Snowmass Village and Aspen have historically depended on employees finding affordable housing down valley (Basalt to Rifle). However, with the oil and gas industry in the area growing at a rapid pace, employees are finding jobs closer to home. In addition, home values from Rifle to Snowmass Village are now out of reach for many service

employees. Maintaining both a quality workforce and a strong community has required an aggressive housing policy, and these needs have only grown with additional job opportunities up and down the Roaring Fork Valley.

It should be recognized that there are cycles in the labor and housing market. The policies reflected in this chapter reflect long-term observations and trends in the labor and housing market in Snowmass Village.

9.2 EXISTING CONDITIONS AND GUIDING PRINCIPLES

The critical issues associated with workforce housing include:

Total Jobs

In 2007 and 2008, RRC Associates was hired to determine how many jobs and employees exist in Snowmass Village and where they live. The company was also asked to evaluate how many jobs Snowmass Village businesses generated. RRC concluded that in winter 2006–2007, there were 3,914 peak winter jobs and 2,474 summer jobs. Each employee, on average, works 1.35 jobs in the winter and 1.3 jobs in the summer (See Table 9.1). Based on the number of jobs in the Town of Snowmass Village, there are 2,900 employees in the winter and 1,903 employees in the summer. Based on the information in Table 9.2, there appear to be 1,740 full-time, year-round employees working in the Town of Snowmass Village.

TABLE 2: Current Makeup of Jobs/Workers

	Winter 2006/07		Summer 2006	
	#	%	#	%
Year-round jobs	1,659	42.4%	1,659	67.0%
Seasonal jobs	2,256	57.6%	815	33.0%
Total Jobs	3,914	100%	2,474	100%
Average jobs/worker	1.35		1.3	
Employed persons	2,900		1,903	

Source: Source: Colorado Department of Labor and Employment QCEW employer address files; 2008 TOSV Employee Housing survey by RRC Associates. Seasonal employees represent 40 percent of total employees.

Historical Policy

Throughout the history of Snowmass Village, housing goals and policies have fluctuated. The 1998 Comprehensive Plan stated policy was to house 60 percent of Snowmass Village employees. In addition, the 1998 Plan included a policy to “increase employee housing mitigation requirements for developers so that they mitigate 100 percent of their housing impact.” The Land Use Code in 2008 requires that developers provide housing for 45 percent of new employees generated from a project.

Where Employees Live

Table 2 summarizes where Snowmass Village employees live. Of note, 49 percent or 852 people out of Snowmass Village’s full-time (work summer and winter) total number of employees (1,740 people) live within Town. Of the roughly 2,900 persons employed in Snowmass Village in the winter, approximately 1,100 (39 percent) are Snowmass Village residents, and approximately 1,800 (61 percent) commute from elsewhere. This adds significantly to the

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daily traffic volume on Brush Creek Road. It also should be noted that 23 percent of workers that live in Snowmass Village in the winter commute to other communities such as Aspen. If hypothetically, all these commuters worked in Snowmass Village, the Town would house 50 percent of its total winter peak season workers.

TABLE 3: Summarizing Where Employees Currently Live

		Employees Working in SV in Winter		
		TOTAL work in SV in winter	Work in SV in BOTH winter and summer	Work in SV in winter ONLY
Number	Live in TOSV	1,119	852	267
	Live elsewhere	1,780	887	893
	Total	2,900	1,740	1,160
Percent	Live in TOSV	39%	49%	23%
	Live elsewhere	61%	51%	77%
	Total	100%	100%	100%

Source: Colorado Department of Labor and Employment QCEW employer address files; 2008 TOSV Employee Housing Surveys by RRC Associates.

Regional Housing

In the past 10 years, housing prices have risen sharply in down-valley communities. The average single-family home sales price has risen from just above \$200,000 to over \$500,000 in both Glenwood Springs and Carbondale. Even in traditionally affordable locations such as Rifle and New Castle, home prices can be out of reach for many employees. The average single-family home sales price in 2007 in those towns was \$301,739 and \$372,000 respectively ([Garfield County Assessors Office](#), 2007).

Housing Supply

Current housing supply is summarized in Table 3. Approximately 1,453 employees are housed in 563 restricted units (either by deed or zoning) and 360 nonrestricted units (free-market homes and dwelling units provided by employers). It is difficult to determine

how many units are occupied by seasonal versus full-time employees, and it should be noted that some households contain both residents who work in Snowmass Village on a seasonal basis and residents who work in Snowmass Village on a full-time, year-round basis. However, it is estimated that most of the Aspen Skiing Company units (68 units/154 employees), and some of the dedicated units by lodging (150 units/179 employees) are used by seasonal employees. This roughly equates to a minimum of 23 percent of the total occupied employee housing stock being occupied primarily by seasonal employees. The Town has historically focused on providing housing to full-time employees.

Housing Demand in 2008

Based on the 2008 Snowmass Village employee housing survey conducted by RRC Associates, of the 887 full-time, year-round employees who commute to Snowmass Village, approximately 33 percent are renters who would prefer to live closer to work. Assuming two workers per household, this yields a demand for approximately 146 units, of which all would need to be subsidized. The potential demand for the peak number of 1,780 commuters (887 year round + 893 winter seasonal employees) using the same methodology would be 294 units. Additionally, approximately 50 employee-housing units would be needed to accommodate unmet housing demand associated with unfilled jobs in the winter. Demand from unfilled jobs may or may not need to be added into our demand forecast, since this may reflect typical unemployment in the Village. It is estimated that 164 full-time, year-round employees would like to live in

TABLE 4: Housing Supply: Employee Units in the Town of Snowmass Village

	Housing Units	Total employees housed	% of SV resident employees housed
Employee Housing Units in TOSV			
TOSV Housing Office units	374	558	38%
County deed restricted (Fairway 3)	30	48	3%
Other restricted (e.g., by zoning)	35	45	3%
Accessory Employee Units	7	7	0%
Accessory Caretaker Units	43	43	3%
Skico restricted (Club Commons)	68	154	11%
Dedicated but not restricted (mostly lodges)	150	179	12%
Total Affordable/Employee Units	713	1,034	71%
Free Market Units in TOSV			
Free market units occupied by employees	210	419	29%
Total Units Housing Employees in TOSV	823	1,453	100%
Housing Units Outside of TOSV	890	1,780	n/a
Grand Total	1,813	3,233	n/a

Source: Town of Snowmass Village housing records; December 2007 State of Snowmass; SV employee surveys; RRC Associates.

Snowmass Village. Another indicator of current demand is that the Town of Snowmass Village Housing Department in December 2008 had the following waitlist for deed restricted housing: 80 people for a studio unit; 86 people for a one-bedroom unit; 60 people for a two-bedroom unit, and three people for a three-bedroom unit.

RRC Associates was asked to project future housing demand for both full-time and seasonal employees. It should be noted that this prediction may reflect a worst-case scenario based on market forces for future demand of housing and assumes the town does not implement policies to prevent the erosion of housing. The following predictions do not include new development at the Center or the West Village. The company made the predictions shown in Table 5.

9.3 POLICIES

The Town of Snowmass Village shall:

- ✳ As its primary housing goal, provide housing for 70 percent of full-time, year-round employees (60 percent of total employees). Recent studies of historical patterns (RRC Associates, 2008; Pathways, 2003) indicate that 50 percent of our current full-time employees live in the Village and an additional 10 percent wish to do so under reasonable requirements. This suggests a total apparent demand of 60 percent. Full-time employees represent 60 percent of total employees. An additional 10 percent is included in the mitigation ratio in response to forecasted changes in the future environment. These changes foresee reduced affordability of down-valley alternatives, increased cost and inconvenience of commuting, retired employee residency, and a reduced contribution of Town free-market employee housing.

- ✳ Establish as a secondary goal providing housing to seasonal employees. This inventory could be allocated on a priority basis to Town small businesses (as defined in the Land Use and Development Code) that are owned and operated by Snowmass Village residents. However, it is recognized that such projects would be a lower priority within the Town's housing program and addressed only after the primary goal has been achieved.
- ✳ Require private developers to provide housing for 70 percent of total employees generated by a development. Mitigation housing should first be provided for full-time employees generated by a new development and then, at the discretion of the Town, for seasonal employees.
- ✳ The developer should provide the land for affordable housing and shall maximize (on sites deemed suitable by the Town) the location of affordable housing on the development site. If physical constraints (in the Town's

TABLE 5: Housing Demand

	Total persons working in TOSV in winter	Persons working in TOSV in both winter and summer	Persons working in TOSV in winter only
Demand Associated with In-Commuters:			
In-commuters	1,780	887	893
% of in-commuters who rent and prefer to live closer to work	33%	33%	33%
# of in-commuters who rent and prefer to live closer to work	588	293	295
Average Workers / Household	2	2	2
Housing Units Demanded by In-Commuters	294	146	147
Demand Associated with Unfilled Jobs			
Unfilled jobs in TOSV	136	48	88
Average jobs per worker	1.35	1.35	1.35
Average workers per household	2	2	2
Housing Units Required to Fill Unfilled Jobs	50	18	33
Total Housing Units Demanded	344	164	180

Source: 2008 TOSV employer and employee surveys; RRC Associates.

TABLE 6: Future Housing Demand Forecast

Units	Assumption
164	Current unmet demand for housing in Snowmass Village of full-time employees (See Table 4)
189	90% of free-market units occupied by full-time employees would be lost over time.
85	Dedicated unrestricted housing would be scattered through Snowmass Village if lost (assumed 100% seasonal)
36	Potential loss of 28% of owner-occupied for sale TOSV housing from retirement
474	Total demand for units assuming two employees per unit.

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opinion) limit the location of housing on the development site, affordable housing required by developers should be located either within walking distance of the development site or located to minimize the use of commuting in personal vehicles.

- * Ensure that employees are housed in close proximity to transportation nodes to minimize vehicular traffic and the demand for parking for affordable housing projects. In addition, the Town shall explore design alternatives for auto-free employee housing.
- * Develop policies and actions to maximize the long-term efficiency of housing stock. The Town of Snowmass Village shall implement actions to provide housing for retiring homeowners in deed-restricted housing to maximize the efficiency of larger deed-restricted homes. In addition, the Town shall develop programs to incentivize free-market employee-occupied housing in order not to lose it from the employee housing supply.
- * When appropriate, work regionally in partnership with other public and private entities to bring about a wide variety of affordable housing types, sizes, and price ranges to serve the needs of all employees, including those that choose to live outside of town limits. Regional housing solutions should focus on sites that have close pedestrian access to mass transportation. In-

creasing density around transportation nodes (transit-oriented development) to maximize housing at transportation nodes regionally should be encouraged and complement RFTA's Bus Rapid Transit (BRT) program.

- * Review and assess housing needs for both full-time and seasonal employees every three to four years to ensure that housing supply is meeting demand for full-time, year-round employees.
- * Award higher priority in the tenure-based housing lottery process and consider increased housing mitigation requirements of developers in order to accommodate housing needs of regional employees of districts and/or entities that provide services to the Snowmass Village community.
- * Support energy efficient housing.
- * Long-term affordability should be maintained on deed-restricted units that are integrated with free-market units whenever a new condominium development is considered. The economic effect created by potential assessments, both common and special, should be considered, as they would affect the long-term affordability of the employee units.



FIGURE 48: Multi family housing.



FIGURE 49: Employee housing example.

10 ACTIONS AND IMPLEMENTATION

10.1 INTRODUCTION

This chapter summarizes the actions and implementations in the individual Comprehensive Plan chapters. Actions are chosen to best apply the Town of Snowmass Village’s key policies of the update to the Comprehensive Plan:

- * Live within the constraints of natural and human-made systems (environment and traffic)
- * Maintain or create the multifaceted workforce that is essential to sustain the resort and community economy
- * Capture a greater share (leakage) of guest expenditures
- * Attract more guests/visitors, especially by broadening summer and winter seasons

Actions are grouped according to the chapter topic. The column adjacent to the action shows which department/person is responsible for the implementation. Next to that is a prioritization column. Though it is understood that the Town Council will prioritize the implementation actions, a time frame in which to complete the action is suggested. This is a working document, and completed and/or outdated items should be deleted and new items added and prioritized.

10.2 COMPREHENSIVE PLAN ACTIONS

See Table 10.1 (next page).

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TABLE 7: Action and Implementation Chart

	RESPONSIBLE DEPARTMENT	PRIORITY
REGIONAL AND COMMUNITY ECONOMICS		
1. Develop a joint retail management strategy to secure a mix of tenants that optimizes retail potential (as is done in most regional shopping malls). The management strategy should include: <ul style="list-style-type: none"> ▲ Selection of a mixture of uses to ensure a certain degree of vibrancy in both summer and winter seasons ▲ Balance in terms of price points ▲ Sales-tax-producing retail on the ground floor ▲ Healthy balance between local/national tenants ▲ Retail mix that will cater to locals as well as tourists 	Planning	Ongoing
2. Maintain the existing location of ski lift ticket sales at the Snowmass Mall.	Planning	Ongoing
3. Consider adaptive reuse opportunities for problematic retail locations at the Snowmass Mall.	Marketing	1-2 years
4. Establish system to monitor progress toward the implementation of the policies of the Comprehensive Plan. If policies are not being effectively implemented by market forces, or voluntarily, identify necessary remedial action.	Planning	Annually
5. Formally adopt and implement the 2008 Snowmass Village Strategic Marketing Plan.	Marketing	1 year
6. Encourage existing partners (Anderson Ranch, Aspen Music Festival, Jazz Aspen Snowmass, ACES, ASC, Aspen Film, Rodeo, etc.) to expand their programs and events in the Village.	Marketing	Ongoing
7. In order to provide conference-attendee-friendly accommodations, require that 45–50 percent of core Village H.O.T. bed units be nonfractional, hotel, studio, or one-bedroom units.	Planning	Ongoing
8. Do an annual assessment of construction to ensure that a necessary quantity of commercial space and H.O.T. bed accommodations remain available.	Marketing	Annually
COMMUNITY ARTS		
1. Develop a detailed plan for the arts that: <ul style="list-style-type: none"> ▲ Analyzes how to best leverage programs with surrounding communities, organizations, and government entities ▲ Identifies and prioritizes desired amenities ▲ Includes a strategy for the expansion of events to allow for an active and vital environment for all age groups and addresses both public and private funding of events ▲ Provides a market and financial analysis of a permanent performing arts facility, with recommendations on the ongoing funding, management, and operation of such a facility. 	Marketing	2 years
2. Support the enhancement of the Anderson Ranch Arts Center's presence throughout the Village.	SAAB	Ongoing
3. Establish an arts focus for West Village redevelopment, including the possibility of a performance facility; rehearsal, classroom, studio, exhibit spaces; and public art.	Planning	2-3 years or sooner if PUD is submitted

RESPONSIBLE DEPARTMENT	PRIORITY
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COMMUNITY SERVICES, FACILITIES, AND AMENITIES

1. Develop a communications master plan policy, including but not limited to providing incentives for communitywide cellular coverage, wireless service, and other technology that keeps abreast of the times.	Community Relations Officer	2 years
2. Establish system to monitor the carrying capacity of our community amenities, services, and facilities to ensure adequate levels and establish thresholds.	Economic Resources Director (ERD)	1 year
3. Modify review criteria to include community services, facilities, and amenities carrying capacity in all development and land use reviews in order to avoid exceeding our capacities.	Planning	1 year
4. Coordinate with Pitkin County OST, USFS and other appropriate entities to ensure that trail connectivity between TOSV and surrounding communities and public lands are maintained and managed to provide a seamless, coordinated trail system.	Transportation	1-2 years

ENVIRONMENTAL RESOURCES

1. Pursue the goals identified in the Town's Environmental Sustainability Plan.	ERD	Ongoing
2. Adopt and execute an annual Environmental Implementation Plan.	ERD	Ongoing
3. Establish a Town advisory committee or task force dedicated to those issues concerning environmental sustainability.	ERD	1 year
4. Establish a dedicated funding source for programs, projects, and other initiatives designed to help the Town achieve its environmental goals.	ERD	1-2 years
5. Prepare a biannual report on environmental performance indicators to inform future updates to the Town's Environmental Sustainability Plan and to help prioritize items to be included in future Environmental Implementation Plans.	ERD	Ongoing
6. Prepare Land Use and Development Code amendments to add clarity and achieve consistency among Town policies related to preservation of the natural environment, sustainable development, and energy conservation.	ERD, Planning	1-2 years
7. Prepare Land Use and Development Code amendments to strengthen review standards concerning environmental impact analysis and the consideration of carrying capacities.	ERD, Planning	1-2 years
8. Prepare Land Use and Development Code amendments requiring new development to demonstrate no negative impact or mitigate any unavoidable impact upon scenic and natural resources within the Town and its influence areas.	ERD, Planning	1-2 years
9. Pursue stream restoration projects through public funding and community partnerships and require new development to incorporate stream restoration measures (including construction of new bridges and/or culverts) in reached adjacent to their projects.	ERD	Ongoing
10. Inventory open lands and document their legal restrictions.	Planning	1-2 years
11. The Town of Snowmass Village will engage Pitkin County in future discussions on drafting an Inter-Governmental Agreement and also discuss water quality issues.	ERD, Planning	1 year
12. The Town of Snowmass Village will coordinate, and work with, the Snowmass Village Water and Sanitation District on issues relating to water quality.	ERD, Planning	Ongoing

BUILT ENVIRONMENT

1. Develop detailed design guidelines to implement the concepts in this chapter.	Planning	2 years
2. Modify design review process to consider a physical or virtual model that encompasses a significant portion of the surrounding context.	Planning	1 year
3. Create standards and means of measuring compliance for increased energy efficiency and green building practices.	Planning	1 year

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	RESPONSIBLE DEPARTMENT	PRIORITY
4. Study the feasibility of creating a continuous, weather-protected pedestrian connection between the various levels of the West Village.	Planning	4-5 years
5. Reevaluate and update the Buildout Allocation Chart.	Planning	2 years
6. Modify development review criteria to require applicants to address carrying capacity at the time of development or land use submittal and require analysis of carrying capacity in staff review of the project.	Planning	1 year
7. Revise the definition of community benefit to ensure that it encompasses public gathering areas, employee housing, and/or other amenities that help realize the Town Aspiration.	Planning	1 year
8. Create standards to evaluate the pace and phasing of a development proposal with regard to construction impacts along with possible interruption of construction as it would affect the community as a whole.	Planning	2 years
9. Establish guidelines to fully implement the "just big enough" philosophy of the Comprehensive Plan and the Strategic Marketing Plan.	Planning	1 year
10. Develop guidelines to incentivize transit-oriented development to provide employee housing in close proximity to Village jobs.	Planning	1 year
11. In conjunction with any significant development or redevelopment proposal of the West Village and Snowmass Center, include analysis of: <ul style="list-style-type: none"> ▲ Underground parking, ▲ Central delivery, including eastern edge delivery connections ▲ Consolidated transit facilities 	Planning	2-3 years

RESPONSIBLE DEPARTMENT	PRIORITY
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TRANSPORTATION

1. Create (and require all developers to use) a single traffic model to standardize the analysis of traffic impacts. Establish a mechanism for determining the amount of person trips to be created by a proposed development. Modify development review criteria to require traffic impact assessments of new development to include both capital and operating costs.	Planning	1 year
2. Prior to any new development or redevelopment in the West Village, modify development review application to require that developers address a checklist to ensure that the policies are consistent with the policies of this chapter.	Planning	1 year
3. Evaluate the effectiveness of the commercial delivery access in the Base Village redevelopment. Incorporate a revised transit center that removes pedestrian/bus conflicts and consolidates bus services.	Transportation	2-3 years
4. Conduct detailed pedestrian linkage analysis of Base Village, West Village and the Snowmass Center.	Transportation	2-3 years
5. In conjunction with RFTA, commission a detailed transit analysis that identifies the potential bus requirements for several scenarios for various combinations of lodging, commercial businesses, and employee housing at buildout. Expand current monitoring of transit ridership and parking use.	Transportation	1-2 years
6. Determine the feasibility of alternative transit modes for the Brush Creek Corridor from Highway 82 to the Town Core.	Transportation	1 year
7. Establish a monitoring system to track the potential transportation impact of new development, including appropriate data on intersection LOS.	Transportation	1 year
8. Determine transportation improvement priorities. Identify what developments trigger improvements.	Transportation	1 year
9. Develop comprehensive subarea plan for the rodeo grounds that addresses parking, information, bus transfer, employee housing, baggage transfer, bus types, etc.	Transportation	5 years
10. Expand the capacity of potential traffic fee-in-lieu not just to fund increased supply but programs that meet parking demand.	Transportation	1-2 years
11. Improve pedestrian trail linkages in the Town Core, including overlay of the trails network and access to bus infrastructure.	Transportation	1-2 years
12. The Town will work collectively with Pitkin County in monitoring the construction impacts of Brush Creek Road.	Transportation	Ongoing
13. The Town will work with regional partners for the development, where feasible, of transit-oriented development at major transportation nodes.	Transportation, Planning	Ongoing

HOUSING

1. Establish regular monitoring and report annually to the Town Council on Snowmass Village's workforce housing of Snowmass Village employees	Housing	Every 2 years
2. Update Land Use Code as necessary to implement the recommended policies of this chapter, including a workforce housing mitigation of 70 percent.	Housing, Planning	6 months
3. Evaluate, and increase if necessary, incentives for the addition of caretaker or accessory dwelling units to single-family homes. Adjust regulations and enforcement to assure that accessory dwelling units are rented to Snowmass Village employees.	Housing	1-2 years
4. Discontinue the practice of giving credits in lieu of actual housing units to satisfy development mitigation requirements.	Housing	1 year
5. Explore the possibility of meeting additional workforce housing needs through purchase or lease of the existing free-market housing stock.	Housing	2-3 years
6. Conduct site-planning capacity analysis of potential workforce housing, including a supply-demand balance forecast.	Housing	6 months
7. Reach out in partnership with Pitkin County Senior Housing Alliance to create a CCRC.	Housing	1 year

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APPENDIX I: PUBLIC ENGAGEMENT MATRIX

This matrix is a synthesis of the public comment heard during the Comprehensive Plan Update Process and where in the document the comments are reflected.

HOUSING

Also see: Chapter 9 and Appendix 9

PUBLIC COMMENTS	SUMMARY OF PUBLIC INPUT	TEXT LOCATION		
<ul style="list-style-type: none"> Economically viable for middle class More housing for year round employment 45-55% employees living in Snowmass Village Housing our employees in our community very important Accurate estimate of employee need in village Awesome housing Incentives for housing Adequate employee housing Housing – support housing 60% work force Incorporating housing and residential environments accessible to all economic levels 	<p>Housing in town</p> <ul style="list-style-type: none"> Provide employee housing in Snowmass Attain 45% to 65% of Snowmass workers living in Snowmass Village <p>Housing for variety of incomes</p> <ul style="list-style-type: none"> Include housing for all economic levels of workers <p>Inventory housing and know needs</p> <ul style="list-style-type: none"> Keep accurate data about status of employee housing in Snowmass Village <p>Regional approach</p> <ul style="list-style-type: none"> Provide employee housing regionally <p>Incentives for housing</p> <ul style="list-style-type: none"> Incentives for housing 	7.3 Principle CPAs pgs 26, 27	7.7 Policies bullet 12 pg 29	9.2 Principle pg 35
		9.3 Policies bullet 1-3 pg 37	Housing Action 2 pg 43	Housing Action 5 pg 43
		9.3 Policies bullet 1 pg 37		
		9.3 Policies bullet 8 pg 38	Housing Action 1 pg 43	Housing Action 6 pg 43
		9.2 Principles pg 37	9.3 Policies bullet 7 pg 38	Housing Action 3 pg 43
		Housing Action 3 pg 43		

NATURAL ENVIRONMENT

Also see: Chapter 6 and Appendix 6

PUBLIC COMMENTS	SUMMARY OF PUBLIC INPUT	TEXT LOCATION		
<ul style="list-style-type: none"> Maintain view corridors Scenic Access to nature More on mountain activities Linkage with trails and walks Connected to the national forest through well managed portals A place with ample open space Preservation of Open Space Restored upper Fanny Hill from a construction road to a beautiful meadow Promote respect of our mountain environment 	<p>Protect view corridors</p> <p>Provide Access (to trails)</p> <p>Protect natural resources:</p> <ul style="list-style-type: none"> Water quality, air quality, wildlife, open space <p>Hazard awareness / safety</p> <p>Environmental sustainability</p>	2.4 Character and Goals bullet 10 pg 10	6.3 Policies bullet 6 pg 21	7.7 Policies bullet 4 pg 29
		Environmental Resources Action 8 pg 43		
		5.3 Policy bullet 7 pg 18	7.3 Principles CPAs pg 26, 27	
		2.4 Character and Goals bullet 7 pg 10	6.3 Policies bullet 4-5 pg 21	6.3 Policies bullet 7-14 pg 21
		7.3 Principles CPAs pg 26, 27	West Village guidelines pg 86	7.7 Policies bullet 3-4 pg 29
		Environmental Resources Action 6 pg 41	Environmental Resources Action 8 pg 41	
		Environmental Resources Action 2 pg 41	6.3 Policies bullet 11 pg 21	
		2.4 Character and Goals bullet 1 pg 10	6.3 Policies bullet 1-3 pg 20	6.3 Policies bullet 15 pg 21
		7.7 Policies bullet 7 pg 29	7.7 Policies bullet 16 pg 29	CSFA Action 2-3 pg 41
		Environmental Resources Action 1 pg 41	Environmental Resources Action 3 pg 41	
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ECONOMICS

PUBLIC COMMENTS	SUMMARY OF PUBLIC INPUT	TEXT LOCATION
<ul style="list-style-type: none"> • Diversity of local shopping—no chains • Local shopping/gas discount • Locally-owned family-run businesses • 85-100% locally owned businesses • Contains all elements of a real community, not just a resort • Community based services – gas station, cleaners, grocery • Self-sufficient village • Balance growth with community • Expand selection of restaurants, diversity of lodging, restaurants and housing, adequate conference facilities • More restaurants and a few more shops • Greater diversity of retail • Higher quality facilities • Superior guest services • Design resort to attract the market • We need to grow to compete • Diversification of conferencing • Sustain conference business and facilities • Facilities available to support family orientation • Family destination • Unique and magical place • Friendly, memorable and high-class experience • Top 5 ski mountain in North America • Uncrowded ski resort • Real hotelst • Summer mountain resort • World class resort that thrives in the winter and summer • Increase occupancy Summer and Fall (not Spring) • A year-round resort • Balance of year round and part-time • Vibrant • Enhance vitality with more people, guests 	<p>High level of local ownership ("No chain stores")</p> <p>Maintain community-oriented businesses</p> <p>Increase diversification of commercial offerings</p> <ul style="list-style-type: none"> • Type of retail • Broader price point (including true high-end) • Differentiate 3 villages • Improve the "product image" (maintenance, quality of buildings) <p>Maintain total commercial quantities, re-allocate between villages; critical mass</p> <p>Expand the two major seasons</p> <ul style="list-style-type: none"> • Strengthen Winter • Extend Summer <p>Increase vitality/activity</p> <ul style="list-style-type: none"> • H.O.T. beds in core areas • Conference-friendly (small) H.O.T. beds • Places for public interaction • Conference/performance center • Be sure that construction phasing minimizes impacts on commercial uses 	<p>7.3 Principle CPAs pg 26 4.3 Policies bullet 7 pg 16</p> <p>4.3 Policies bullet 3 pg 16 7.3 Principle CPAs pg 26, 27 7.7 Policies bullet 11 pg 29</p> <p>4.3 Policies bullet 2 pg 16 4.3 Policies bullet 8-9 pg 16 7.3 Principle CPAs pg 26, 27 Economic Action 1 pg 40 Economic Action 5 pg 40 Community Arts Action 3 pg 40</p> <p>4.3 Policies bullet 4-5 pg 16 7.3 Principle CPAs pg 26, 27 7.7 Policies bullet 16 pg 31 Economic Action 5 pg 40 Built Environment Action 5 pg 42</p> <p>2.4 Character and Goals bullet 4-5 pg 10 4.3 Policies bullet 1 pg 16 Economic Action 6 pg40 7.3 Principle CPAs pg 26, 27</p> <p>2.4 Character and Goals bullet 2-3 pg 10 4.3 Policies bullet 5-6 pg 16 4.3 Policies bullet 10 pg 16 7.3 Principle CPAs pg 26, 27 Economic Action 7-8 pg 40 Community Arts Action 3 pg 40</p>

BUILT ENVIRONMENT

Also see: Chapter 7 and Appendix 7

PUBLIC COMMENTS	SUMMARY OF PUBLIC INPUT	TEXT LOCATION	
<ul style="list-style-type: none"> Slightly larger than now Reasonable mass and scale Compactness of town Scenery is not obstructed by big commercial buildings Exiting beauty is not overwhelmed by extreme growth Development should not change community character Quiet in some areas, vibrant in others Preserve neighborhoods Aesthetically one of the most beautiful built environments Aesthetically pleasing and functional infrastructure Green community, sustainability, self sufficiency, energy and environment Off the electric grid Better access to commercial and recreation Completed major construction projects Incredible redeveloped three nodes No construction community Town gathering areas 	<p>Bulk and mass</p> <ul style="list-style-type: none"> Slightly larger (10%) than now Compactness of town (limit sprawl, footprint) Scenery not obstructed by big buildings Public gathering areas with sun / serial discovery Interconnected three nodes – pedestrian and multi-modal Irregular heights and facades <p>Character (small, urban, narrow meandering street)</p> <ul style="list-style-type: none"> Village "feel" Unique Snowmass Village character Aesthetic and functional architecture Quiet in some areas, vibrant in others Preserve neighborhoods Reduce pedestrian / delivery conflict Sense of arrival Gathering places <p>Sustainability:</p> <ul style="list-style-type: none"> Green, sustainability, self sufficiency, energy & environment Off the electric grid <p>Operations</p> <ul style="list-style-type: none"> Separate pedestrian and delivery services Bus – pedestrian conflicts 	<p>2.4 Character and Goals bullet 10 pg 10</p> <p>7.3 Principles commercial nodes pg 26</p> <p>West Village guidelines pg 86</p> <p>7.7 Policies bullet 8-9 pg 31</p> <p>Built Environment Action 10 pg 41</p> <p>Transportation Action 11 pg 42</p> <p>2.4 Character and Goals bullet 6 pg 10</p> <p>5.3 Policies bullet 3 pg 18</p> <p>7.3 Principles CPAs pg 26, 27</p> <p>7.7 Policies bullet 1 pg 29</p> <p>Built Environment Action 1 pg 41</p> <p>Built Environment Action 11 pg 42</p> <p>2.4 Character and Goals bullet 1 pg 10</p> <p>5.3 Policies bullet 4 pg 18</p> <p>6.3 Policies bullet 1-3 pg 20</p> <p>Built Environment Action 3 pg 41</p> <p>7.3 Principle CPAs pg 26, 27</p> <p>8.3 Policies bullet 12 pg 33</p> <p>Built Environment Action 4 pg 41</p> <p>Built Environment Action 11 pg 42</p> <p>Transportation Action 3 pg 42</p>	<p>2.4 Character and Goals bullet 13 pg 10</p> <p>7.3 Principles CPAs pg 26, 27</p> <p>7.7 Policies bullet 5 pg 29</p> <p>Built Environment Action 4 pg 41</p> <p>Transportation Action 4 pg 42</p> <p>2.4 Character and Goals bullet 8 pg 10</p> <p>7.3 Principles commercial nodes pg 26</p> <p>West Village Guidelines pg 86</p> <p>7.7 Policies bullet 10 pg 29</p> <p>Built Environment Action 4 pg 41</p> <p>Transportation Action 3 pg 42</p> <p>5.3 Policies bullet 2 pg 18</p> <p>5.3 Policies bullet 6 pg 18</p> <p>9.3 Policies bullet 6 pg 38</p> <p>Built Environment Action 6 pg 42</p>

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RECREATION, AMENITIES, AND CULTURE

Also see: Chapter 3, Chapter 5, Appendix 3, and Appendix 5

PUBLIC COMMENTS	SUMMARY OF PUBLIC INPUT	TEXT LOCATION
<ul style="list-style-type: none"> • Only Thursday night concerts • Art walk • Multi-cultural offerings – music in the mountains – Anderson Ranch, etc. • Build on Aspen cultural events – collective energy • Performance center • Large conference center • Multi-purpose facility (for movies, concerts, theater and other cultural events) • Large multi-purpose theater • Art and music facility for the community and visitors • More than just “resort-based” facilities • Ski area that is safe without long lift lines or congested trails • A place with recreational and cultural vitality • Active and vital social environment • Increase recreation vitality • Greater diversity of recreation • Necessary amenities for all ages to utilize • Activities after skiing for children and teens • Provide organized child activities—environmental hikes, sleigh rides, kid’s après ski • 5 star nursing home • Increased cultural opportunities—music, arts, film • Separate arts and culture (history) • A strongly committed community to culture • Continued integration of culture • Increase cultural awareness 	<p>Active and vital social environment</p> <ul style="list-style-type: none"> • Events: • Ice sculptures • Environmental hikes • Sound & light shows • Sustainability • Education • Concerts • Mountain events • People watching • Variety of restaurants and bars <p>Recreation for all ages</p> <ul style="list-style-type: none"> • Competitions (bike Race L’Alp d’Huez) • Amazing play ground for children (pirate ship, climbing wall) • Zip lines <p>Increased cultural opportunities</p> <ul style="list-style-type: none"> • Art walk • Music, arts, film • Performance center <p>Amenities for the community</p>	<p>2.4 Character and Goals bullet 14 pg 10</p> <p>7.3 Principles commercial nodes pg 26</p> <p>7.3 Principles CPAs pg 26, 27</p> <p>Economic Action 6 pg 40</p> <p>Community Arts Action 3 pg 40</p> <p>CSFA Action 3 pg41</p> <p>Built Environment Action 7 pg 42</p> <p>2.4 Character and Goals bullet 5 pg 10</p> <p>5.3 Policies bullet 1 pg 18</p> <p>CSFA Action 2 pg 41</p> <p>CSFA Action 3 pg 41</p> <p>2.4 Character and Goals bullet 9 pg 10</p> <p>3.3 Policies bullet 1-5pg 12</p> <p>7.3 Principles CPAs pg 26</p> <p>Economic Action 6 pg 40</p> <p>Community arts Action 1 pg 40</p> <p>Community Arts Action 2 pg 40</p> <p>3.3 Policies bullet 3-5 pg 12</p> <p>5.3 Policies bullet 3 pg 18</p> <p>7.3 Principles CPAs pg 26 CSFA Action 1 pg 41</p>

COMMUNITY

Also see: Chapter 2 and Appendix 2

PUBLIC COMMENTS	SUMMARY OF PUBLIC INPUT	TEXT LOCATION	
<ul style="list-style-type: none"> • Create a "Snowmass fun" identity • Sustainable lively place to live, work, retreat and exist • More age diversity of full-time residents • Reduce average age • Not a retirement community • Political will to say no to development and NIMBYs • Political will/leadership • Well represented social community • Fair, balanced local government • Friendliness, spirit of community • Small town = small population • Safe community • A community geared to family • Know your neighbor • Family friendly community • Promote health, social involvement • A friendly home town type of place • Maintain mountain character • Balance of resort and community • No stop lights • A unique character 	<p>Vitality:</p> <ul style="list-style-type: none"> • Lively place to live, work, retreat and exist • Promote health <p>Age:</p> <ul style="list-style-type: none"> • More age diversity of full-time residents – including attracting younger generations; not just a retirement community • 5 star nursing home <p>Government:</p> <ul style="list-style-type: none"> • Political will/leadership • Fair, balanced local government • Balance of resort and community <p>Cohesiveness:</p> <ul style="list-style-type: none"> • Small population • Safe • Social involvement / know neighbor • Family friendly • No stop lights • Character 	<p>2.4 Character and Goals bullet 2 pg 10</p> <p>2.4 Character and Goals bullet 14-15 pg 10</p> <p>9.3 Policies bullet 1 pg 36</p> <p>1.2 Policies bullets 1-5 pg 6</p> <p>4.3 Policies bullet 3 pg 13</p> <p>7.7 Policies bullet 15 pg 29</p> <p>2.4 Character and Goals bullet 11 pg 10</p> <p>2.4 Character and Goals bullet 11 pg 10</p> <p>West Village guidelines pg 86</p> <p>8.3 Policies bullet 10 pg 33</p>	<p>2.4 Character and Goals bullet 8 pg 10</p> <p>7.7 Policies bullet 11 pg 29</p> <p>9.3 Policies bullet 7 pg 38</p> <p>2.4 Character and Goals bullet 5 pg 10</p> <p>7.8 Policies bullet 6 pg 29</p> <p>7.7 Policies bullet 18 pg 29</p> <p>2.4 Character and Goals bullet 14-16 pg 10</p> <p>7.3 Principles CPAs pg 26, 27</p> <p>7.7 Policies bullet 10 pg 29</p>

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TRANSPORTATION

Also see: Chapter 8 and Appendix 8

PUBLIC COMMENTS	SUMMARY OF PUBLIC INPUT	TEXT LOCATION	
<ul style="list-style-type: none"> • Good transportation system • Improve transit valley-wide—TOSV, Airport, Aspen • Commuter rail / mass transit or workforce • Connected to 3 other resorts like Aspen Highlands and Aspen through gondolas or monorail • Incentives for commuting • Alternative fuel public transportation • Convenience of access to/between 3 nodes • Ease of access • Accessibility (across the spectrum) for aging community • Better access to commercial and recreation • Easy to get to and get around town • More and convenient parking for both locals and guests • Parking for locals • Plenty of free parking for visitors • Locals preference for parking • Low traffic congestion (LOS C) • Very few cars • Airplane travel that is affordable 	<p>Significant increase in use of transit, decrease in car use</p> <ul style="list-style-type: none"> • Improve transit valley-wide—TOSV, • Airport, Aspen • Airplane travel that is affordable <p>Alternative fuel public transportation</p> <p>Increased pedestrian use:</p> <ul style="list-style-type: none"> • Seamless pedestrian access between 3 nodes • Accessibility (across the spectrum) for aging community <p>Parking:</p> <ul style="list-style-type: none"> • Plenty of free parking for visitors, locals <p>Traffic:</p> <ul style="list-style-type: none"> • Low traffic congestion (LOS C) 	<p>7.3 Principles CPAs pg 26, 27</p> <p>7.7 Policies bullet 14 pg 29</p> <p>8.3 Policies bullet 7-9 pg 33</p> <p>Transportation Action 5-6 pg 42</p> <p>8.2 Principles pg 31</p> <p>8.3 Policies bullet 13 pg 33</p> <p>7.3 Principles CPAs pg 26, 27</p> <p>8.3 Policies bullet 11 pg 33</p> <p>Transportation Action 1 pg 42</p> <p>2.4 Character and Goals bullet 12 pg 10</p> <p>7.3 Principles CPAs pg 26, 27</p> <p>8.2 Principles pg 31</p> <p>8.3 Policies bullet 5-6 pg 33</p> <p>Built Environment Action 11 pg 42</p> <p>Transportation Action 5 pg 42</p> <p>Transportation Action 9-10 pg 42</p> <p>2.4 Character and Goals bullet 12 pg 10</p> <p>7.7 Policies bullet 13 pg 29</p> <p>8.2 Principles pg 31</p> <p>8.3 Policies bullet 1-4 pg 32, 33</p> <p>8.3 Policies bullet 7 pg 33</p> <p>Transportation Action 1 pg 42</p> <p>Transportation Action 6-7 pg 42</p> <p>Transportation Action 10 pg 42</p>	<p>7.7 Policies bullet 1 pg 29</p> <p>8.2 Principles pg 31</p> <p>9.3 Policies bullet 7 pg 38</p> <p>8.3 Policies bullet 8-9 pg 33</p> <p>9.3 Policies bullet 4-5 pg 38</p> <p>Transportation Action 4 pg 42</p>

APPENDIX II: CHAPTER 2—COMMUNITY CHARACTER AND VISION

The following includes public input on vision and values.

While we hold our values true, we recognize that, at the same time, the Town of Snowmass Village is facing a number of challenges:

The community is approaching buildout. There are relatively few areas for additional growth. This places a high priority on ensuring the remaining development and any redevelopment complement the existing conditions and provide essential services, accommodations, and amenities that will help assure Snowmass Village’s sustainability and competitiveness far into the future.

The traffic system is reaching carrying capacity. Brush Creek Road, the principle vehicular access in and out of the valley, exceeds desirable traffic levels at peak periods. In order to avoid congestion in the future, careful attention must be paid to spreading out traffic usage and broadening the use of alternative transportation modes in order to decrease the use of single-occupant vehicles.

A significant portion of our workforce commutes into Snowmass Village from Pitkin County and Aspen. Though we make an effort to accommodate as many employees in the Town as we can, it is important to our viability that those we cannot house can reach Snowmass Village efficiently and safely. With increasing costs of commuting and competition from down valley employers, if we are to continue to provide a high quality of guest services we must find ways to provide workforce housing in, or closer to, the community.

A large portion of the skiers on Snowmass Mountain pass through Snowmass Village going back to Aspen or down valley lodging locations. We “capture” only about 45 percent of the potential expenditures represented by this pass through-traffic—which is a missed opportunity for local businesses.

The location of the Town Core on a relatively steep hillside makes pedestrian connectivity a physical challenge.

The strong, two-season nature of our economy provides a low utilization rate for the off-seasons. This prevents us from spreading the costs of amenities, facilities, and our workforce over a longer period of time and higher utilization rate, which discourages some investment and reinvestment.

Our overriding vision is to maintain and increase the sustainability of Snowmass Village as a leading mountain resort and a livable community for its property owners and businesspeople.

VALUES TO VISION STATEMENTS FOR EACH CHAPTER

During the update of the 2008 Comprehensive Plan the Town developed, based on the public input during the process, the following vision statements:

Economy

The Town of Snowmass Village will be the leading multiseason, family-oriented mountain resort with distinctive locally owned commercial businesses that provides conference facilities and a unique and diverse shopping and dining experience across a range of price points for guests and residents.

Recreation and Amenities

The Town of Snowmass Village shall enhance the community’s enthusiasm toward sports and athletics and increase the recreational health and vitality by providing year-round attractions and amenities that foster opportunities to be active for all ages.

Community Arts

The Town of Snowmass Village shall expand its role as a provider of culture and arts for the Roaring Fork Valley as well as provider of expansive educational opportunities. Visual and performing arts amenities and venues shall compliment those of Aspen and create a strong identity and economic base for the community.

Community

The Town of Snowmass Village shall strike a healthy balance between community and resort. Creating and preserving areas where community members can meet formally as well as spontaneously gather and socialize will be critical to the Town’s success. The Town of Snowmass Village shall be dedicated to the safety of all its residents, employees, and guests.

Environmental Resources

The Town of Snowmass Village shall create an ecologically sustainable community through energy independence, protecting open space and other natural resources such as water, and preserving critical view corridors.

Built Environment

The Town of Snowmass Village will have three interconnected commercial nodes (two resort-oriented commercial nodes and one community-oriented commercial node) that jointly have a small mountain town feel characterized by:

- ✧ Public gathering places that allow personal interaction and “people watching,”
- ✧ Sunlight to public areas,
- ✧ Easy pedestrian or mechanical connections between nodes, and
- ✧ Building placement that preserves long views from key public areas.

Transportation

The Town of Snowmass Village shall be served by convenient, effective, and attractive transit service between local commercial and residential nodes and work with the Regional Transportation Authority (RFTA) to improve transit services throughout the greater Roaring Fork Valley. A major objective for the community will be to minimize increases in single-occupant vehicle (SOV) use and to increase the use of transit, pedestrian, and other non-SOV modes for travel to/from and within the Town Core. Sustainable land use, urban design, and workforce housing strategies that create vibrant, mixed-use nodes and encourage walking and transit use are also an important component.

Housing

A significant amount of affordable housing in Snowmass Village is essential to providing a high level of service for residents, employees, and guests; creating a sense of community; and giving the Town and businesses an advantage in attracting and retaining qualified employees.

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APPENDIX III: CHAPTER 3 - COMMUNITY ARTS

SYNOPSIS OF PUBLIC INPUT

A sense of community is highly valued in the Town of Snowmass Village. Participants expressed a desire for liveliness and energy. Snowmass Village was envisioned as a place where residents, guests, and employees could work, retreat, and exist; a healthy place with diversity of age. Services, facilities, and amenities build the framework for a healthy, energetic community. Participants supported local-oriented services such as medical and dental offices and more gathering places where our residents can encounter the same people consistently and serendipitously. The expansion of cultural offerings was also strongly expressed.

Vitality and age diversity can be created by meeting other goals of this plan. One prime method is allowing the workforce to live in the community. This brings a broader, younger group into the village to support retail businesses and restaurants year-round.

Below are community values and key issues conveyed during the public process for this update:

Vitality:

- * Lively place to live, work, retreat, and exist,
- * Promote health
- * In town/on-site employee housing,
- * Gathering places (errands, events, recreation) provided with development or by the Town
- * Create a "Snowmass fun" identity

Culture:

- * Multipurpose facility (for movies, concerts, conferences, theater, other cultural events)
- * Increased cultural opportunities—music, arts, film
- * Increased and expanded educational opportunities
- * Establish Snowmass Village as the "Arts Education Center of the Valley"

Cohesiveness:

- * Small population
- * Safe
- * Social involvement/know your neighbor
- * Family friendly
- * Community events

TABLE 8: Performing Arts Venues: Facility Inventory

Facility	Location	Seating Capacity	Condition	Comments
Aspen HS Black Box Theatre	Aspen	100	Excellent	
Anderson Ranch Meeting Hall	Snowmass	100	Good	
Theatre Aspen Tent	Aspen	150	Fair	Improvements Possible
Snowmass Chapel	Snowmass	200	Good	New sanctuary = 300
The Cabaret Room	Snowmass	250	Good	Status questionable
Paepcke Auditorium	Aspen	350	Good	Renovations planned
Belly Up Nightclub	Aspen	450	Excellent	
Harris Concert Hall	Aspen	500	Excellent	State of the Art
Wheeler Opera House	Aspen	500	Excellent	Addition in discussion
The District Theatre	Aspen	550	Good	
Conference Center Ballroom	Snowmass	1,100	Fair	Status questionable
Benedict Music Tent	Aspen	2,085	Excellent	
Town Center Park	Snowmass	8,000	Good	

APPENDIX IV: CHAPTER 4 - REGIONAL AND COMMUNITY ECONOMICS

BACKGROUND

Competitive Position within Colorado Ski Country

Colorado Ski Country draws more than 12 million skier visits per year and is among the most desired alpine tourist destinations in the world. Snowmass Village is but one of more than a dozen other resort villages in the region. In order to remain competitive, Snowmass Village seeks to further differentiate itself and build on its unique identity.

Seasonality

The issue of seasonality is more pronounced in Snowmass Village than at some competing resort destinations in Colorado Ski Country. Developing a commercial land use strategy that strengthens business activity year-round is an important stakeholder concern addressed in this update of the Comprehensive Plan.

Integration and Connectivity

The Town goal is to develop an appropriate balance between the number of skiers we serve at the Snowmass Ski Area and the available short-term accommodations. The development of high-occupancy units and employee housing in the Town Core will bring vitality to both the resort and the community. This goal must be balanced with competing goals to minimize traffic impact and maintain the character and integrity of the community. The Base Village project will go a long way in helping to accomplish this goal. Base Village could also create direct competition for existing retailers at the Snowmass Mall. The development of Base Village can contribute to a better economy for existing business in a number of ways and can be managed as an opportunity to achieve this goal.

In working with the geography of the Brush Creek Valley itself, in order to improve previous land use design flaws, the need for integration relates to physical connectivity as well as to the creation of three clusters that are distinct yet serve complementary functions. The success of Snowmass Village from an economically

sustainable commercial/retail perspective will depend in large part on the evolution of distinctive characters and primary functions for each of the commercial nodes: Base Village, Snowmass Center, and the Snowmass Mall.

Retail Leakage

It is clear that a significant proportion of local shopping, food and beverage, and entertainment spending potential is being captured by outside markets, notably Aspen, mid-valley, and Glenwood Springs.

The relatively small size of the resort and community along with its seasonality and the draw of Aspen largely explain our inability to capture more retail sales revenue. The local economy in Snowmass Village is strong, but the Town is leaking sales tax potential. By acting to stop this leakage and to capture more secondary revenue from the ski and tourism industry, the Town could generate revenue to build needed community facilities, support affordable housing, and provide services to the Snowmass Village community.

Lively Public Realm

A lively public realm is a vital component of an economically sustainable alpine resort village. Hosting and properly servicing a variety of tourist cohorts (including conference, group, and social guests) is vital to maintaining a vibrant and healthy resort community and village.

Snowmass Village Economic Setting

Skiing and tourism, including the spin-offs of short-term lodging and retail goods and services are the cornerstones of the Snowmass Village economy.

Ski Industry. Skiing is by far the most dominant economic activity in the Snowmass Village economy. Three-quarters of all sales tax revenue is collected during the ski season. The Snowmass Ski Area is a primary contributor to the growth in year-round and part-time residents.

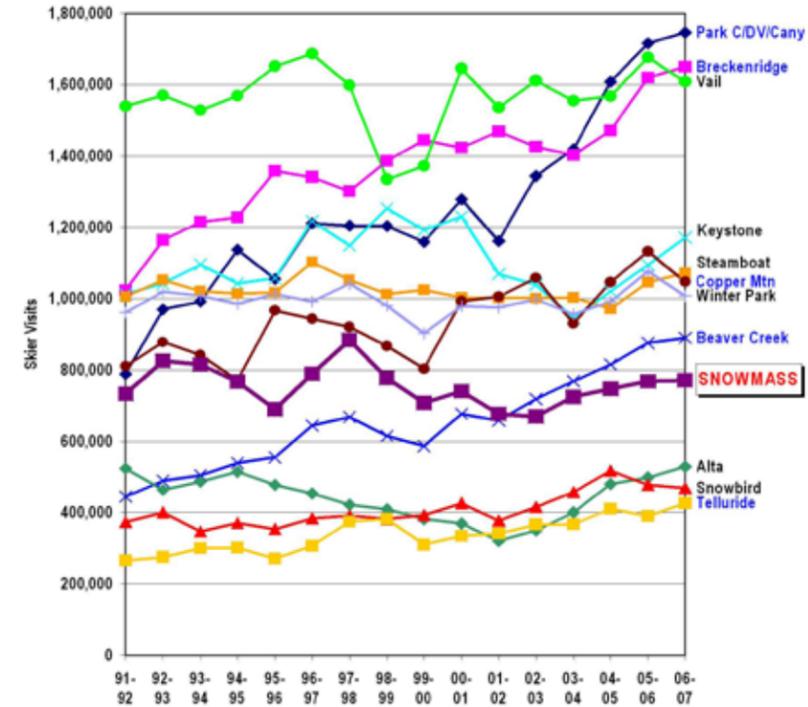


FIGURE 50: Varying Ski Resort Visitation for the Past 16 Years

TABLE 9: Percentage of Aspen Area Skier Days by Ski Area

Ski Area	1996-1997	2006-2007
Snowmass	54.6%	53.2%
Aspen	23.9%	22.7%
Buttermilk	10.9%	10.6%
Aspen Highlands	10.7%	13.0%

Source: Colorado Ski Country, USA, Aspen Skiing Company

At 3,132 skiable acres, Snowmass is the largest of the four mountains owned and operated by the Aspen Skiing Company and one of the largest in the country. However, during the 2006–2007 season, Snowmass ranked eighth in Colorado for total skier visits (770,000) (see Figure 4.1; note that Alta, Park City, and Snowbird are not in Colorado). The Snowmass Ski Area is the second largest in the state, ranking first among Colorado ski areas with the lowest number of skiers per acre.

The Snowmass Ski Area is the most important of four areas operated by the Aspen Skiing Company. Among the four Aspen Skiing Company ski areas, Snowmass Ski Area captures more than 50 percent of the total skier days (as shown in Table 10).

I. Aspen/Snowmass Skier Demographics

(see Table 10)

- * 56 percent of Aspen/Snowmass skiers have household incomes of \$100,000 or more.
- * Households with children represent 28 percent of Aspen/Snowmass skier population. This compares to 49.3 percent in 1998. Singles represent the largest component (36 percent), but singles tend to ski Aspen Mountain more than Snowmass.
- * Aspen/Snowmass attracts older visitors, with 40 percent between 45 and 64 years old.
- * Approximately 50 percent of Aspen/Snowmass skiers are over age 45. Nationally, 7.4 percent of skiers are 55 or older. For destination resorts, 10.3 percent of the skiers are over age 55.
- * More so than other resorts, the Aspen/Snowmass customer base is fairly even in distribution among the four census regions of the country.
- * Foreign visitors represent approximately 17 percent of the Aspen/Snowmass customer base with the top three origins being Australia, the United Kingdom, and Brazil.
- * Overall, the top domestic origins for guests are the tristate New York area followed by Chicago, Los Angeles, and Denver.

- * 62 percent of the skier composition is destination visitors, 20 percent is locals, 8 percent second homeowners, and 10 percent day visitors.
- * 27 percent of visitors in 2007 were new customers, 73 percent have visited one or more times, and 26 percent have visited 20 or more times.
- * 84 percent of peak season Snowmass visitors arrive by plane.
- * Overnight visitors to the Town are primarily middle aged, affluent, and well educated, and close to 40 percent of groups arrive with children.

Snowmass Overnight Skiers:
Long stays, flyers, repeat guests, intermediates, affluent, older, from distant locations.

Snowmass Lodges: Strong family focus, slightly more in 41-60 age group, from the heartland, ski in Snowmass, intermediates.

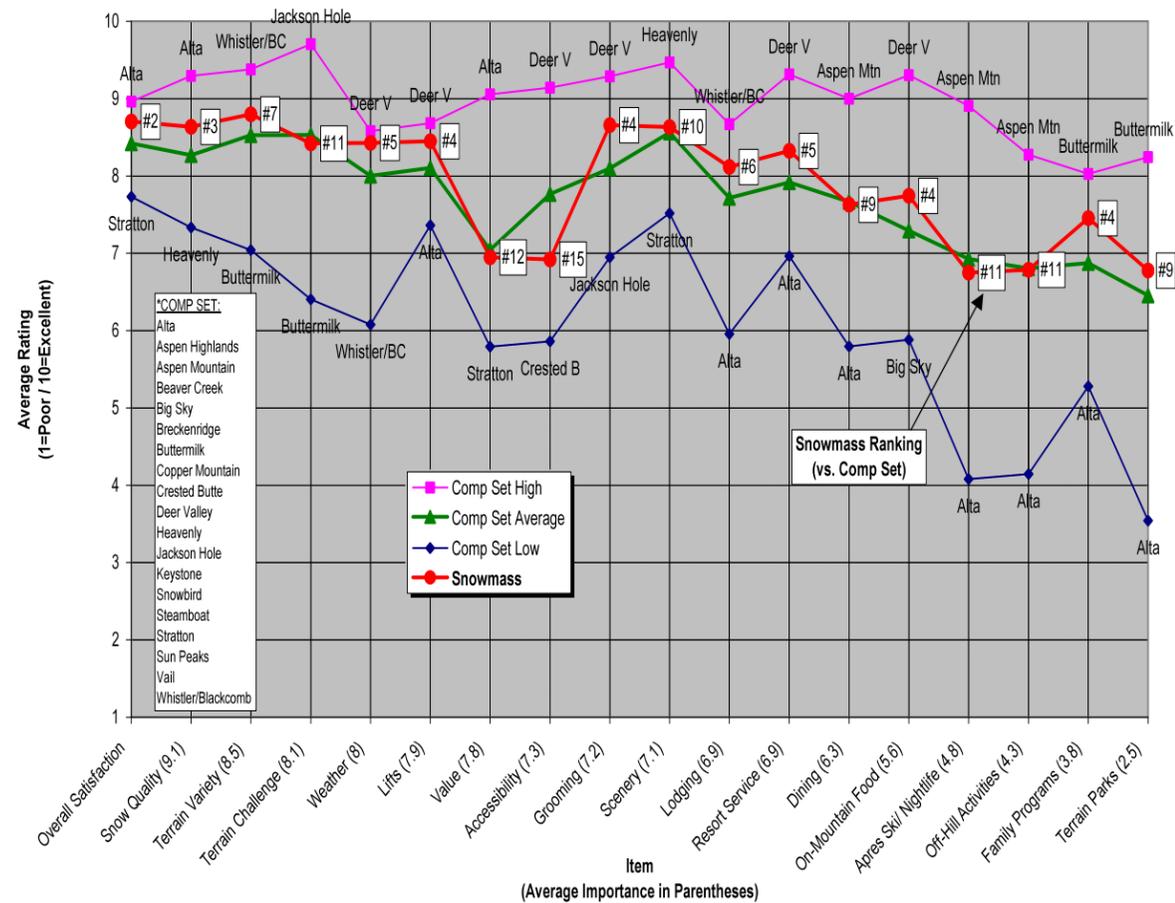
Source: Aspen Skiing Company, RRC Associates

TABLE 10: Aspen/Snowmass Skier Demographics

Gender	
Male	60%
Female	40%
Age	
Under 25	15%
25-44	35%
45-64	40%
65+	10%
Household Income	
Under \$50,000	18%
\$50,000-\$99,999	27%
\$100,000-249,999	34%
\$250,000-\$500,000	14%
\$500,000>	8%
Family Status	
Single, no children	36%
Couple, no children	18%
Household with children	28%
Household with children no longer at home	19%
Visitation Statistics	
New customers	27%
Visited one or more times	73%
Visited 20 or more times	26%
Composition	
Destination	62%
Locals	20%
Day Skiers	10%
Second homeowners	8%

Source: Aspen Skiing Company

FIGURE 51: Ski Magazine Reader Resort Ratings: Snowmass versus 18 Competitors



2. Ski Market Trends

(Source: Aspen Skiing Company, RRC Associates)

- ✳ Nationwide there has been a decline in skier visits of 6.9 percent over last season to 54.8 million visits (this represents a decline of 1.5 percent compared with the 10-year average). The primary reasons were warm weather in the East and California. Within this national decline, Colorado narrowly set another record with 12.6 million visits, primarily because of a rebound in the southern resorts.
- ✳ Major destination resorts showed slight declines with Beaver Creek, Breckenridge, and Whistler being the exceptions.
- ✳ In competing ski resorts across the country, over the last 15 years there have been major investments in infrastructure, retail, and lodging.
- ✳ The “baby boom” generation, which powered the ski industry in the 1980s, is skiing less.

FIGURE 52: National Skier Participation by Age and Gender

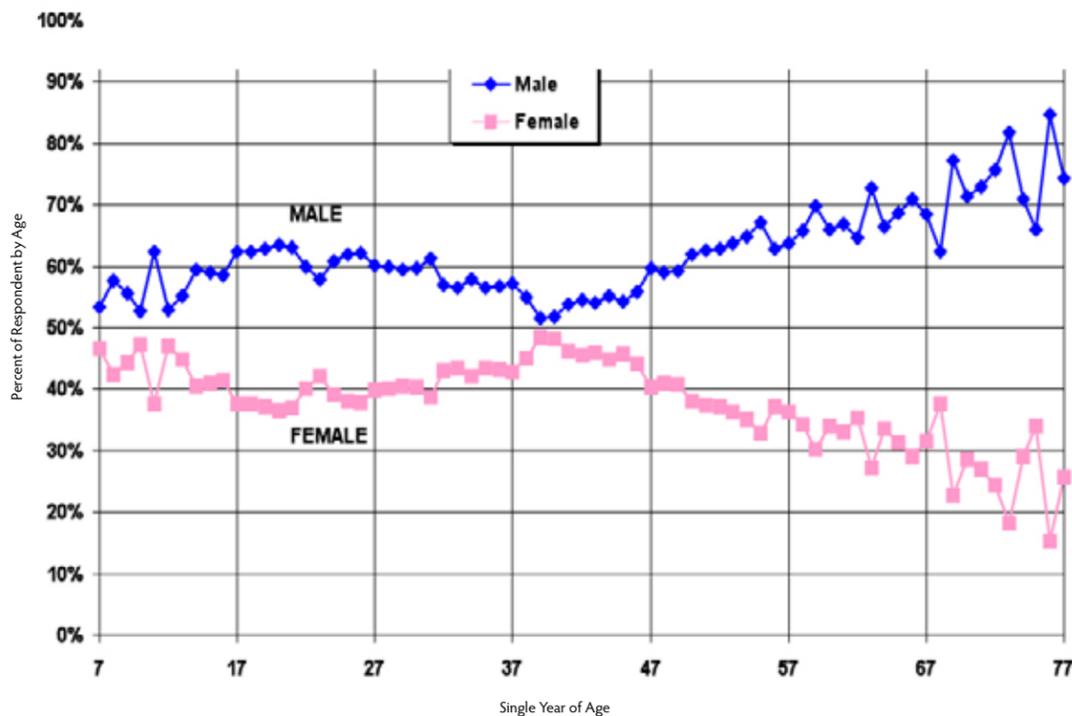


FIGURE 53: National Skier Participation by Age and Gender

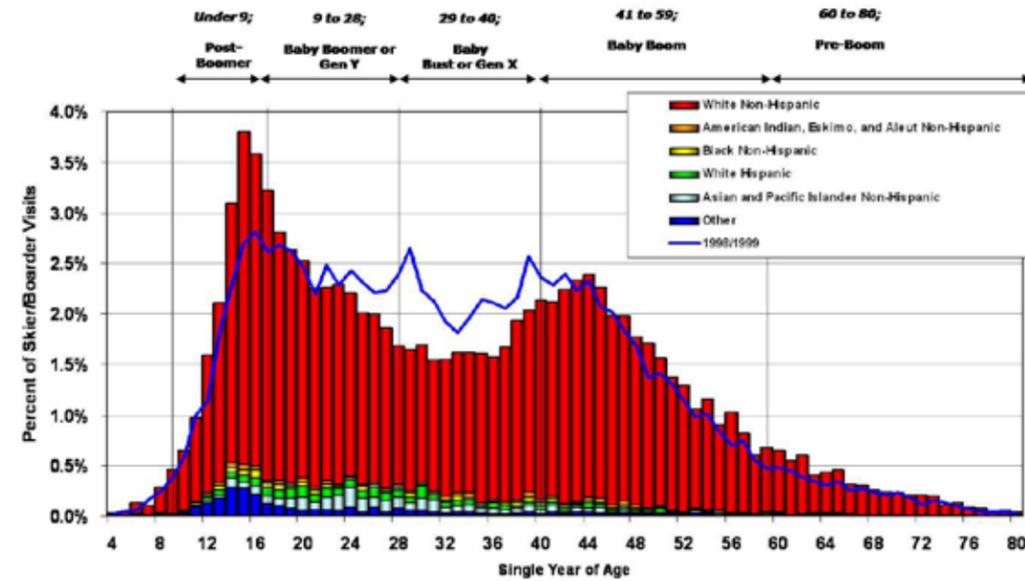


TABLE 11: Summer Visitor Interests: Rocky Mountain Region versus Snowmass Village

	Rocky Mountain-bound (n=154)	Past Snowmass Winter* (n=211)	Past Snowmass Summer (n=80)
Age	35-44	45+ (47 median)	45+ (48 median)
Income over \$100K	13%	53% (77% among overnight)	44% (62% among overnight)
Education	Some College	Graduate School	Graduate School
Length of Stay	9 days	10 days (median 7 nights)	4-5 days (median 5 nights)
Means of Travel	64% drive (1,000 miles or less)	58% fly (85% fly)	57% drive (<300 miles, 57% fly)
Summer Accommodations	Less expensive, camping	Upscale	Hotel or condo in Snowmass Village
Type of Summer Vacation Sought	Relaxing, family-oriented	Active, upscale	Active
Activities	Natural beauty, sight-seeing	Hike, golf, fine dining	Hike, bike, golf, fine dining
Events	Family events: arts and crafts fairs, rodeo	Sophisticated, cultural events: jazz concerts, wine and food festivals Extreme sports (as a spectator)	Sophisticated, cultural events: jazz concerts, wine and food festivals

Note: Past Snowmass Winter guests mean those people who have visited in winter and returned in summer

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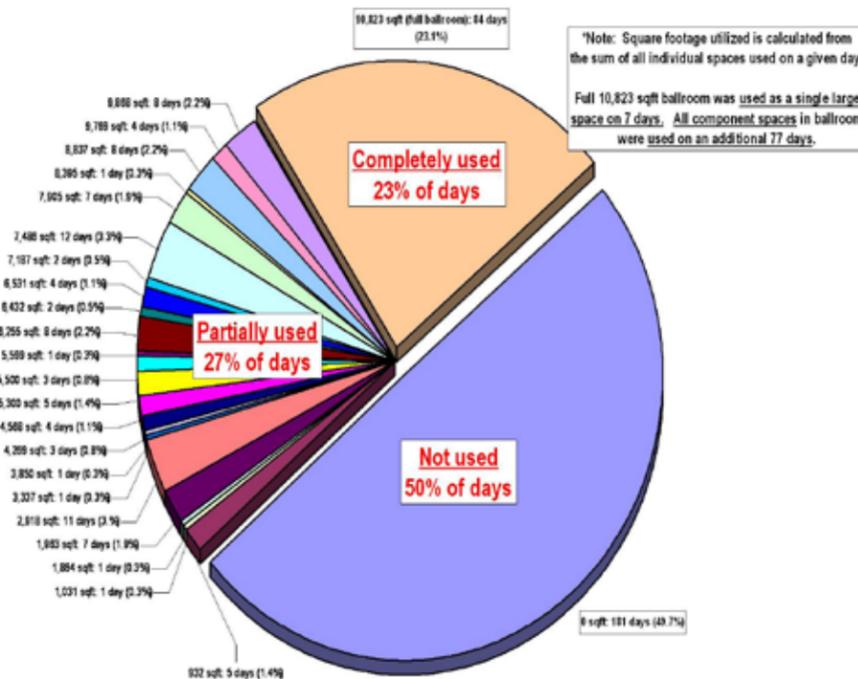
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- * The number of people on the slopes with incomes of \$50,000 or less is in sharp decline.
- * The percent of skiers that are female declines dramatically after age 40, suggesting a need for more things for women to do while men are skiing.
- * "Baby boom" families are heavily involved in work and raising children. They have less leisure time and are more likely to travel to a destination resort than day ski. This trend is affecting Front Range skiers as well.

Conferences and Tourism

Conferences are a significant contributor to the Town's economy. The Conference Center is used extensively in both ski and non-ski seasons and may be responsible for up to 45 percent of Snowmass Village guests outside the ski season. As shown in Table 4.8), during the period from October 2006 to September 2007, the Snowmass Conference Center was used 84 days, with 7 of those days using

FIGURE 54: Snowmass Conference Center Usage



the entire ballroom as one unit. Half of the days had no activity, and during just less than 20 percent of this period, less than half of the total space was in use.

The summer special events calendar has grown to include at least one program every weekend as well as several activities, most of which are free. Summer events such as Chili Pepper and Brew Fest, Jazz Aspen Snowmass, mountain bike races, Balloon Fest, and many others bring guests to town who generate additional revenues to carry businesses through the summer season. Though summer visitor volumes are significantly lower than those in winter, visitor preferences have historically tended to be very similar across seasons.

Lodging

Many Snowmass Ski Area skiers choose to spend their nights in Aspen. Visitors are attracted to Aspen because of the wider variety

of eating and entertainment opportunities and by Aspen's popular image.

Skiers and other visitors spending the night in Snowmass Village are likely to purchase more food, drink, clothing, and other goods here. In addition, the length of visitor stay helps establish the critical mass of buyers and users needed to support retail stores and civic amenities.

To gain a broader understanding of the Town's potential peak capacity, there are 2,878 total residential units in Snowmass Village (including single-family, multifamily, lodging, and employee units). Within these units, Snowmass Village can accommodate about 11,000 residents and guests in the peak season. Approximately 8,000 skiers are actually skiing in Snowmass Village during an average day.

Outside of Aspen and Snowmass Village, the Roaring Fork Valley has a significant number of tourist beds and a large resident skier population. Snowmass Ski Area currently hosts the majority of these local skiers.

According to RRC Associates' occupancy report generated on behalf of Aspen/Snowmass partners, Snowmass Village's annualized occupancy is about 45 percent. During the peak season, December 20 to March 31, occupancy averages 84 percent.

Between 2004 and 2006, sales tax on lodging represented between 45 percent and 49 percent of total sales taxes, the largest single contributor of sales tax revenues to the Town.

Though the revenue potential of the Snowmass Village lodging industry is closely related to the number of available accommodation units and occupancy rates, it is also affected by the type and quality of accommodations available in the Town. Higher quality units generally translate into higher revenues per skier night.

Seasonal Economics

The Snowmass Village economy is extremely seasonal, spanning the relatively short ski season at the Snowmass Ski Area. A typical season lasts 140 days. Other ski areas seasons may extend up to 157 days. This seasonality is reflected in the Town's sales tax receipts.

QUALITY OF BED BASE

Observations of RRC customer survey:

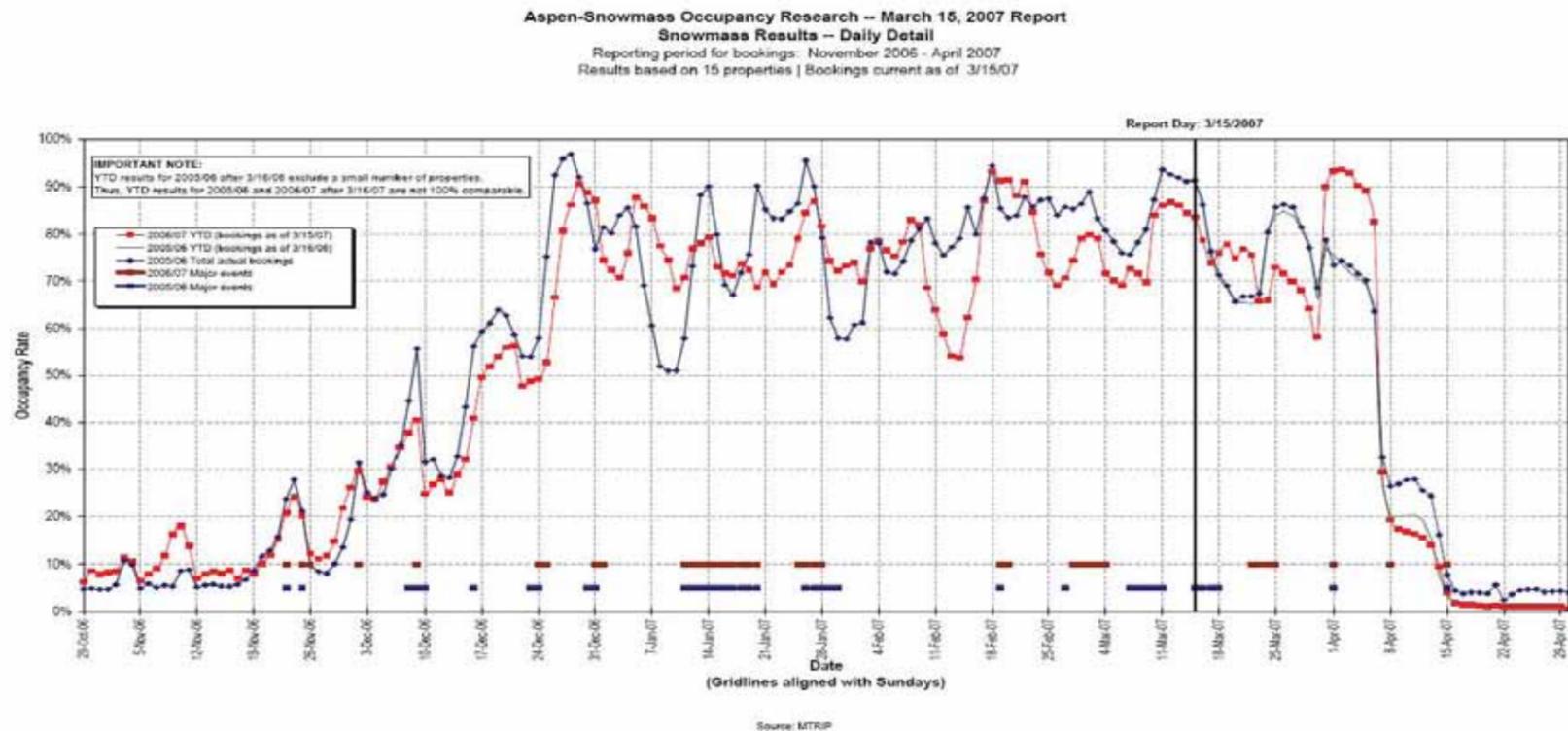
- Drop-in lodging satisfaction year after year and high variability in performance by property.
- Of our list of 28 lodges, 5 ranked "Good/Excellent" category; only 1 of those properties was in Snowmass.
- Of our list of 28 lodges, 7 ranked "Poor" category; of those, 5 were located in Snowmass; 18% of total.

In the combined Aspen/Snowmass market, Snowmass has 42% of the total lodging units and 53% of skier visits, but only 17% of retail sales.

Source: Snowmass Strategic Marketing Plan

Only 25% of Snowmass Village's annual lodging revenue occurs in May–October

FIGURE 55: Bookings from November 2006 to April 2007



Seventy-five percent of all lodging and other economic activity in the Town occurs in the four-month winter ski season. The economy is made up of mostly small businesses. It is particularly hard for small businesses to make long-term investments based on the revenue from a four-month business season. This is also true of their willingness to make long-term commitments to joint or public marketing strategies or taxes and assessments to build community facilities.

Anything that can be done to spread business activity over a longer period of time will have a beneficial impact on the stability of the Town's economic base and its ability to accomplish long-term objectives. Because of the large size of the Snowmass recreation area and its substantial lodging base in the Town, Snowmass Village could expand its number of summer visitors substantially. This extra revenue could help pay for improvements and facilities that benefit the Town's year-round residents and visitors.

Retail, Commercial, and Restaurant

Retail shopping is a price of entry in resorts, and we need to

have it to remain competitive. Though such trends are difficult to project, it is clear that retail expenditures per visitor in Snowmass Village (and the Aspen area as a whole) have been increasing during recent years. While skier visits at the Snowmass Ski Area increased about 15 percent between the 2001–2002 and the 2006–2007 seasons, sales taxes grew about 20 percent. (Resident incomes represent a small portion of the increase because resident expenditures are limited to 10–15 percent of total sales tax revenues; the balance comes from visitors.)

Current Retail Inventory

The current retail inventory in Snowmass Village is concentrated in one primary node and one local-serving needs node with additional uses (e.g. food & beverage) also included in various lodges. The West Village/Mall is presently the primary comparison and food & beverage retail node, offering 91,823 square feet of floor space. The Snowmass Center serves as the primary convenience node with 24,741 square feet of retail floor area plus office space.

Outside of these two primary retail commercial nodes, retail

and related floor area totals 18,083 square feet. The total retail inventory in Snowmass Village is 134,647 square feet including 16.8 percent of convenience retail, 51.0 percent of comparison retail goods, and 32.2 percent dedicated to food and beverage/entertainment.

- * The West Village/Mall displays a distinct seasonality, with nearly 75 percent of sales occurring during the four-month winter season. This amount of retail is proportionately low compared to other ski resorts. This can primarily be explained by Snowmass Village's proximity to Aspen, which has a large and highly successful retail sector.
- * Businesses have displayed average sales performances typical of mall venues (in the range of \$250 to \$300 per square foot gross leasable area).
- * The mix of retailers in the West Village/Mall responds to the visitor-oriented demand, with emphasis upon sporting goods, clothing, restaurants, and skiing-related services but without a very well-balanced offering. There is no formal effort to manage tenant diversity among the properties, and there are no national retailers.

3. Market Issues

The potential effects of additional retail development on the local economy can be understood by analyzing current expenditure patterns, business performance, and future demand projections for specialty shopping, eating and drinking, and services. Most expenditures by Snowmass Village residents and guests occur in Aspen, the Roaring Fork Valley, and elsewhere. Capturing a portion of this leakage as well as attracting new residents and guests will expand and improve the retail sector in Snowmass Village.

- * Potential retail business and restaurant expenditures by Snowmass Village residents and visitors were estimated as of 2006 to equal nearly \$131 million annually (medium of the possible range estimated).
- * Actual sales in Snowmass Village were \$57 million, roughly 42 percent of total expenditures.
- * The difference between the above numbers (\$74 million) equals the amount of sales leaking (purchases occurring elsewhere). Most of the visitor leakage goes to Aspen; a significant portion of resident expenditures is occurring down valley or in other localities.

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Retail Market Demand

Capturing increased sales from skiers passing through Snowmass Village as well as residents and lodgers in Snowmass Village should support higher income levels and some additional retail space in Snowmass Village. Retail market demand in Snowmass Village is based primarily upon visitor expenditures, although permanent and seasonal residents also contribute to demand.

- * Overnight guests constitute the largest expenditure, a combination of lodging, restaurant, skiing, and retail expenditures. Lodging/living elsewhere guests account for approximately 71 percent of total expenditure potential.
- * Day-skier guests spend less money, principally because they are lodging elsewhere. Although these guests represent approximately 30 percent of the visitors to Snowmass Village, their expenditure potential is about 16 percent of the total.

The increases in visitors, general price inflation, and changing expenditure patterns have contributed to growth in retail market demand over the years. Seasonal variations will continue to occur, and our economy remains subject to national economic trends and local conditions.

Key observations of the retail demand forecast include:

- * Numbers of overnight guests during the winter are not assumed to increase significantly, although the demographic composition may continue to evolve.
- * There will remain intense competition for the destination skier mountain resort market.
- * Day-use guests, especially from an increasing down-valley population base, should continue to be a growing source of visitors.

- * Residential expenditures will be limited by relatively small increases in resident population and the small resident base (e.g., Snowmass Village is and will remain too small to support a typical community-scale shopping center).

Food and beverage sales are an important economic sector in Snowmass Village. During the 2004–2005 season, local spending in restaurants, food stores, drug stores, and liquor stores averaged more than \$10 million per year. The range and variety of restaurants and the presence of unique restaurant/entertainment concepts can be a factor in the skier/visitor choice of where to spend the night. Convincing more people to stay and eat at local restaurants will also ease peak traffic patterns up and down the Brush Creek corridor.

SYNOPSIS OF PUBLIC INPUT

The community is highly aware of the importance of keeping Snowmass Village economically sustainable by establishing a critical mass and mix of commercial uses. However, with this in mind, it is also important to balance the economic potential with other values of the community such as village character and a small-town feel. Therefore, during conversations of the economy, the built environment often was discussed concurrently. An important question expressed was the appropriate amount of future development that is “just big enough” to keep the economy stable but not exceed the community’s carrying capacity or change its village character. The participants also emphasized the need for community-oriented businesses so that the community could become more self-sustaining over time. The summary of the public comments follows:

- * High level of local ownership (“no national chain stores”)
- * Maintain and expand types of community-oriented businesses

- * Increase diversification of commercial offerings
 - * Types of retail
 - * Broader price points (from reasonable to true high-end)
 - * Differentiate three nodes and their personalities (to be complementary and not competitive with each other)
 - * Improve the “product image” (maintenance, quality of buildings, ADA-accessibility)
- * Maintain total commercial quantities, reallocate between villages
 - * Minimum of 130,000 square feet
 - * Maximum of 200,000 square feet
- * Expand the two major seasons: strengthen winter and grow and extend summer
- * Increase vitality/activity
 - * High occupancy turnover beds (“real hotels”)
 - * Conference-friendly (single or double occupancy) high occupancy turnover beds
 - * Places for public interaction
 - * Conference/performing arts center
 - * On-site or in-town employee housing
- * Minimize construction impacts on commercial uses by phasing future development.

APPENDIX V: CHAPTER 5 - COMMUNITY SERVICES, FACILITIES AND AMENITIES

EXISTING CONDITIONS AND GUIDING PRINCIPLES

To respond to the public desires for a vital, social, and healthy community, the Town

should develop a detailed plan for amenities. To provide appropriate amenities, the plan should identify and prioritize desired ones such as the following:

- * Ice skating rink
- * Multipurpose performing arts center
- * Sports playing fields
- * Additional trails
- * Playground for children (pirate ship, climbing wall)
- * Zip lines
- * Indoor play area
- * Dog park
- * Public spaces

To be fiscally responsible for the provision of amenities, the plan should be referred to in the Town's Capital Improvement Plan and other budgeting programs and also reviewed during land use and development review for opportunities with new development.

The community values athletics and sports. Two other items to be included in the plan are a strategy for the expansion of events and an approach to community health needs. A strategy for the expansion of events allows for an active and vital social environment for all age groups. The strategy should include public and private funding of events. Such activities or amenities could include:

- * Ice sculptures
- * Environmental hikes
- * Sound and light shows
- * Sustainability education
- * Concerts
- * Mountain events
- * Competitions (e.g., bike race l'Alp d'Huez)

- * Variety of restaurants and bars

An approach to address community health and medical needs of a full community demographic spectrum should list the essential services, that is, pharmacy, medical, and dental offices. After essential services are identified, Town Staff should ensure zoning allows the group services in one location (new Center, Offices at Snowmass).

EXISTING FACILITIES

Snowmass Water and Sanitation District

The Snowmass Water and Sanitation District (SWSD) is a special district that was formed in June 1966 to provide water and sewer service for the Snowmass Village area.

Raw Water

SWSD currently provides water service to approximately 5,000 equivalent residential units (EQRs). SWSD's primary raw water source is surface water from the Snowmass Creek basin. Available raw water supplies are limited due to a variety of factors, including natural weather variations, other water rights demands, and limited available storage capacity. In order to firm up the reliable yield of raw water to its present and future customers, SWSD has acquired and is in the process of reconstructing and expanding Ziegler Reservoir to hold additional raw water with an estimated project budget of \$10,000,000. Upon completion, SWSD's engineers presently estimate that available raw water supplies will be sufficient to serve about 6,200 EQRs. Beyond this level of service, raw water availability and storage capacity appear likely to continue to significantly constrain additional development within the Snowmass Village area.

Water Treatment and Distribution

SWSD's Water Treatment Plant (WTP) capacity and potable water storage were established by analyzing peak demand for water, fire flows, and emergency storage during a major system failure. SWSD has 5.2 million gallons (16 acre-feet) of potable water storage. The WTP can treat 4.7 million gallons per day

(mgd) and has an ultimate design capacity of 5.1 mgd. Potable water storage tanks totaling in aggregate of approximately 6.2 million gallons are located in various pressure zones to allow SWSD to manage water distribution during peak demand periods or during exigent circumstances. Although overall WTP capacity is adequate to accommodate foreseeable growth, additional storage may be needed in certain pressure zones depending upon future development patterns.

Sewage Treatment

SWSD operates a Waste Water Treatment Plant (WWTP) that performs primary, secondary, and advanced treatment at a capacity of 3.2 million gallons per day. The WWTP is a mirror image 1.6 million gallon bifurcated system which allows SWSD to utilize the minimum capacity for its primary, secondary and tertiary treatment. Present WWTP capacity appears adequate to accommodate foreseeable growth in Snowmass Village.

Snowmass-Wildcat Fire Protection District

The Snowmass-Wildcat Fire Protection District was organized in 1971 as an all-volunteer department. Since that time, population demands have increased the need for prompt reliable emergency services; this has gradually transformed the Snowmass-Wildcat Fire Protection District into a professional agency with 16 full-time employees and 11 resident firefighter emergency medical technicians (EMTs). The Snowmass-Wildcat Fire Protection District uses nine fire suppression units and three "advanced life support" ambulances that serve the community's citizens, tourists, and day-skier population. The Snowmass-Wildcat Fire Protection District encompasses 21 square miles, which includes the Town of Snowmass Village, Snowmass Creek drainage, and Wildcat Ranch areas. Emergency services mutual aid is offered with cooperation by the Aspen, Basalt, and Carbondale Fire Departments.

Other Districts

Snowmass Village is also a part of the Aspen Public School District RE-1, the Roaring Fork School District RE-1, the Aspen Valley Hospital District, the Colorado River Conservation District, and

Colorado Mountain College.

Telecommunication and Transmission Devices

Snowmass Village embraces technology and should continue to in order to proceed as a world-class resort. The Town should evaluate cell phone and other technology needs such as wifi within the community, especially the Town Core.

As technology advances, there will be greater demand for locating new telecommunication reception devices. These devices must be carefully sited to mitigate visual impacts and impacts to environmentally sensitive areas.

Little Red Schoolhouse

The Little Red Schoolhouse is one of the Town's few historic structures. Built more than a century ago, the schoolhouse is owned by the Town and leased to a day-care center for local residents.

Projections for Roaring Fork Valley indicate a 30–80 percent growth in child-care demand over the next 20 years. With these projections, child-care capacity will be exceeded between 2007 and 2012. The Little Red Schoolhouse is at capacity with 10 children in the early childhood facility and 22 children in the preschool facility.

Tree House Adventure Center

The Tree House Adventure Center, a new, state-of-the-art 25,000-square-foot kids ski facility, is located in the Base Village. The Treehouse stands as the first of its kind in the snow sports industry, and will contain a family-friendly climbing gym, teen activities, kids' retail stores, and a host of themed rooms for ages eight weeks and older.

The Aspen School District does not currently have a school or other facilities in Snowmass Village. The current capacity of the district schools includes 25 students at the high school, 140 students in middle school, and 40 students in the elementary schools. The capacity limits are set by policy and not necessarily the capacity of facilities or their ability to expand. An additional Capacity of 300 students could be gained by limiting down-valley enrollment.

Snowmass Village Recreation Center and Gym

The 9,000-square-foot Snowmass Village Recreation Center was opened in 2007. State-of-the-art amenities include Matrix cardio equipment, a weight room, four outdoor pools with water features for kids, and an adult hot tub.

Town Hall Facilities

A new Town Hall was opened to the public in 2008. The facility holds the majority of Town services, including Town Manager/ Administration; Police; Finance; Building and Planning; and Marketing, Special Events, and Group Sales. The facility also houses the Town Council chambers and community meeting rooms. A branch of the Pitkin County Library has been opened in the facility.

The Housing Office is located in Mountain View employee housing complex, Public Works has a facility just east of Town off of Owl Creek Road, and the administrative offices of the Transportation Facilities are located in the Snowmass Mall. The Bus Barn and Shuttle Drivers' Lounge are located in Town-owned condominiums in the Mall.

Snowmass Village Conference Center

In 1984–1985, the Town of Snowmass Village financed the construction of a conference center adjacent to the Snowmass Village Mall. The Town of Snowmass Village manages the 30,000-square-foot conference center but leases the space. The Conference Center hosts a wide variety of conferences and specializes in seminars for medical professionals. (See Chapter 3 for more information).

The Conference Center is viewed as a critical facility to the community and must be maintained or replaced with a like-size facility. In addition, the need for more large meeting rooms and an expanded facility has been expressed.

Snowmass Chapel and Community Center

In 1987, the Snowmass Chapel and Community Center (SCCC) was constructed to provide counseling services and wedding, worship, and memorial services to residents and guests. Protestant and nondenominational services are held throughout the year, with weekly Catholic mass in the winter months. The SCCC offers 20,000

square feet of chapel and community space.

SYNOPSIS OF PUBLIC INPUT

A sense of community is highly valued in Snowmass Village. Participants expressed a desire for liveliness and energy. Snowmass Village was envisioned as a place where residents, guests, and employees could work, retreat, and exist; a healthy place with diversity of age groups. Services, facilities, and amenities build the framework for a healthy, energetic community. Participants supported local-oriented services such as medical and dental offices and more gathering places where our residents can encounter the same people consistently and serendipitously. The expansion of cultural offerings was also strongly expressed.

Vitality and age diversity can be created by meeting other goals of this plan. One prime method is allowing the workforce to live in the community. This brings a broader, younger group into the village to support retail businesses and restaurants year-round.

Below are community values and key issues conveyed during the public process for this update:

Vitality

- * Lively place to live, work, retreat, and exist,
- * Health promotion
- * In-town/on-site employee housing
- * Gathering places (errands, events, recreation) provided with development or by the Town
- * Create a "Snowmass fun" identity

Culture

- * Multipurpose facility (for movies, concerts, conferences, theater, other cultural events)
- * Increased cultural opportunities—music, arts, film
- * Increased and expanded educational opportunities
- * Establish Snowmass Village as the "Arts Education Center of the Valley"

Age

- * More age diversity of full-time residents

- * Five-star nursing home
- * Age-targeted events
- * Work center
- * Telecommuting program/outreach to companies

Recreational Amenities

- * Adequate facilities for aging community members
- * Greater diversity of recreation and sporting activities
- * Expanded athletic events
- * Necessary amenities for all ages to use
- * More than just resort-based facilities; also community-based facilities

Government

- * Political will/leadership
- * Fair, balanced local government
- * Balance of resort and community representation {Okay?}

Cohesiveness

- * Small population
- * Safe
- * Social involvement/know your neighbor
- * Family friendly
- * Community events

SNOWMASS VILLAGE PARTNERSHIPS

Aspen Skiing Company

The obligations of the Aspen Skiing Company and the Snowmass Land Company—the major property owner and developer in the Town—are contained in various land use approval ordinances and agreements. Under the land use approvals for Two Creeks and the Pines subdivisions, the Land Company is obligated to build specific trails and roads, to pay specified development mitigation fees, to mitigate wildlife impacts, and to provide a specific number of affordable housing units within the Town. Under the land approval for the ski area expansion, the Aspen Skiing Company must pay mitigation fees to the Town to compensate for transportation and other impacts on the Town.

Roaring Fork Transportation Authority

The Town cooperates with the Roaring Fork Transportation Authority to provide transit services, and is a member of the RFTA board. The Aspen Skiing Company contracts with RFTA to provide base-to-base skier transportation services.

Snowmass Village Resort Association

Prior to the Town's incorporation, Snowmass Village Resort Association (SVRA) was the resort's first governing body. The SVRA provided basic services to the Mall area. It also managed the town's recreation assets as well as marketed the resort. When the Town incorporated, SVRA was relieved from services such as garbage collecting and snowplowing. More recently, the Town's Marketing, Special Events, and Group Sales Department has taken over many of the resort marketing/public relations roles along with marketing and managing the Snowmass Conference Center. Marketing and lodge taxes are the association's funding sources.

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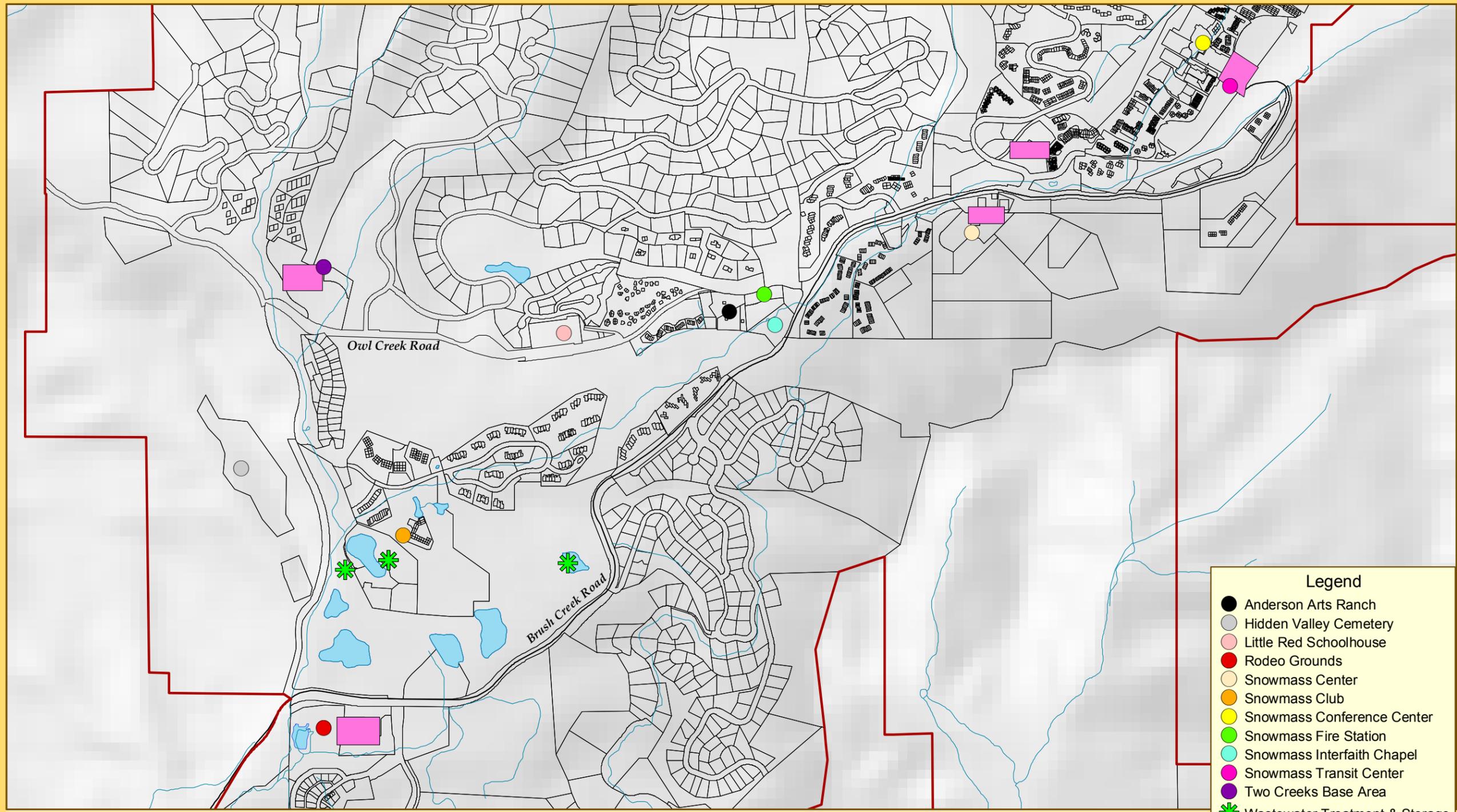
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Chapter 10
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- Legend**
- Anderson Arts Ranch
 - Hidden Valley Cemetery
 - Little Red Schoolhouse
 - Rodeo Grounds
 - Snowmass Center
 - Snowmass Club
 - Snowmass Conference Center
 - Snowmass Fire Station
 - Snowmass Interfaith Chapel
 - Snowmass Transit Center
 - Two Creeks Base Area
 - ✱ Wastewater Treatment & Storage
 - Transit Center
 - TOSV Village Limits
 - SnowmassParcels
 - Lakes
 - Streams



COMPREHENSIVE PLAN
Map 5.1: Community Facilities
 TOWN OF SNOWMASS VILLAGE



Planning Department
 130 Keams Road
 P.O. Box 5010
 Snowmass Village, CO 81615
 (970) 923-5524

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APPENDIX VI: CHAPTER 6—ENVIRONMENTAL RESOURCES

SYNOPSIS OF PUBLIC INPUT

Though the topic was not a prominent one during the public process for the 2008 update of this plan, a healthy natural environment continues to be highly valued by the community.

Public input received on the topic of environmental resources addressed the following areas:

- * Preservation of open space
- * Maintaining view corridors
- * Retaining the scenic beauty
- * Promoting respect of our mountain environment
- * Protecting water quality, air quality, and wildlife

EXISTING ENVIRONMENTAL CONDITIONS

Elevation

Elevation affects vegetation, temperature, precipitation, oxygen, and air pollution. The Town boundary encompasses a topographic span reaching from the lower end of Wildcat Ranch, at approximately 7,300 feet, up to 12,600 feet at the summit of the Snowmass Ski Area. Brush Creek Road, at its intersection with State Highway 82, is at an elevation of 7,500 feet. Elevation rises steadily as Brush Creek Road approaches and enters the Town limits at 7,900 feet. A majority of the Town's residential neighborhoods as well as its commercial core lie between 7,800 and 9,100 feet.

Slope

Slope steepness is one determinant of the development suitability of land. Consideration should be given to physical hazards, the potential for successful revegetation, and the difficulty in repairing soil disturbances. Steep slopes are vulnerable to erosion and soil slippage. The Snowmass Village Municipal Code prohibits construction on natural slopes greater than 30 percent unless approved by a supermajority vote of the Town Council and subject to specific findings, exceptions, and/or circumstantial criteria.

Approximately 7,700 acres, or 44 percent, of Town land has a slope of 30 percent or greater. Mapping of slope is broken into five categories: 0–3 percent, 3–8 percent, 8–15 percent, 15–30 percent, and 30 percent or greater.

Aspect

Slope aspect is how a site is oriented to the sun, which influences soil and air moisture and temperature. The majority of Snowmass Village has a cooler slope aspect, a situation that is typical of ski areas. Slopes south of Brush Creek Road and much of Wildcat Ranch have a northern aspect with denser vegetation, longer snowpack, moist soils, and increased wildfire hazards. Slopes north of Brush Creek Road have a primarily southern aspect with few trees, drier conditions, and higher erosion potential.

Geology/Soils

Most of Snowmass Village's soils have high shrink-swell potential, low strength, and slow permeability. A large portion of the surface geology is Mancos shale, which can present challenges to development. On specific sites, soil type should be analyzed for engineering qualities and limitations for construction, ability to support plant growth, stability on slopes, erosion potential, and drainage characteristics.

Vegetation

Snowmass Village's diverse physical conditions create a complex distribution of plant communities. Vegetation distribution is influenced by elevation, solar exposure, slope aspect, soil characteristics, geology, moisture, and wind. Because of their respective aspects, north-facing slopes have abundant streams and lush meadows and south-facing slopes are semi-arid.

Changes in the landscape's plant species are most evidently tied to changes in elevation and according to slope aspect. Major plant communities appear as irregular bands, often with very narrow transition bands between them. The succession of plants, beginning with lichens and mosses in dry areas and water plants in the streams and ponds, has climaxed in the four major "Vegetation Life Zones" within Snowmass Village.

Foothill Zone. The Foothill Zone extends from the edge of the Roaring Fork Valley to the rodeo parking lot and the Snowmass Club golf course. This is primarily a shrub zone with few trees except in riparian areas and in deep ravines with northern exposure. Sagebrush, oakbrush, chokecherry, and serviceberry dominate but coexist with aspen trees, foxtail barley, slender wheatgrass, yarrow, and vetch.

Montane Zone. This zone covers most of the former ranch land that is now the golf course and residential development. Mountain meadow and grassland communities are numerous in this zone. Douglas fir is prevalent, and turf-forming grasses such as red-top, timothy, and native bluegrass cover moist meadows and the wetter and cooler areas. Along water courses, distinct riparian forest and shrub communities occur that include: narrow-leaf cottonwoods, mountain alder, river birches, Colorado blue spruce, aspen, and several species of willow.

Subalpine Zone. This region begins at 8,000 feet on north-facing slopes and is covered by dense forests of Engelmann spruce and subalpine fir, with equally dense intrusions of aspen groves or an occasional lodgepole pine stands. In the winter, these dense forests protect snowfall from melting, so snow often remains on the ground until early July. Moisture-loving plants such as fairy slippers, wood nymphs, and dotted saxifrage thrive in this woodland.

Alpine Zone or Tundra. Above timberline is the alpine zone. Like the arctic tundra, it is a treeless region of grassland and rock fields. Snow melts sooner in this zone than the Subalpine Zone because of the lack of trees to shade the ground and the fact that winds keep the snow layer thin. A short growing season exists but allows for alpine flowers.

In 2005, the Town of Snowmass Village adopted the Pitkin County weed control program, which attempts to strategically remove noxious weeds from Pitkin County. The program includes a plan and community outreach objectives to prevent noxious weeds from spreading in Snowmass Village.

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Hydrology

Brush Creek is Snowmass Village’s main watercourse, and flows through Town from the Divide into the Roaring Fork River. Brush Creek’s two major tributaries, the West and East Forks, flow from the Snowmass Ski Area along Fanny Hill in the west and below the Two Creeks lift in the east. Brush Creek Road parallels the creek.

Historically, the creek and the road have vied for territory. As a result, the creek has suffered in the areas of bank erosion and degradation of stream biology. Cumulative impacts resulting from a variety of development practices have impaired the stream channel’s ability to function naturally. The degradation of Brush Creek not only affects Snowmass Village but also impacts the downstream water quality of the Roaring Fork River.

The Town has identified stream sections of Brush Creek that are candidates for restoration. Since the early 1990s, four reaches of Brush Creek (Woodbridge, May Fly, Snowmass Chapel, and Base Village) have been restored. The majority of the projects were financed by the Town with the exception of the Base Village reach, which was restored as a condition of development approval. There is an existing town fund for stream restoration but no regular budget line. There are no standard design specifications for restoration because each reach has different fluvial characteristics requiring a design specific to the reach.

The Roaring Fork Conservancy, a nonprofit watershed conservation organization, monitors the health of regional waterways. The Conservancy placed Brush Creek on its impacted list in its 2006 Water Quality Report because of consistently high pH and phosphorous levels and continued development along the drainage way. A targeted study was initiated in 2006 to set baseline conditions for the creek, to determine the levels and duration of pollutants, and to determine appropriate management of open space parcels with regard to the riparian habitat. Most parameters in the study reflected normal and relatively healthy conditions, though continued concern of high pH levels and impacts because of development continue. The Conservancy plans to continue monitoring of the Creek in the future. Future recommendations may include the need for a minimum in-stream flow to be established to ensure continued health.

Water quantity is also important to measure. In recent years, heavy snowpack has eased the drought in the region and will likely begin

refilling depleted reservoirs in the Colorado River Basin. However, severe or extreme drought conditions still exist, and climate change or continued years with low precipitation remove the amount of water available to us and left in stream.

Rain/Snow

Rain and snowfall affect several aspects of daily life in Snowmass Village. The public health and safety is frequently affected by snowy and icy road conditions, and heavy downpours have been known to cause landslides and flood damage from time to time. The community’s fire suppression capabilities and drinking water supply are heavily reliant on annual rain and snowfall totals. Our economy is closely tied to annual skier-day numbers, which are greatly affected by snow conditions. Weather resulting in airport and/or road closures also has significant impacts on the local economy. Finally, the condition of our natural environment (i.e., vegetative growth, soil erosion, wildlife health, and habitat) is largely reflective of the rain and snowfall activity within a given year or over a longer period of time.

Data collected by the National Oceanic and Atmospheric Administration’s (NOAA) Western Regional Climate Center from the Aspen 1SW, COLORADO Cooperative Observer Program (COOP) weather station (1980–2008) provide the following information regarding rainfall and snowfall in the Snowmass Village area:

Annual Average Total Rainfall (Precipitation): 24.61 inches

Annual Average Total Snowfall : 177 inches.

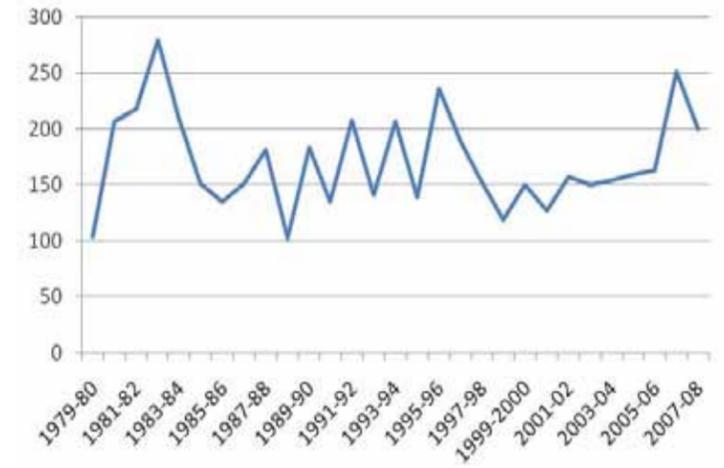


FIGURE 56: Annual Snowfall Totals (inches).

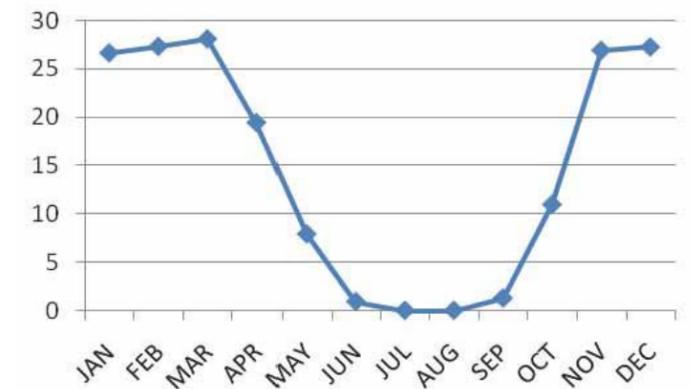


FIGURE 57: Mean Monthly Precipitation (inches) 1979–2009.

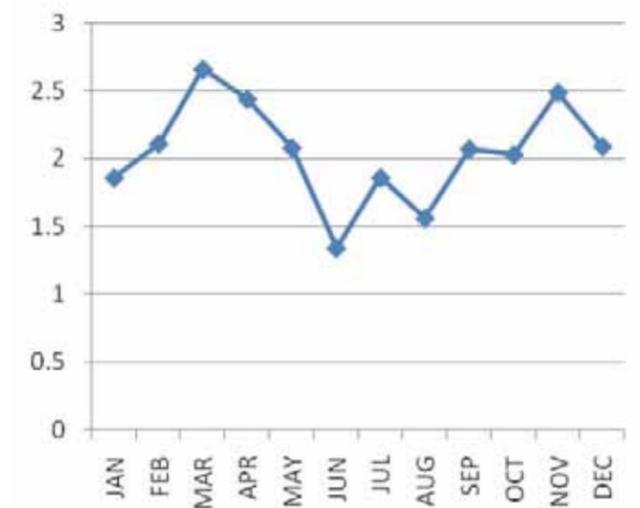


FIGURE 58: Mean Monthly Precipitation (inches).

SNOWMASS WATER AND SANITATION DISTRICT

The Snowmass Water and Sanitation District is a special district created under the provisions of the Special District Act, C.R.S. 32-1-101. The District was formed in 1966 to provide potable water and sanitary sewer service for the Snowmass Village area. The District operation consists of water and sewer systems.

Water System

The water system consists of a raw water intake system, a Water Treatment Plant to treat raw water and make it potable, a system of pressure zones, water tanks and water pipelines to deliver potable water to its customers. The Water Treatment Plant has a treatment capacity of 5.1 million gallons per day of potable water. The Water Treatment Plant utilizes mechanical filtration and ultra violet treatment to process raw water and produce potable water. Raw water is diverted from one of the three District sources of supply, Brush Creek, East Snowmass Creek and Snowmass Creek, or from storage at the Ziegler Reservoir and conveyed by pipeline to the Water Treatment Plant. Potable water storage tanks totaling in aggregate of approximately 6.2 million gallons are located in various District pressure zones to allow the District to manage water distribution during peak demand periods or during exigent circumstances.

Waste Water System

The waste water system consists of collection sewer mains and lift stations and a Waste Water Treatment Plant. The Waste Water Treatment Plant has a treatment capacity of 3.2 million gallons per day of influent. The Waste Water Treatment Plant is a mirror image 1.6 million gallon bifurcated system, allowing the District to use the minimum capacity for its primary and tertiary treatment. After completion of the treatment process, treated effluent is discharged into Brush Creek. Sludge waste from the treatment operations is taken to the Pitkin County landfill to aid in the composting project or to the District's sludge disposal site in Woody Creek.

The District recently conducted a review of its water rights inventory and its ability to serve future development and service requirements generally in the Snowmass Village area (W. W. Wheeler & Associates, Dry Year Yield Analysis for Snowmass

Creek Water Supplies and Evaluation of Raw Water Storage Requirements, 2006). As discussed more fully in Chapter 6, the District currently is serving a demand of approximately 4,900 equivalent residential units (EQR). On the basis of the planning the District determined that a reasonable estimate of its ability to reliably serve potable water is 6,200 EQR. The District determined that treatment capacity of the Waste Water Treatment Plant is adequate and can treat the anticipated associated influent from 6,200 EQR potable water usage.

The District is pursuing upgrades and capital replacement to its system, and is replacing older water and sewer pipelines with pipelines made of modern materials. The District anticipates that it will require approximately \$4,000,000.00 per year to conduct the upgrade and capital replacement program. The District is also seeking approval to expand Ziegler Reservoir to a total storage capacity of 225 acre feet with an estimated project budget of \$10,000,000.00.

WILDLIFE

The Comprehensive Plan Wildlife Map shows the habitat of three species of raptors, big horn sheep, and ptarmigan. Seasonal Activity Maps show critical habitat for mule deer and elk. These mapped species were selected from a broad range of mammals and birds because they have a high level of public interest or are an "indicator species" for the area in and around Snowmass Village. Though the black bear attracts a high level of public interest, it was not mapped because its range covers the entire Town. The wildlife maps were created using Colorado Division of Wildlife (CDOW) data.

The United States Forest Service (USFS) has compiled a list of Management Indicator Species (MIS) for the Burnt Mountain area. These species are also of high public interest or are indicator species. Additionally, the White River National Forest has also drafted a list of sensitive species that are likely to occur in forested and nonforested communities in the area. The CDOW and USFS species lists should be kept on file in the Planning Department and reviewed when making planning decisions to ensure that impacts to indicator species or local sensitive species are identified. Development can then incorporate appropriate mitigation and ecologically sound design that protects the wildlife in Snowmass Village.

ENVIRONMENTALLY SENSITIVE WILDLIFE AREAS.

Regulations to protect certain elk habitats are included in the Town Municipal Code. Town policy prohibits development in the elk calving, severe winter range, and migration corridors mapped by the CDOW unless certain conditions are met.

The elk that use habitats in or adjacent to Snowmass Village are part of the Maroon Bells–Snowmass Wilderness (MB-SW) elk herd. The size of this herd has been estimated at approximately 350 elk. The MB-SW elk herd combines with other herds in the winter, forming a group estimated at more than 600 elk that use the surrounding winter range.

The 1994 Snowmass Ski Area Final Environmental Impact Statement (FEIS) indicates that half of the elk habitat has been rendered unsuitable because of nearby development on both private and national forest land. Since 1966, calving habitat has been reduced by 54 percent, and the migration corridor for the MB-SW herd has been reduced by 90 percent.

Because of habitat loss, protecting the remaining habitat should be a high priority if the herd is to remain viable. Elk habitats vital for protection include:

1. Calving Habitat (Production Areas). This includes but is not limited to the aspen groves in the Owl Creek drainage east and north of Burnt Mountain. This extends west through Owl Creek, Spring Creek, the East Fork of Brush Creek, and to the area immediately adjacent to the Pines. This also includes areas such as Kelley Park, Mandalay Ranch, and the USFS area prescribed as the future "4B" in the White River National Forest Plan.
2. Migration Corridors. These consist of several routes between summer and winter range areas, including but not limited to the three crossings on Brush Creek Road near the Droste and Seven Star properties and the crossings along Owl Creek Road.
3. Winter Range. In general, winter range located within Town limits extends north of Owl Creek Road, south and west of Highway 82, and east and north of Wildcat Reservoir. During winters with deep snows, winter range availability is the most crucial factor in the survival of the herd. Severe winter range habitat in the Snowmass Village area

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is located on the south or west facing oakbrush or sage-covered hills of the Seven Star, Droste, and Wildcat Ranch properties.

AREAS OF ECOLOGICAL SIGNIFICANCE

In addition to the elk habitat areas, there are three areas of ecological significance with elements that can support wildlife on a continuous basis and have a high biodiversity value:

1. Upper Eastern Section of the Snowmass Ski Area near Elk Camp.
2. Sam's Knob west to East Snowmass Creek and to the top of the Big Burn. These areas contain mixed conifer-aspen habitat that is used throughout the year by deer, elk, bighorn sheep, neotropical birds, raptors, carnivores, small and medium-sized herbivores, and ptarmigan. Land use decisions concerning the portions of the Snowmass Ski Area located within the Town's boundaries should insure preservation of the richness of this wildlife mix.
3. Habitat between Spring Creek and Owl Creek. This is a core area of species diversity due to the type of vegetation, abundant water and remoteness. It is of particular importance to elk and deer in the spring for calving/fawning and nursing.

DEDICATED OPEN SPACE AND OTHER AREAS OF WILDLIFE IMPORTANCE

The Town owns the first two of the three open space parcels listed below, which have high value for wildlife. Any development of public facilities and/or recreational uses should promote wildlife stewardship on these parcels. These areas include:

1. Open Space above Horse Ranch Subdivision. These 650 acres of open space have high value for wintering deer and elk. The open space is closed to all activity from October 30– June 20.
2. East Highline (Hidden Valley). This 200-acre parcel was deeded to the Town from the Snowmass Land Company for wildlife habitat preservation. It is located in the draw near the Town cemetery and was intended for elk spring and fall migration and winter range.

3. Horse pastures between Brush Creek Road and Horse Ranch Drive. This area is an important deer and elk travel corridor between the dedicated open space parcels. Preserving this area also ensures an undeveloped link for big game moving between winter and summer ranges.

CURRENT WILDLIFE MANAGEMENT AND MITIGATION PLANS

The Town currently has a number of plans and documents to guide the management of wildlife, including:

- * Snowmass Village Elk Monitoring Study (2005)
- * Greenway Master Plan (2000)
- * Two Creeks and the Pines Wildlife Enhancement and Management Plan (1994)
- * Snowmass Ski Area Wildlife Enhancement and Management Plan (1994)
- * Snowmass Ski Area 1994 FEIS Mitigation and Monitoring Plan
- * Snowmass Wildlife Committee Report (1991)
- * Pitkin County Wildlife Taskforce and Report (1989)

These reports should be updated as necessary, formally adopted, and referred to during development review.

OPEN SPACE

The community views open space as an important resource, and recognizes that it provides several benefits. Preserving open space allows for protection of sensitive habitat, creates open areas in the built landscape, and promotes a rural character. Open space also provides a mental and spiritual benefit. The Town has an open space program and owns several parcels that are restricted to use as public open space. To better manage this resource, the community needs to understand why the land is to be kept open and what the best use is for the properties. We can start by inventorying our properties to identify the legal parameters that are keeping the areas open (i.e., deed restriction, public ownership, or development requirement). Knowing the ownership and potential for our open spaces will let us know where future acquisitions should occur as opportunities arise or needs are identified. Effort should be given to analyze management

techniques and methods of acquisition.

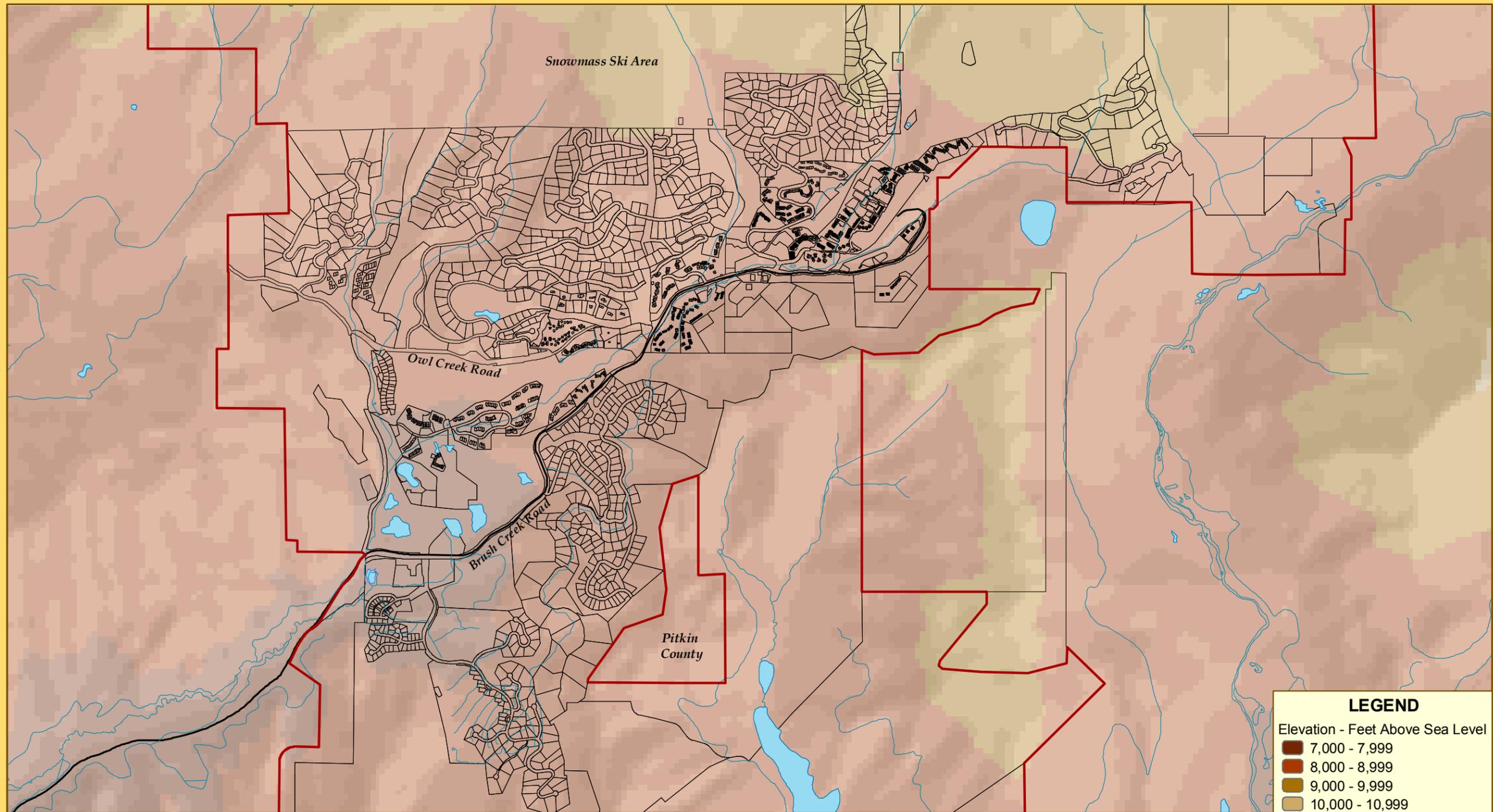
ENVIRONMENTAL SENSITIVITY

Environmental Sensitivity Map. The Environmental Sensitivity Map indicates all land that is markedly sensitive to environmental impacts from development. The Environmental Sensitivity Map indicates natural thresholds for the carrying capacity of the Town. The highest values have been placed on the protection of wildlife, stream corridors, steep slopes, open space, and scenic views. Sensitivity is determined by the resource's historical ability to recover from development impacts and remain sustainable. Some environmental resources do not change significantly over time, but other resources are dynamic and may need periodic impact assessment, evaluation, and monitoring. These areas have physical and ecological features of which preservation is essential to the Town's ability to maintain a high quality environment. The map covers the entire Town limits as well as the designated Influence Areas.

Physically sensitive features include:

1. Slopes in excess of 30 percent. These steep slopes are often highly visible, and development of them could have a major visual, safety, and financial impact.
2. Brush Creek. Brush Creek is important both for its scenic value and for its ecological value as a wildlife, wetlands, and riparian area.
3. Critical Wildlife Habitat. Critical habitat areas for indicator species can be both ecologically and visually sensitive areas.

The Environmental Sensitivity Map designates sensitive areas for preservation, conservation, open space, or low-density residential areas. All proposed development and redevelopment will be evaluated against this map. Proposed development that appears to penetrate any part of designated sensitive lands will require a site-specific review prior to approval regardless of the location.



LEGEND

Elevation - Feet Above Sea Level

- 7,000 - 7,999
- 8,000 - 8,999
- 9,000 - 9,999
- 10,000 - 10,999
- 11,000 - 11,999
- 12,000 - 13,150
- TOSV Village Limits
- Parcels
- Streams
- Lakes

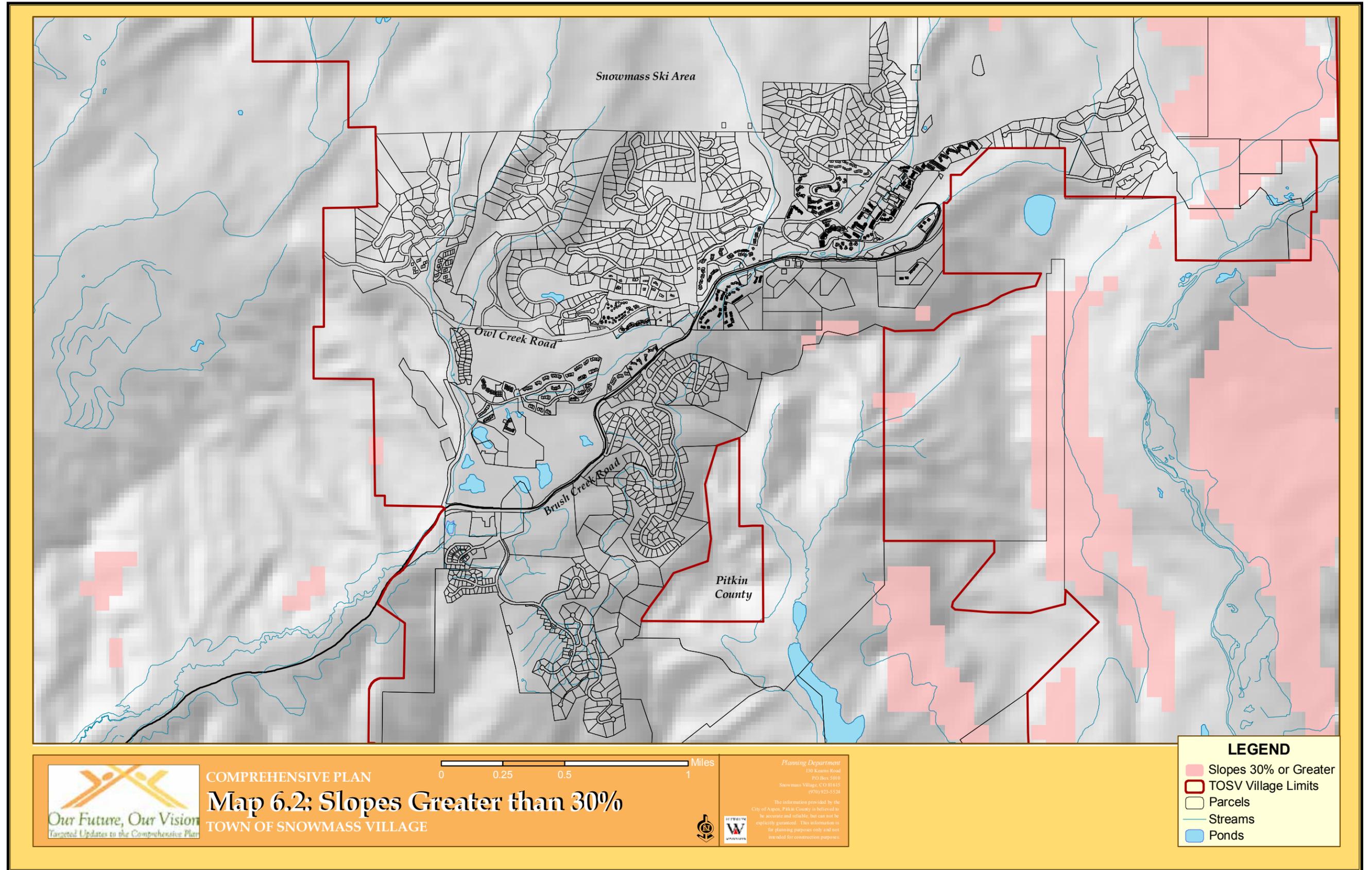


COMPREHENSIVE PLAN
Map 6.1: Elevation
 TOWN OF SNOWMASS VILLAGE



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LEGEND

- Slopes 30% or Greater
- TOSV Village Limits
- Parcels
- Streams
- Ponds

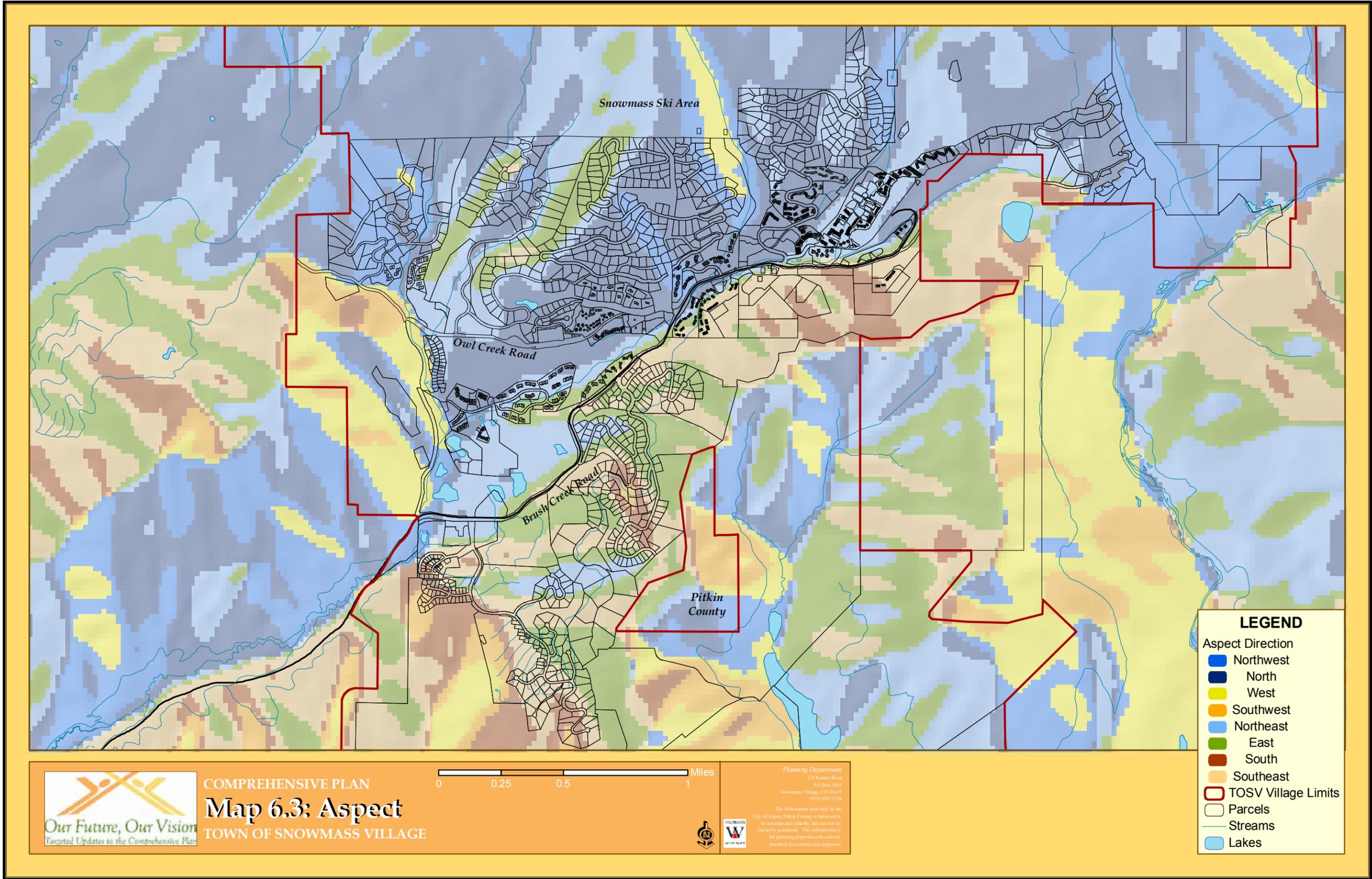


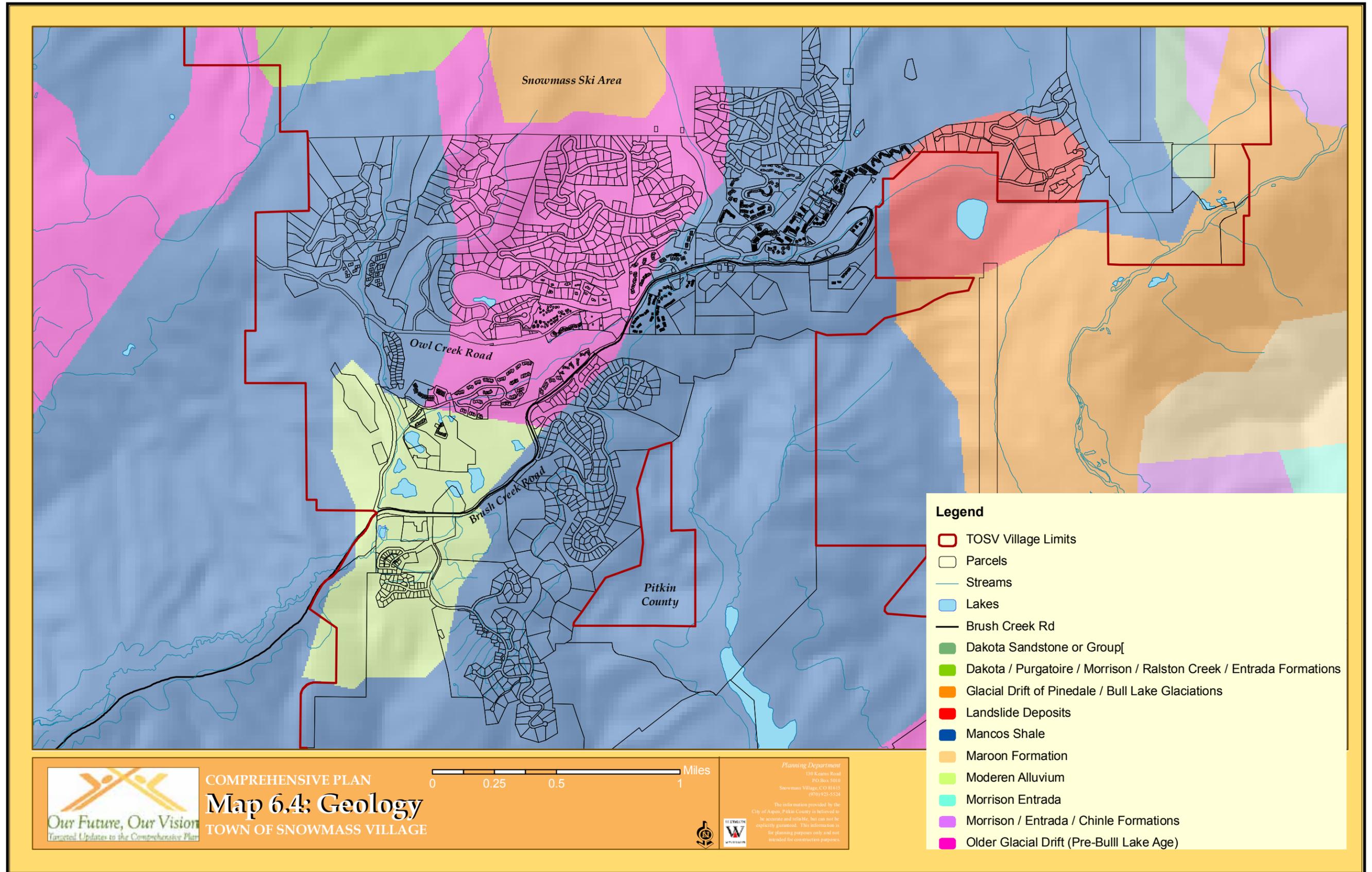
COMPREHENSIVE PLAN
Map 6.2: Slopes Greater than 30%
 TOWN OF SNOWMASS VILLAGE

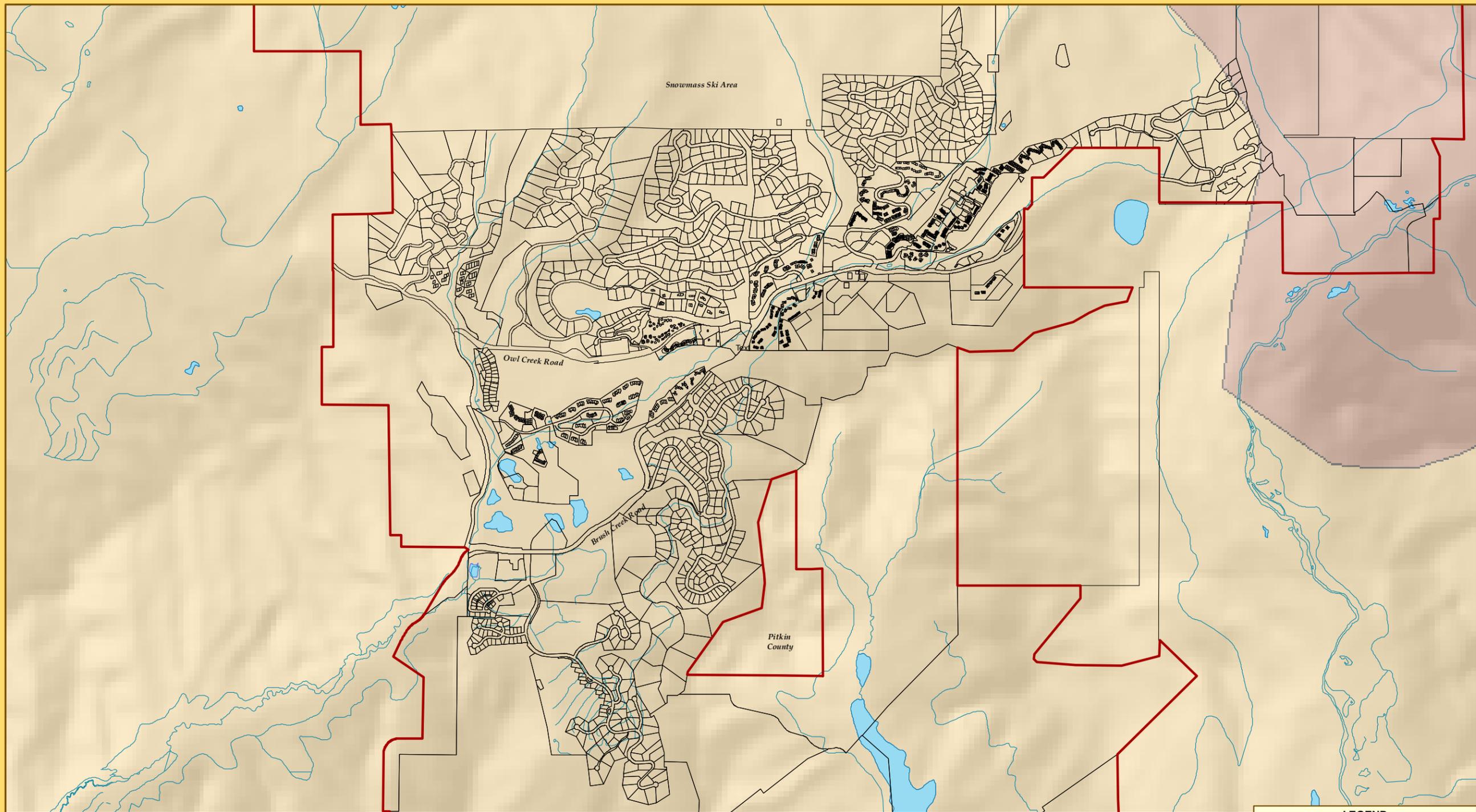


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COMPREHENSIVE PLAN
Map 6.5: Soils
 TOWN OF SNOWMASS VILLAGE

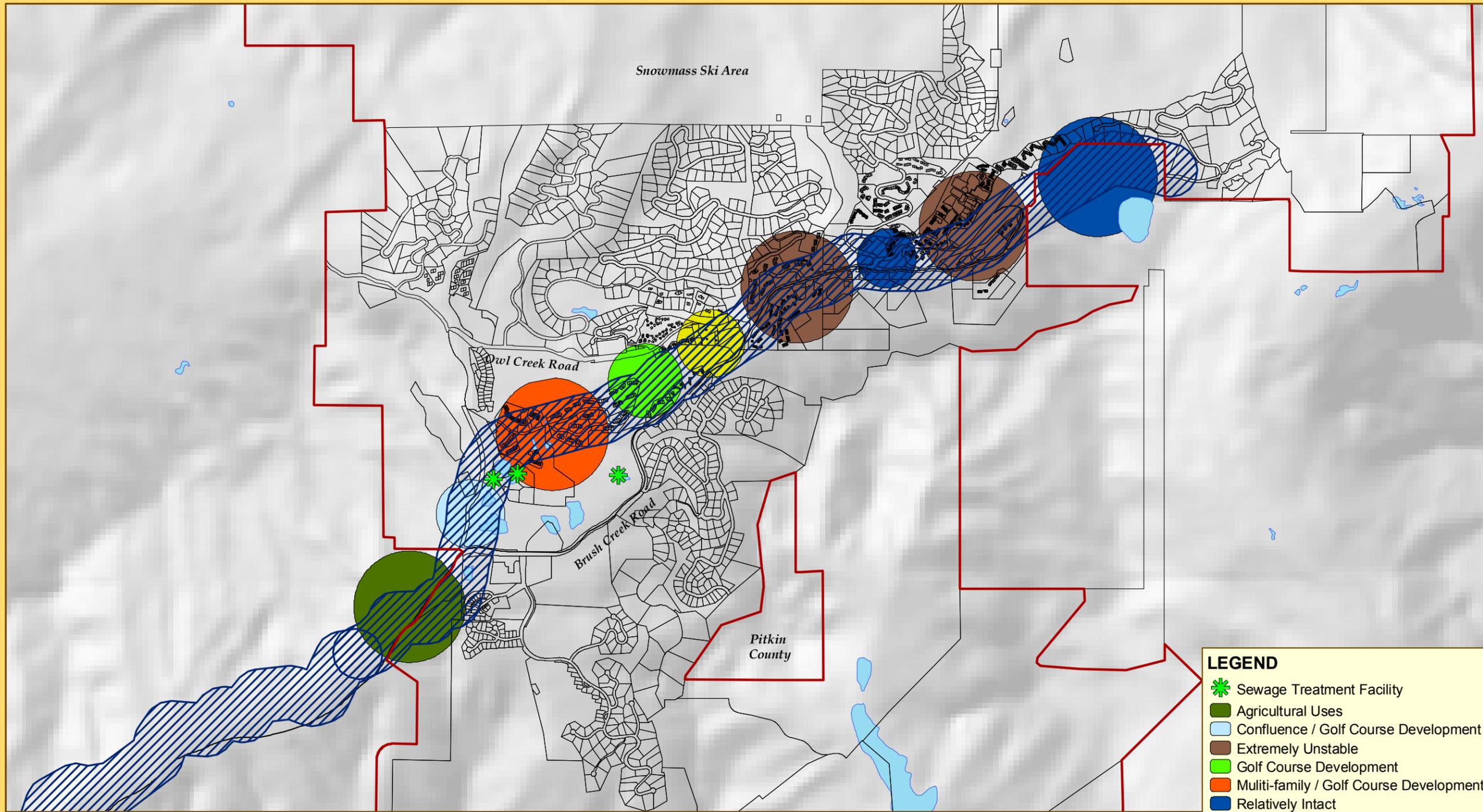


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LEGEND

- Cochetopa-Jerry-Adel MU
- Scout-Lakehelen-Leadville MU
- TOSV Village Limits
- Parcels
- Streams
- Lakes



LEGEND

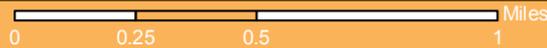
- Sewage Treatment Facility
- Agricultural Uses
- Confluence / Golf Course Development
- Extremely Unstable
- Multi-family / Golf Course Development
- Relatively Intact
- Yarrow Park
- TOSV Village Limits
- Parcels
- Brush Creek Impact Zone
- Streams
- Lakes



COMPREHENSIVE PLAN

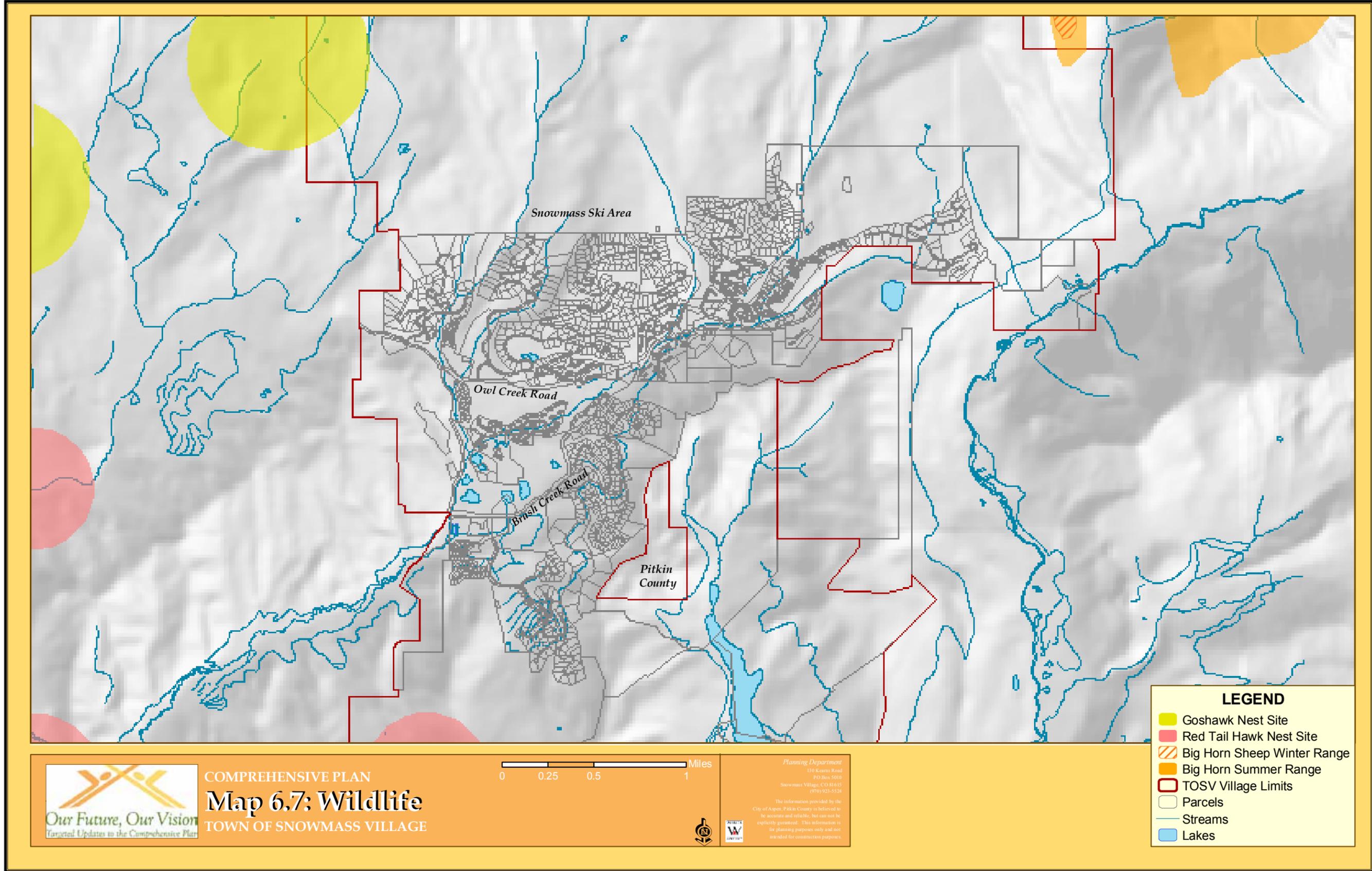
Map 6.6: Brush Creek Impact Zones

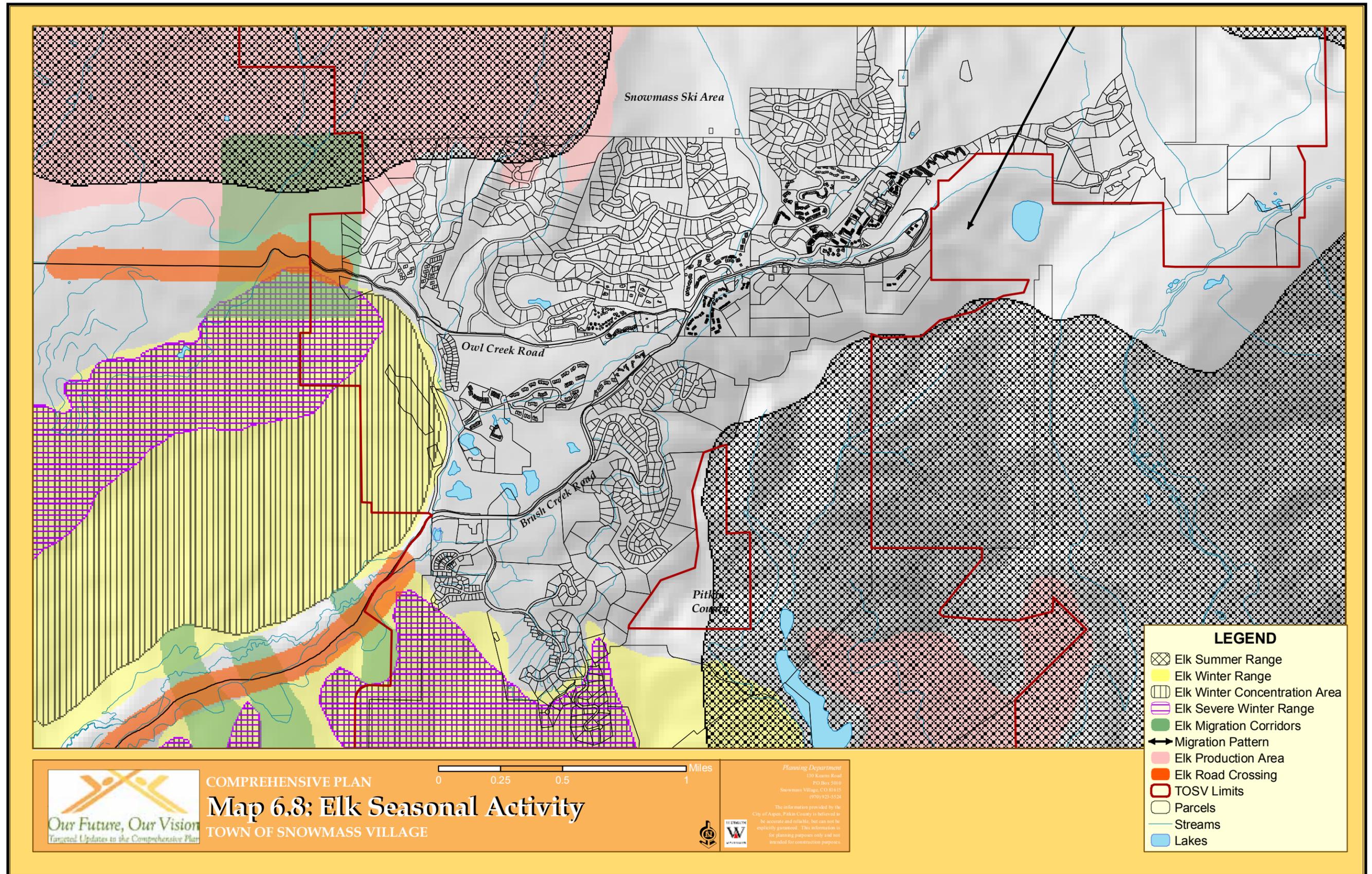
TOWN OF SNOWMASS VILLAGE



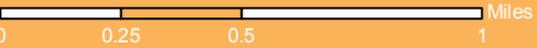
Planning Department
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COMPREHENSIVE PLAN
Map 6.8: Elk Seasonal Activity
 TOWN OF SNOWMASS VILLAGE

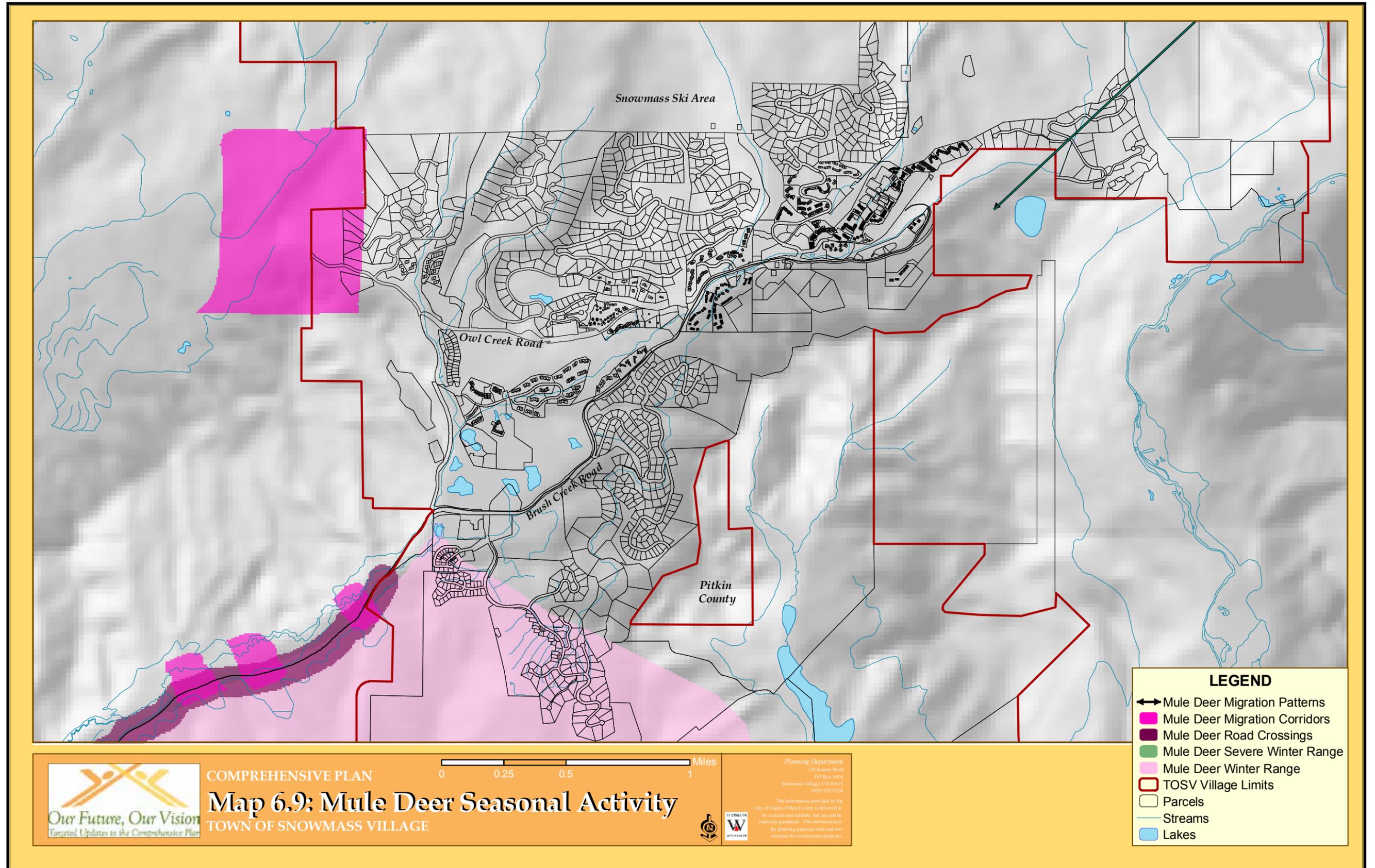


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LEGEND

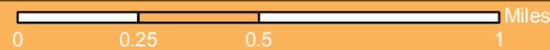
- Elk Summer Range
- Elk Winter Range
- Elk Winter Concentration Area
- Elk Severe Winter Range
- Elk Migration Corridors
- Migration Pattern
- Elk Production Area
- Elk Road Crossing
- TOSV Limits
- Parcels
- Streams
- Lakes



COMPREHENSIVE PLAN

Map 6.9: Mule Deer Seasonal Activity

TOWN OF SNOWMASS VILLAGE

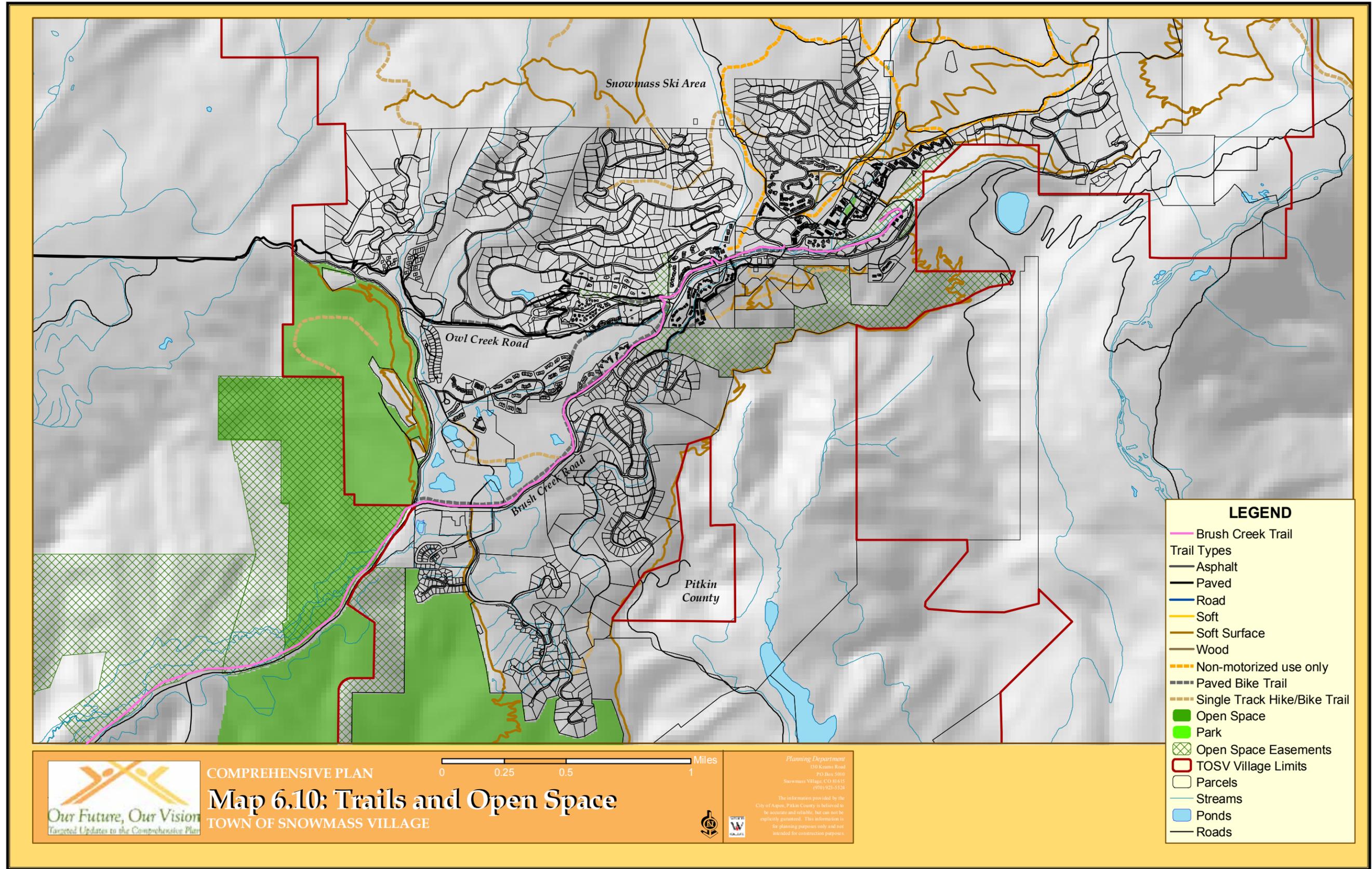


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LEGEND

- ↔ Mule Deer Migration Patterns
- █ Mule Deer Migration Corridors
- █ Mule Deer Road Crossings
- █ Mule Deer Severe Winter Range
- █ Mule Deer Winter Range
- ▭ TOSV Village Limits
- ▭ Parcels
- Streams
- ▭ Lakes



LEGEND

- Brush Creek Trail
- Trail Types**
- Asphalt
- Paved
- Road
- Soft
- Soft Surface
- Wood
- - - Non-motorized use only
- - - Paved Bike Trail
- - - Single Track Hike/Bike Trail
- Open Space
- Park
- Open Space Easements
- TOSV Village Limits
- Parcels
- Streams
- Ponds
- Roads

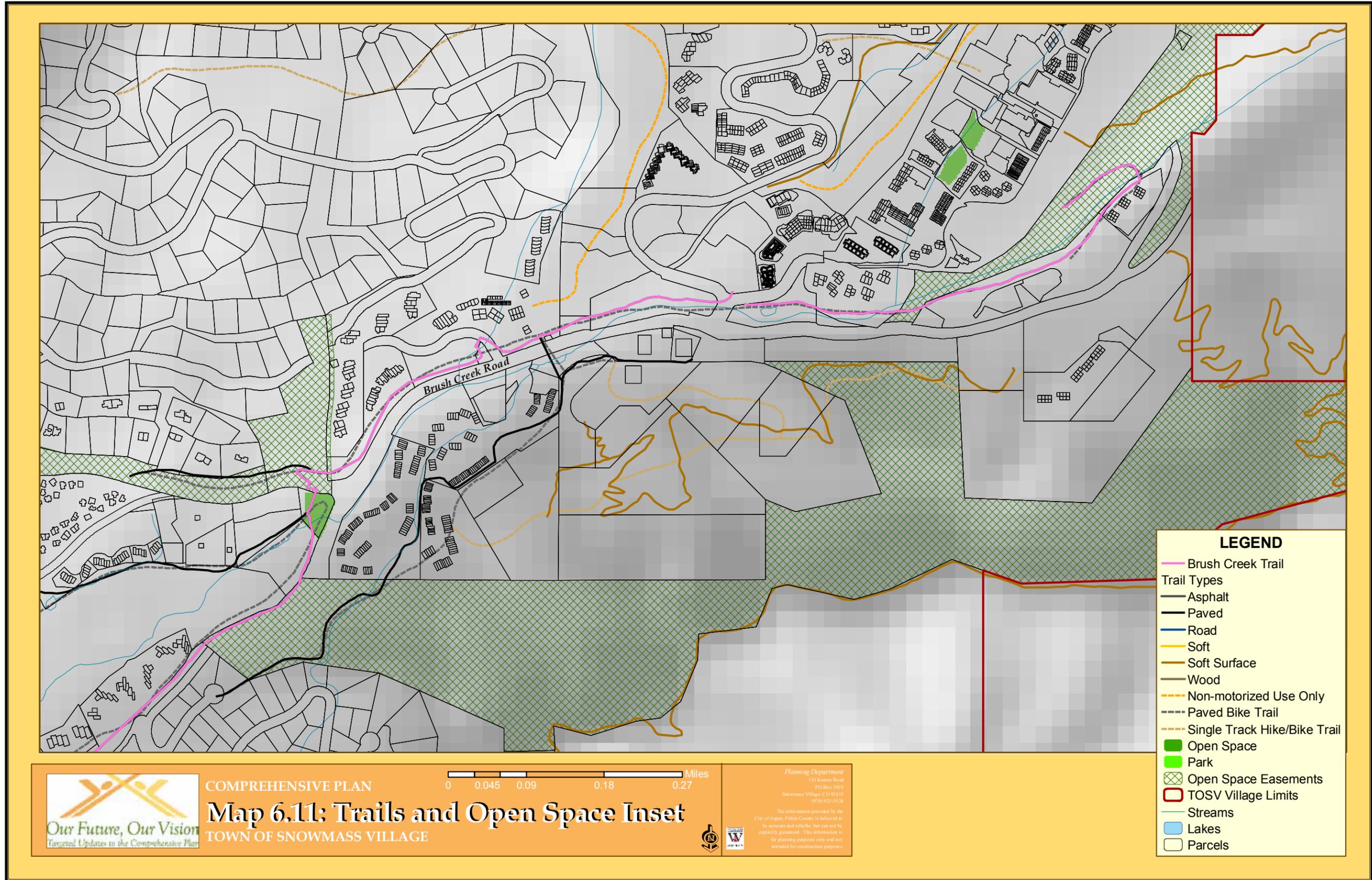


COMPREHENSIVE PLAN
Map 6.10: Trails and Open Space
 TOWN OF SNOWMASS VILLAGE

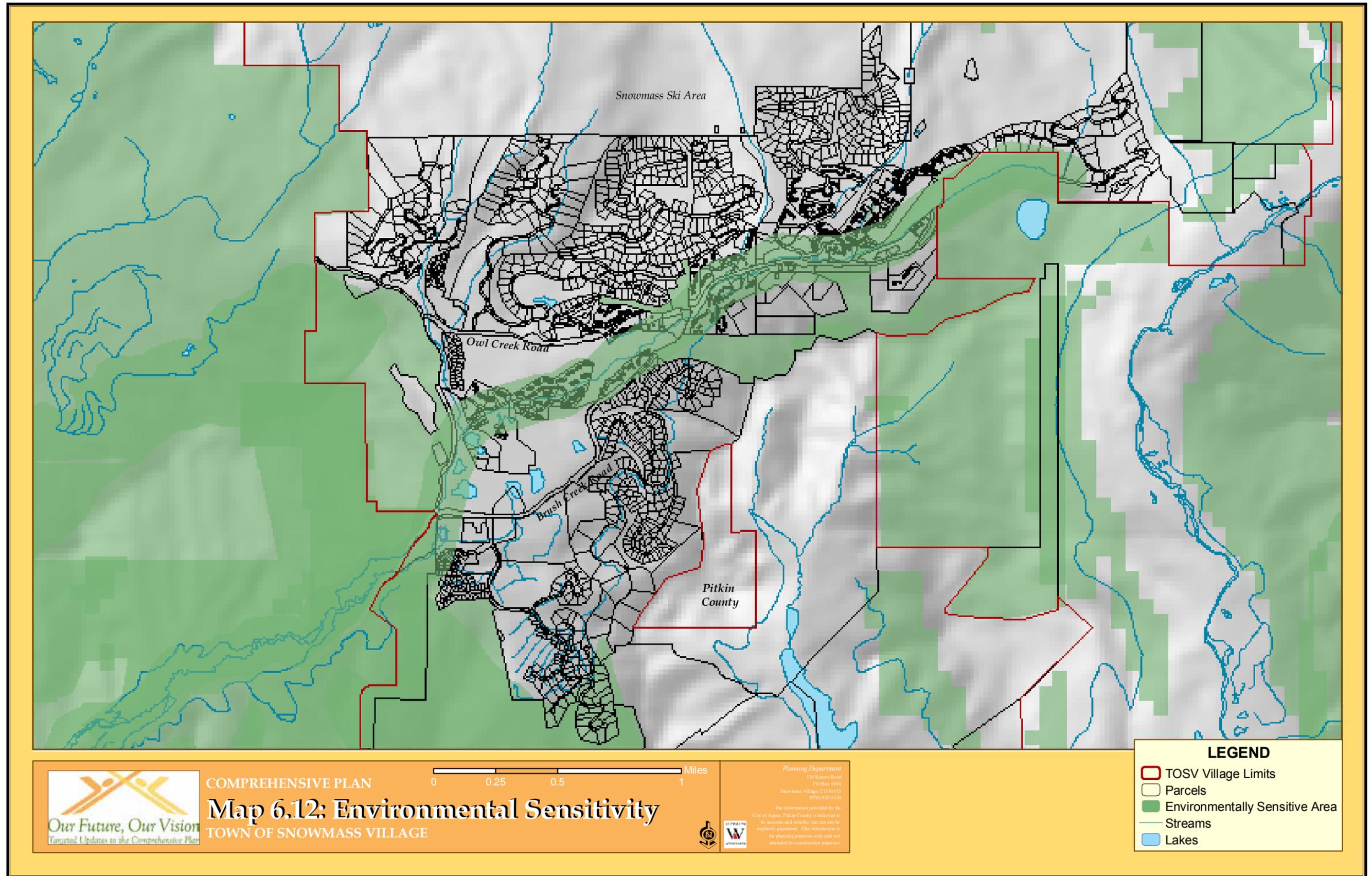


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COMPREHENSIVE PLAN
Map 6.11: Trails and Open Space Inset
TOWN OF SNOWMASS VILLAGE



COMPREHENSIVE PLAN

Map 6.12: Environmental Sensitivity

TOWN OF SNOWMASS VILLAGE



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The information provided by the City of Aspen, Pitkin County is believed to be accurate and reliable, but can not be explicitly guaranteed. This information is for planning purposes only and not intended for construction purposes.

LEGEND

- TOSV Village Limits
- Parcels
- Environmentally Sensitive Area
- Streams
- Lakes

APPENDIX VII: CHAPTER 7—BUILT ENVIRONMENT

INTRODUCTION TO THE PLANNING AREA

The Regional Context

The Town of Snowmass Village lies within Pitkin County, Colorado, approximately 200 miles west of Denver. It is accessed via State Highway 82, which runs south from Glenwood Springs through the Roaring Fork Valley, intersecting with the primary entry to Town, Brush Creek Road. When entering Snowmass Village through either the rural Lower Brush Creek or Owl Creek Valleys, one is greeted by a panoramic view of the valley, Mount Daly, Burnt Mountain, and Baldy Mountain. The Town of Snowmass Village, Pitkin County, and the White River National Forest own more than 49 percent of the public land in the Town's influence area.

The Planning Area

Per the Colorado Revised Statutes (C.R.S.), the completion of a Comprehensive Plan is the Planning Commission's primary responsibility. Given that municipalities grow and the actions of adjacent governments may impact the operations of another government, Colorado law (CRS 31-12-105) enables municipalities to plan for expansion in the three-mile area surrounding the city limits.

The planning area for the Comprehensive Plan contains several political and topographic boundaries and encompasses approximately 23,000 acres. It is divided into four primary areas. These areas include:

1. The current Town boundaries
2. The Lower Brush Creek Valley Influence Area
3. The Owl Creek Valley Influence Area
4. The Divide Influence Area

Within the Town planning area there are seven special study Comprehensively Planned Areas (CPAs):

1. Faraway Ranch South CPA
2. Faraway Ranch North CPA
3. Faraway Ranch North CPA (including the Snowmass Cen-

ter)

4. West Village–Mixed Use CPA
5. Base Village
6. Rodeo Grounds/Entryway
7. Multifamily-Residential CPA

THE HISTORY OF THE PLANNING AND DEVELOPMENT OF SNOWMASS VILLAGE

Historical Perspective

The Town of Snowmass Village's current planning policies and regulations were formed in the 1980s, and have continued to evolve over the last two decades. Since 1955, Snowmass Village's zoning buildout has ranged from 4,350 to 20,000 dwelling units as planning policies evolved. The buildout varies from 8,145 units in the Janss Plan (1964) and then reduced to the number used for current multifamily and single-family buildout including Base Village.

Homesteads. By 1890, ranchers and homesteaders had settled the land that is now Snowmass Village, but it was mainly Aspen's ski resort success in the 1940s and 1950s that led people beyond the boundaries of Aspen and to the ranchlands of the Brush Creek Valley. In 1955, Pitkin County began planning for the Brush Creek Valley area and zoned the Snowmass Village area agricultural, forestry, and residential areas and established a minimum lot size of two acres.

Snowmass-at-Aspen. In 1958, the Hoaglund Ranch was purchased by the Janss Colorado Corporation. Janss continued to make land purchases and prepared a development plan for the area in 1964. The natural assets of Snowmass-at-Aspen would be developed into a profitable year-round resort, linked to the Aspen area lodging and amenities but including its own unique ski-in/ski-out residential opportunity. The Janss Plan integrated 8,145 dwelling units into several small, alpine pedestrian villages on the slopes of Burnt and Baldy Mountains. Building materials would come from the natural wood and stone available in the immediate area. Internal circulation would rely on pedestrian trails and an

effective, accessible transit system. Less intensive residential use and recreational open space separated the planned villages. The Aspen Skiing Company would construct and operate the ski trails and lifts. The Janss Corporation would develop the residential, commercial, and other recreational facilities. The formation of the Snowmass-at-Aspen Ski Area attracted growth and investors to the area. The first lifts began operating up Fanny Hill and Sam's Knob on December 16, 1967.

The Aspen Area General Plan. Prepared and adopted by the Pitkin County Commissioners in 1966, the Plan included many of the same concepts that were in the Janss Plan. Snowmass-at-Aspen and Aspen were identified as areas for residential density, preserving other areas for agriculture and other rural uses.

County Influence. The Snowmass General Submittal of 1976. As Snowmass Village evolved, Pitkin County became concerned about the consequences of existing development proposals and zoning on the future density of the area. The Pitkin County Commissioners favored a less intense buildout, preserving open space and buffers around population centers. The Snowmass Corporation, now the major landholder, favored higher density pockets throughout the area. The Pitkin County Planning and Zoning Commission advised the Snowmass Corporation to consider the Janss Plan concept of clustering development in West Village, East Village, and Sinclair Mesa/Meadow Ranch areas. The West and East Villages would be oriented toward visitors and Sinclair/Meadow Ranch toward permanent residents. The Snowmass General Submission of 1976 was then produced.

The Town of Snowmass Village (TOSV). In 1977, Snowmass-at-Aspen officially incorporated as a Home Rule Town under Colorado law and became the Town of Snowmass Village. A citizen committee including representatives of the Aspen Skiing Company, the Snowmass Corporation, the Benedict Land and Cattle Company, and the new Snowmass Village Planning and Zoning Commission prepared the Town of Snowmass Village Master Plan, which was adopted in 1980. The plan was a policy framework guiding growth to make a "harmonious, well-integrated, environmentally sound and fiscally balanced development" and envisioning Snowmass Village as both a world-class ski resort and a vibrant year-round community. The Master Plan addressed land

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use, transportation, employee housing, and community facilities and adopted the same densities designated in the Snowmass Corporation's General Development Plan. The West and East Villages remained as primary Town activity areas with 2,700 new residential units and commercial development. Those parcels not selected for development would be dedicated to the Town for open space or conservation.

TOSV COMPREHENSIVE PLAN UPDATES

1983. The Town's Master Plan was revised in 1983 and emphasized the development process rather than a predetermined Master Plan to define the future of the Town.

1987. In 1987, a new land use plan was adopted. This plan included a very specific list of uses and reestablished underlying zoning regulations. A maximum number of units were allocated to specific parcels that had no prior development approvals. A maximum number of dwelling units were set and certain amounts of commercial development were allocated to specific locations. Forty acres were designated for public purposes and new policies were adopted to improve the Town's ability to regulate development. The guidelines remain the basis by which development is evaluated today.

1998. In the 1998 update of the Town of Snowmass Village Comprehensive Plan, the number of dwelling units envisioned for the area continued to be the established 2,700 slated in 1980. Major focus areas of this plan were transportation and developing a consensus on the vision for the community. The community involvement in the preparation of the 1998 was impressive; thus, community ownership of the document was achievable.

2008. The latest revision to this plan is the 2008 Town of Snowmass Village Comprehensive Plan. A combination of events early in the decade including the public's decreased desire to travel and downswings in the economy as a result of 9/11 led to development approvals for Base Village that some considered contrary to the Comprehensive Plan vision. In 2004 the community, through a referendum, upheld the approval of a Planned Unit Development for Base Village. Ordinances 21 and 23, Series of 2004, adopted on October 20, 2004, approved the Base Village and Fanny Hill Cabins PUDs involving 620 condominium units.

Upon full buildout (expected in 2011), the approved Base Village

will become the core destination: a tourist-oriented mixed-use village node in the heart of Snowmass Village. Full buildout of the project is scheduled to include, over the course of five phases:

- * 68,000 square feet of retail and restaurants including five restaurants and specific tenant and floor space
- * A 26,000-square-foot child-care facility
- * A conference center
- * Various public amenities
- * 620 luxury units including a 236-unit condominium hotel

Because the 1998 Plan was ten years old and there was some question about what the vision of Snowmass Village ought to be, an update to the Comprehensive Plan was commissioned.

And, because large segments of the community still supported the vision, goals, and policies of the 1998 Plan and community ownership of the document still existed, the update was to be a targeted effort. The intention of the 2008 targeted update was to:

- * Refine and provide definition to the Town's vision
- * Determine the Town's carrying capacity
- * Complete the West Village and transit plaza plan as part of a comp plan update
- * Provide clear guidelines for new development
- * Provide an engaging and focused community process

OTHER COMMUNITY PLANS

Many other plans have contributed significantly to the development patterns established during the 1980s, 1990s, and new millennium.

Community Planning Process. In 1989, community members met in small committees to discuss transportation, employee housing, land use, open space, and the environment. The Town has implemented most of their recommendations.

"A Road, a Creek, and a Community in Maturation." The BTA Plan, developed in 1993, articulated "three basic and underlying values: stewardship of the environment, public support for a resort and hospitality-based economy, and a public expression of their pioneering spirit."

"Recommendations for Parking, Transit, and Traffic in Snowmass

Village, Colorado: Final Report Prepared by the Transportation Committee." This planning effort laid the foundation for the 1993 Transportation Plan. A coordinated transportation and parking plan for the entire Town including regional connections was recommended. The Transportation Committee analyzed parking and traffic conditions and current and proposed Town buildout scenarios. The significant finding was that if skiers continued to drive in their private vehicles to the slopes, traffic and congestion would ultimately jeopardize the quality of life in Snowmass Village. This plan was the first to acknowledge community preference for rural-character roads and recommended improved turning movements as opposed to road widening.

Snowmass Village Community Partners Planning Process.

Private and public sector members developed a Comprehensive Community Plan to address a physical improvement plan, a review of the Town's economy and government, and a financial analysis of future funding options.

Community Design Concept Plan. The Snowmass Village Community Partners Plan formed the Community Design Committee to evaluate input from citizens and from a variety of other sources to develop a vision for the future. The committee developed a very detailed recommendation for design and improvements throughout the community.

Mall Transit and Parking Plaza. In 1998, the Mall was the hub of the tourist commercial area in Town and provided a gateway to the ski lifts. The Mall Transit and Parking Plaza was a design plan that envisioned a smooth transit system that focused on pedestrian activities, ensured adequate parking, and incorporated alternative forms of transit such as people-movers and the more traditional bus system.

Brush Creek Corridor Transportation Study. The Town initiated this study in 2000 in order to better understand the interface between transit service to Snowmass Village and a regional transportation plan conducted in the Roaring Fork Valley that located a mass transit station at the intersection of Brush Creek Road and Highway 82. The carrying capacity of the road was evaluated and alternative transit options analyzed.

Snowmass Village Marketing Strategic Plan. This plan was developed in 2008 by the Marketing, Special Events, and Group Sales Board with the assistance of a consultant team. It provides

extensive data analysis and recommends a number of broad strategies and policy directions for the mountain resort within Snowmass Village. Key elements of this plan have been incorporated into the 2008 Comprehensive Plan update.

Sustainable Market and Retail Study. A market analysis was completed in conjunction with both the 2008 Strategic Plan and the 2008 Comprehensive Plan update.

ACCOMPLISHMENTS AND CHALLENGES

Since the 1998 Comprehensive Plan, the Town of Snowmass Village has made much progress and enacted several of that Plan's recommendations, including:

- ✦ The development of a Recreation Center and Town Hall facility
- ✦ Increased transit opportunities
- ✦ Expanded events and activities, especially in the summer months
- ✦ Restoration of several reaches of Brush Creek

At the same time, Snowmass Village continues to face a number of challenges:

1. Snowmass Village is approaching buildout; there are few areas left to develop.
 - ✦ A major expansion is under way at the Base Village. It promises to significantly increase the commercial and residential offerings of Snowmass Village. Because it is not completed, the full impact of the development has not been experienced yet. A number of the observations and conclusions of the Comprehensive Plan are based on projected impacts of this project.
 - ✦ Snowmass Mountain is managed by the Aspen Skiing Company. The mountain continues to provide the majority of Aspen Ski Company's intermediate skiing terrain. The mountain is authorized to accommodate over a million visitors per year. However, many of the Snowmass skiers do not patronize local businesses as they pass through the Village to return to Aspen or other destinations. The resulting potential sales capture is relatively low.
 - ✦ Snowmass Village is relatively remote compared to

many other Colorado mountain resorts, especially during the winter months, because of the weather. Most visitors come via air—through the airports at Aspen or Eagle or through DIA in Denver (a three-and-one-half-hour drive). This makes the resort vulnerable to disruptions in air service and increased airfares.

- ✦ Down-valley communities provide housing for our workers and even clients to the businesses in the Village. However, they also provide employment opportunities that compete with Snowmass Village businesses. This is compounded by growth in the energy industry in nearby counties. The cost and lack of affordable workforce housing in Snowmass Village makes it increasingly difficult for local businesses to compete for workers at all income ranges.
 - ✦ Other competing resorts continue to upgrade and expand their offerings. On one hand this may be perceived to put the older establishments such as the West Village at a disadvantage. On the other hand, it is very possible that there is still a market within the skiing public for the lower-scale, laid back development that the West Village still offers.
 - ✦ The community continues to deal with the need to balance the aspects of resort and community, transportation and housing, and creating a sense of place. The strengthening and completion of a vital and vibrant Town Core is still an issue for the community.
2. The Snowmass Village Comprehensive Plan is intended to guide us in addressing these issues as we plan and develop our community for the future. The objectives of the 2008 Comprehensive Plan Update include the need to:
 - ✦ Acknowledge the changing economic and social conditions within the valley
 - ✦ Integrate community expectations regarding government's role in land use and transportation issues
 - ✦ Mitigate the impacts of expanded commercial areas on our existing retailers
 - ✦ For the remaining areas subject to development, find an appropriate balance between the impact of growth and quality of life and community character; to protect the integrity and character of the community while accommodating some level

of growth

- ✦ Establish land use guidelines to address the remaining undeveloped areas of Snowmass Village and define the community's expectations for development and redevelopment of the Town
- ✦ Retain a cohesive Town Core with a sense of place in Snowmass Village with seamless connections between commercial nodes
- ✦ Identify community thresholds and expectations for new development and redevelopment
- ✦ Maintain acceptable levels of service on our main roads and intersections
- ✦ Determine the appropriate relationship of the Mall and Base Village transit centers
- ✦ Understand the impacts of and mitigate the loss of quality short-term rental units in the Village
- ✦ Address employee issues, including the provision of affordable housing alternatives that meet the needs and preferences of the community

SYNOPSIS OF PUBLIC INPUT

The subject of the built environment was one of the most emphasized topics during the Plan update. The community expressed various views on how much growth is acceptable in the community and how much is too much. Some participants were amenable to some levels of growth ranging from developments much more massive than seen today to 10 percent of what is seen today; others were against any additional development. There was some level of comfort in maintaining the existing buildout guidelines in the 1998 Comprehensive Plan as an indicator of what should be "just enough."

The unknown impact of the completed Base Village was a major concern. Although the impacts of Base Village were reviewed during the public hearing process for the development review, many community members felt that an acceptable level of future development could not be established until the impacts of the completed Base Village could be assessed.

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General comments on the built environment, by topic, include:

Bulk and Mass

- * Slightly larger (10 percent) than now; use existing buildout chart
- * Compactness of town; limit sprawl and footprint
- * Scenery not obstructed by big buildings
- * Public gathering areas with sun
- * Interconnected resort commercial nodes and community commercial node, pedestrian and multimodal
- * Irregular heights and facades

Character (Small, Urban, Narrow Meandering Streets)

- * Village feel
- * Aesthetic and functional mountain architecture
- * Quiet in residential areas, vibrancy in the core areas
- * Preserve neighborhoods
- * Sense of arrival at the entrance of Town (rodeo/parking/recreation/transportation) and at each resort commercial node (Base Village and existing mall)

Sustainability

- * Become a leader in sustainability
- * Green, sustainability, self-sufficiency, energy, environment
- * Off the electric grid

Operations

- * Separate pedestrian and delivery services
- * Reduce bus-pedestrian conflicts

BACKGROUND

Existing Land Use

The Planning Area consists of approximately 23,000 acres, including 16,000 acres within current Town boundaries and the remainder within the three-mile boundary, that are under Pitkin County jurisdiction but over which the Town of Snowmass Village may exert an influence.

Existing Zoning

Snowmass Village never applied traditional (Euclidean) zoning to the Town Core. General land use concepts were dictated by the initial development plan. The Town has, instead, placed broader, more general land use categories on the land and allowed the development review process as a Planned Unit Development to determine the specific land use classification and density. Four Pitkin County zone districts are applied within the Influence Areas. Please note that the Future Land Use and Zoning maps displayed in the Comprehensive Plan are not the official town Land Use Map and Zoning Map. Please contact the Town of Snowmass Village Planning Department to view the official Land Use Map and Zoning Map.

Existing Ownership

The Town, Pitkin County, and the White River National Forest own and manage most of the public land within Snowmass Village and its Influence Areas. Approximately 6,660 acres of the National Forest account for nearly 40 percent of the land within the Town.

Land Use Categories

Please note that the Future Land Use and Zoning maps displayed in the Comprehensive Plan are not the official town Land Use Map and Zoning Map. Please contact the Town of Snowmass Village Planning Department to view the official Land Use Map and Zoning Map.

Land use classifications differ from zoning classifications in several aspects:

A broad range of balanced land uses can provide community and resort opportunities that honor the community's vision, goals, and principles. Land Use Classifications from the previous Comprehensive Plan are continued. They include:

Estate Residential. Very low-density residential development. Estate residential lots are 100 or more acres per dwelling unit or an average of 100 or more acres per lot within a development. Estate residential development should be restricted to relatively small development envelopes in order to preserve large tracts of open space and sensitive lands.

Single-Family Residential. Single-dwelling units (one per building) used exclusively by one family and their guests. The single-family

residential classification ranges from low density (10–99 acres/lot) to high density (less than 1 acre/lot). Single-family homes can range in size from 1,500 to 8,500 square feet and include free-market and price-restricted homes.

Land Use (Comprehensive Plan)	Zoning (Zoning Map)
Does not convey vested rights	Conveys vested rights*
Does not necessarily apply to a whole property (e.g., may indicate different uses because of topography, flood plains, etc.)	Usually applies to a whole property
More than one zone may be consistent with the land use designation (e.g., the density range could be met by two or three residential zones.	Generally, only a single zone is applied to a property.
* Right to develop in compliance with all conditions specified in the zone designated for a given property. The Planned Development Zone allows some flexibility but also requires legislative approval.	

Multifamily Residential. Multifamily buildings contain two or more dwelling units and may share vertical and/or horizontal party walls. Each dwelling unit is designed for and used exclusively by one family and their guests. The multifamily housing classification includes both free-market and price-restricted duplexes, townhouses, apartments and condominium dwelling units. Fractional ownership units are included in the multifamily residential category; however, hotels or lodges are not included. Multifamily residential ranges from low density (less than 10 units per acre) to high density (50-plus units per acre). Multifamily residential can accommodate long and short-term visitors and part and full-time residents.

Lodge/Hotel. A building or a portion of a building containing rooms, areas, or separate spaces intended for temporary occupancy by guests typically by the day or week. Each lodge or hotel unit must contain sanitation facilities but no kitchen. Locked-off rooms, which contain sanitation facilities but no kitchen, are included as hotel rooms in this classification. Services that are accessory to lodging or tourist uses are allowed. Lodges may provide employee units on premises.

Mixed-Use. A mix of residential, retail, restaurant, office, public,

cultural, and recreational uses serving residents and visitors. Live/work units are appropriate in this land use district. A diverse mix of uses is recommended in this area and is intended to create vibrancy and vitality.

Commercial. Commercial uses oriented to both community residents and visitors. This classification includes retail and restaurant uses.

Office. Office uses oriented to serve the resort and the community. This use is intended to house necessary services and administrative uses as well as to encourage the location of small businesses that will create jobs for local residents.

Public. Public, private nonprofit, communication, and technology uses: as examples, the Snowmass Chapel and Community Center, Snowmass-Wildcat Firehouse, Snowmass Water and Sanitation District, Anderson Ranch Arts Center, and some Municipal facilities.

Open Space/Conservation. Includes both public and private lands held for passive recreation, conservation, and preservation purposes.

Recreation. Public and private lands used for active and high-use recreation. Examples include Town-owned parks, the Snowmass Ski Area, and the golf course. Recreational support structures are allowed in this classification.

Future land use within the planning area is summarized in the tables below:

The Future Land Use Map planning area boundaries encompass 16,921.9 acres (5 percent more acreage than the actual Town acreage), and include parts of the Divide and Lower Brush Creek Valley Influence Areas. The existing Snowmass Ski Area is classified as recreation, and no other development is shown within its boundaries. The community has placed a high priority on maintaining the integrity and vitality of the ski area. The preservation of the ski area for skiing is of primary importance to the future success of the resort and the community.

The Future Land Use Plan directly correlates existing land use and future land use patterns on a parcel-by-parcel basis. Development is discouraged in areas with sensitive environmental features depicted on the Environmental Sensitivity Map (see Chapter 6). Limited development is recommended on steep slopes, visually significant areas, important wildlife migration routes, and habitat and sensitive riparian areas. Specific development standards should be developed to address the following issues. future land use patterns on a parcel-

by-parcel basis. Development is discouraged in areas with sensitive environmental features depicted on the Environmental Sensitivity Map (see Chapter 6). Limited development is recommended on steep slopes, visually significant areas, important wildlife migration routes, and habitat and sensitive riparian areas. Specific development standards should be developed to address the following issues.

BUILDOUT PROJECTIONS

Residential growth projections used typical density and occupancy for land use designations. Population figures were derived by multiplying the number of residential dwelling units by average permanent and peak occupancies adjusted by unit type.

Land use and density were assigned within the planning area to determine the necessary community infrastructure and amenity requirements. This scenario represents maximum potential buildout and is not to be construed as permitted for development. Actual density and land use will be determined through the development review process, which insures that the policies of the plan are met. Future densities and land uses must complement Snowmass Village’s vision for land use, infrastructure, environmental conservation, transportation, and other key components.

If the maximum potential buildout were permitted, residential dwelling units will increase by 19.6 percent over existing and approved units. Permanent population could increase 33.2 percent, and peak population could increase 20.0%.

The effect of increased growth in the Town and on the Snowmass Ski Area is a major concern. As an internal measure of the land use plan, the ski area “Skiers-At-One-Time” (SAOT) versus ski area acreage was determined.

Land use classifications are not a substitute for zoning, but serve as the guide for new land use and development regulations for the Town. By identifying desired land use patterns, defining urban boundaries, reviewing existing regulations, and preparing regulations and incentives, it will be possible to achieve the future land use vision for Snowmass Village.

TABLE 12: Snowmass Village Future Land Use.

Land Use Classification	Number of Acres	% of Total Acres
Estate Residential	6,278.4	37.1%
Single-Family Residential	932.5	5.5%
Multi-Family Residential	225.4	1.3%
Lodging	4.9	0.0%
Mixed Use	91.4	0.5%
Commercial	5.7	0.0%
Public	161.1	1.0%
Open Space / Conservation	1,691.8	10.0%
Recreation	7,369.4	43.5%
Other *	161.3	1.0%
TOTAL	16,921.9	100.0%

Source: Snowmass Village Planning Department

TABLE 13: Influence Area, Future Land Use.

Land Use Classification	Number of Acres	% of Total Acres
Estate Residential	599.6	28.7%
Single-Family Residential	945.6	45.2%
Multi-Family Residential	0	0.0%
Lodging	0	0.0%
Mixed Use	0	0.0%
Commercial	0	0.0%
Public	0	0.0%
Open Space / Conservation	491.3	23.5%
Recreation	0	0.0%
Other*	53.6	2.6%
TOTAL	2,090.1	100.00%

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TABLE 14: Owl Creek Valley.

Land Use Classification	Number of Acres	% of Total Acres
Estate Residential	230.9	5.5%
Single-Family Residential	2,229.1	56.4%
Multi-Family Residential	0	0.0%
Lodging	0	0.0%
Mixed Use	0	0.0%
Commercial	0	0.0%
Public	0	0.0%
Open Space / Conservation	363.5	9.2%
Recreation	1,104.0	27.9%
Other*	40.2	1.0%
TOTAL	3,967.2	100.00%

* OTHER - represents road, road right-of-way areas, and similar areas that do not have a designated land use.

TABLE 15: Divide.

Land Use Classification	Number of Acres	% of Total Acres
Estate Residential	734.1	100.0%
Single-Family Residential	0	0.05
Multi-Family Residential	0	0.0%
Lodging	0	0.0%
Mixed Use	0	0.0%
Commercial	0	0.0%
Public	0	0.0%
Open Space / Conservation	0	0.0%
Recreation	0	0.0%
Other*	0	0.0%
TOTAL	734.1	100.00%

Source: Snowmass Village Planning Department

TABLE 16: Projection Assumptions.

Unit Type and % Permanent	Permanent Occupancy	Peak Occupancy
Single Family (26.3%)	2.5 people/unit	4.5 people/unit
Multi Family (13%)	2.5 people/unit	3.5 people/unit
Lodge/Hotel (0%)	0.0 people/unit	1.9 people/unit
Employee (100%)	2.5 people/unit	2.7 people/unit

Source: Snowmass Village Planning Department

* E.H. stands for Employee Housing Unit

Source: TOSV Planning Department, RRC Associates 2008 Housing Study

TABLE 17: Permanent and Peak Population Projections.

Year	Permanent	% change	Peak	% change
1980	984		5,904	
1987	1,360	38.0	8,160	38.2
1990	1,449	6.5	8,694	6.5
1995	1,588	9.6	9,528	9.6
*1998	1,875	18.1	11,072	15.6
**1998	2,081	11.0	12,115	9.4
2000	2,142	2.9	12,332	1.8
2005	2,302	7.5	12,885	4.5
2010	2,458	6.8	13,432	4.2
2015	2,615	6.4	13,981	4.1
2020	2,2771	6.0	14,528	3.9

* "Existing" based on residential units built as of 1997
 ** "Existing" based on residential units built in addition to proposed units approved as of 1997

Table 18: Snowmass Village Buildout Chart

Multifamily

MULTIFAMILY	# OF DWELLING UNITS			EXISTING AND APPROVED			Future Built-out Potential	% Future Built-out Increase	APPROVED BUT UNBUILT	COMMERCIAL/OTHER	
	EXISTING AS OF 4/1/2008			FUTURE						EXISTING	FUTURE
	Line Market	E.U.	TOTAL	Line Market	E.U.						
Aspenwood	50	0	50	50	0	55	5	10.0%	0	0	0
Brush Creek Apts.	0	27	27	0	27	27	0	0.0%	0	0	0
Carriageway Apts.	12	0	12	12	0	14	2	16.7%	0	0	0
Chamonia @ Woodrun	27	3	30	27	3	30	0	0.0%	0	0	0
Concise Apts.	0	72	72	0	72	72	0	0.0%	0	0	0
Concise II	127	14	141	127	14	141	0	0.0%	0	0	0
Dixie "M"	0	0	0	0	0	0	0	0.0%	0	0	0
Dixie "M"	0	0	0	0	0	0	0	0.0%	0	0	0
Dixie (Parcel C & D)	0	0	0	0	0	68	68	0.0%	0	0	0
Enclave	40	0	40	40	0	40	0	0.0%	0	0	0
Enclave North (Center)	0	0	0	0	0	38	38	0.0%	0	0	0
Headland Ranch	0	1	1	0	1	1	0	0.0%	0	11175	0
Inletside	20	1	21	20	1	20	0	0.0%	0	0	0
Knobbsok	0	2	2	0	2	2	0	0.0%	0	15000	15000
Laurelwood	52	1	53	52	1	59	7	13.2%	0	0	0
Lichenheath	40	0	40	40	0	44	4	10.0%	0	0	0
Mountain Creek	0	0	0	0	0	77	77	0.0%	0	0	0
Mountain View	0	129	129	0	129	150	21	16.3%	0	0	0
Palisades	0	20	20	0	20	20	0	0.0%	0	0	0
Palisades Lodge	47	3	50	47	3	55	8	16.0%	0	0	0
Shadowbrook	20	0	20	20	0	20	0	0.0%	0	0	0
Silvertree Hotel	202	7	209	202	7	206	4	1.9%	0	0	0
Snowmass Center	0	0	0	0	0	15	15	0.0%	0	5000	5000
Snowmass Inn	37	2	39	37	2	43	6	15.4%	0	0	0
Sonnenblick	0	0	0	0	0	7	7	0.0%	0	0	0
Stonebridge	31	1	32	31	1	182	151	472.0%	0	0	0
Stonebridge Inn	55	5	60	55	5	114	59	98.3%	0	2052	2052
Tamarack	30	0	30	30	0	48	18	60.0%	0	0	0
Timberhouse	20	1	21	20	1	33	13	62.0%	0	0	0
Timberline	30	5	35	30	5	112	82	234.3%	0	0	0
Top of the Village	111	0	111	111	0	123	12	10.8%	0	0	0
Top of the Village Gatehouse	5	3	8	5	3	8	0	0.0%	0	0	0
Wildwood Lodge	140	10	150	140	10	172	32	21.3%	0	0	0
Wilsons, Center	40	0	40	40	0	44	4	10.0%	0	0	0
Wilsons, Lower	24	0	24	24	0	27	3	12.5%	0	0	0
Woodrun Plaza	54	0	54	54	0	54	0	0.0%	0	0	0
Woodrun V Townhomes	45	0	45	45	0	45	0	0.0%	0	0	0
TOTAL	1588	328	1916	1588	331	2192	276		3		

Single family

SINGLE FAMILY SUBDIVISIONS	EXISTING AND APPROVED		
	EXISTING UNITS AS OF 2007	EXISTING AND APPROVED LOTS	FUTURE LOTS
ADAMS RANCH	2	3	3
COUNTRY CLUB I	30	32	32
COUNTRY CLUB II	4	4	4
DRIVE	37	41	41
FARAWAY RANCH (PARCEL M)	1	1	1
FOX RUN	22	25	25
GRACE'S CABIN	1	2	2
HORSE RANCH	60	60	60
GRASSHOPPER (Restricted Sales)	30	30	30
MELTON RANCH I	50	50	50
MELTON RANCH II	50	52	52
MELTON RANCH III	22	22	22
THE PINES	37	51	51
RIDGE RUN I	69	71	71
RIDGE RUN II	10	10	10
RIDGE RUN III	50	60	60
RIDGE RUN IV	37	41	41
ROOFED PLACE (Restricted Sales)	0	24	25
SEVEN STAR	0	1	1
SINGLARK MEADOWS	0	17	17
TWO CREEKS	43	51	51
WILDCAT RANCH	10	15	15
WILDOAK	11	13	13
WILDBRIDGE I	13	15	15
WILDBRIDGE II	40	47	47
WOODRUN I	101	107	107
WOODRUN II	10	10	10
WOODRUN III	0	0	0
WOODRUN IV	0	0	0
WOODRUN V	0	0	0
TOTAL	609	845	846

AVAILABLE DEED RESTRICTED LOTS

1
2
0
4
0
3
1
16
0
2
2
0
14
2
0
4
4
25
1
17
8
5
2
2
1
6
0
0
0
1

* SNOWMASS CLUB PARCEL 2, FILING NO 1

<<Restricted Sales Units (Employee Housing)

<<Restricted Sales Units (Employee Housing)

Future Buildout : 98 25

NEW ENTRIES

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GUIDELINES FOR PRESERVING WEST VILLAGE'S CHARACTER AND SENSE OF PLACE

There are a number of urban form characteristics that are present in Snowmass Village and are typical of successful, enjoyable pedestrian villages universally that we wish to perpetuate in West Village.

Village Scale

Pedestrian areas are outdoor rooms of which the walls are formed by the surrounding buildings. The shape and feel of these rooms is created by the height, character, and variety of the facades that enclose them.

Height and Mass. The height and mass of new buildings should be related to the prevailing scale, form, and proportion of surrounding buildings to avoid overwhelming or dominating the existing character of the area.

Design Articulation. Groups of buildings should be located to avoid creating a wall or row effect by incorporating offsets or projections to articulate individual units or groups of units and give the appearance the building is made up of a collection of smaller structures.

Human Scale. People spaces should respect human scale.

Irregular Street/Walkway Edge

On West Village streets/walkways the buildings form the edge of the street/walkway. A strong street/walkway edge is important, but perfectly aligned facades tend to be monotonous. Features that give interest to streets and walkways include slightly irregular façade lines, varied setbacks, small plazas, planters and large flower pots, and changes in texture of the street/walkway materials.

Building Materials

Buildings should incorporate materials and details that are indigenous to Colorado by integrating heavy timbers, natural siding materials, and rock into the building design. The materials should be nonreflective and predominantly authentic

in their appearance, including natural textures and weathering.

Building Height

Building heights vary greatly in the West Village commercial areas. Though zoning prescribes a maximum height, it is undesirable to evolve to a uniform buzz cut look for the Village. Consistent with the height ratios above, in buildings along pedestrian areas higher building masses should be stepped back from view. To give life and visual variety to the West Village, towers, cupolas, chimneys, and other features not usable as living areas are encouraged.

Serial Discovery

When streets are straight and the ends are visible, pedestrians tend to turn back sooner, putting the shops at the ends at a disadvantage. Village streets are more interesting and there is a sense of discovery that draws pedestrians onward when the view continually disappears around a bend or a corner. Link activity areas and destination points so they easily attract a critical mass of people, creating vitality. Sequence views to pull people into activity areas and lead them from one feature to the next. Elements should be organized to lead people to the front door and invite them in.

Transportation Mode Priorities

Pedestrian mobility is the highest priority in the West Village, followed by transit, vans/buses for lodges, and finally vehicles. Vehicular traffic is to be discouraged, and conflicts between pedestrians and cars or service vehicles are to be avoided. Transit is the second highest priority in the West Village and should have optimal access to ski portals and commercial areas.

Given the mountainside location of the West Village and an altitude that is challenging for many visitors, a secondary system of relatively easy pedestrian connectivity is desirable. This may consist of mechanical means (escalators, elevators, or trams) combined with horizontal walkways. If retrofitting the existing buildings proves unfeasible, consideration should be given to incorporating this level of mobility into any development on the numbered lots. This system will also provide accessibility for people with disabilities, which is



FIGURE 59:

Top: 1:1 height - width ratio
Middle: 1:2 height-width ratio
Bottom: 1:4 height - width ratio

important to serving all the guests attracted to Snowmass Village.

Climate/ Solar Orientation

Because of the alpine climate of Snowmass Village, sun is an important comfort factor. Shaded areas have ambient temperatures substantially below those of sunlit areas, which is especially significant in winter, fall, and spring. All pedestrian areas should have significant periods of sun during the year. Because of the low winter sun angle, the amount of sun will be less, but preservation of some sun should be encouraged.

Lighting

Visually attractive night lighting is important to enhance the magic of the visitor's experience as well as for safety and navigation. However, light pollution obscures views of the night sky that are important to the Snowmass experience. All lighting should be sharp-cutoff type and directed downward or at solid surfaces.

Signage

Signage designed to be complementary to the building façade and architecture enhances the appearance of our commercial areas. At the time of development review, criteria should be developed to address the appropriate size(s), design, and lighting of signs and made a condition of the redevelopment.

Integrating the Natural Environment

- * Preserve and enhance natural areas and water features such as Benedict Creek and Benedict Park. Modifications and impacts should be minimized.
- * Use interpretive information and signage to draw attention to nature, mountain ecology, and the effects of time, natural processes, and change.
- * Make connections with nature. Use views, vegetation, and water as details to the design and to transition between the human-made environment and nature. Building massing should be porous enough to let nature penetrate and be a part of it both visually and physically.
- * Take advantage of views and view corridors. Site buildings and adjust building massing to preserve views from public places.

- * Use natural features, trail corridors, buildings, and other spaces to direct visitors and reinforce the connection with the natural mountain environment.
- * Building architecture must be adapted for the specific mountain site. Structures should not overwhelm our connection to the mountain environment.

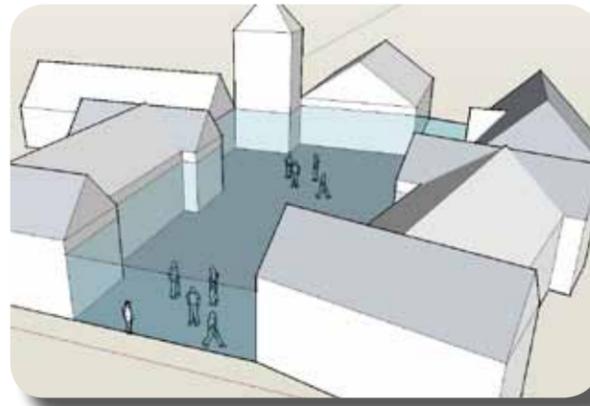


FIGURE 60: Example of outdoor rooms.

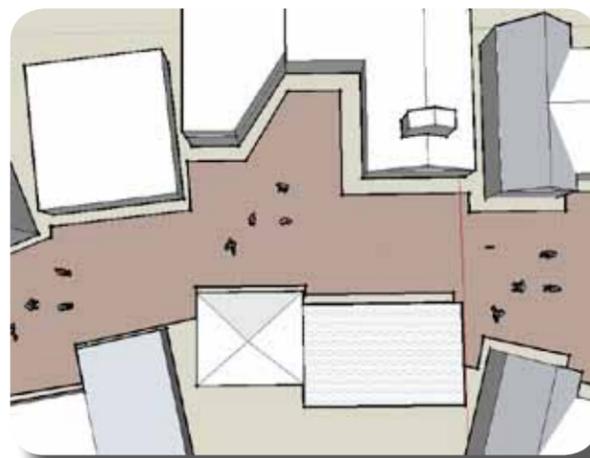


FIGURE 61: Example of an irregular edge.

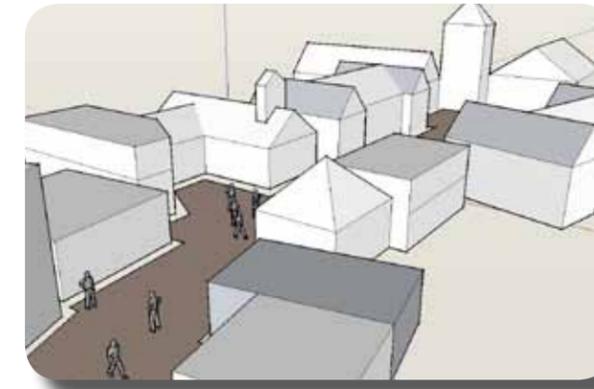


FIGURE 62: Appropriate building height is important.

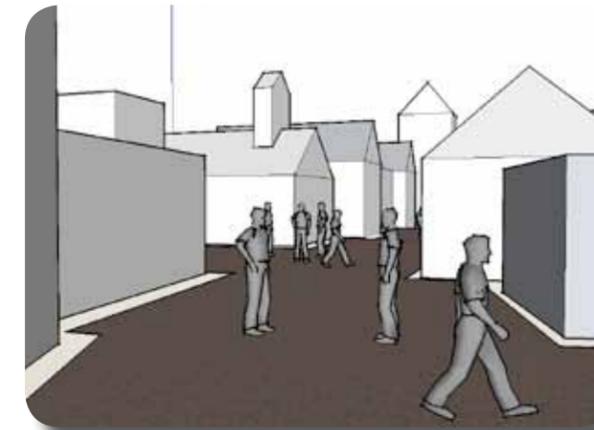


FIGURE 63: Provide serial views.



FIGURE 64: Built example of a serial view - Salisbury.

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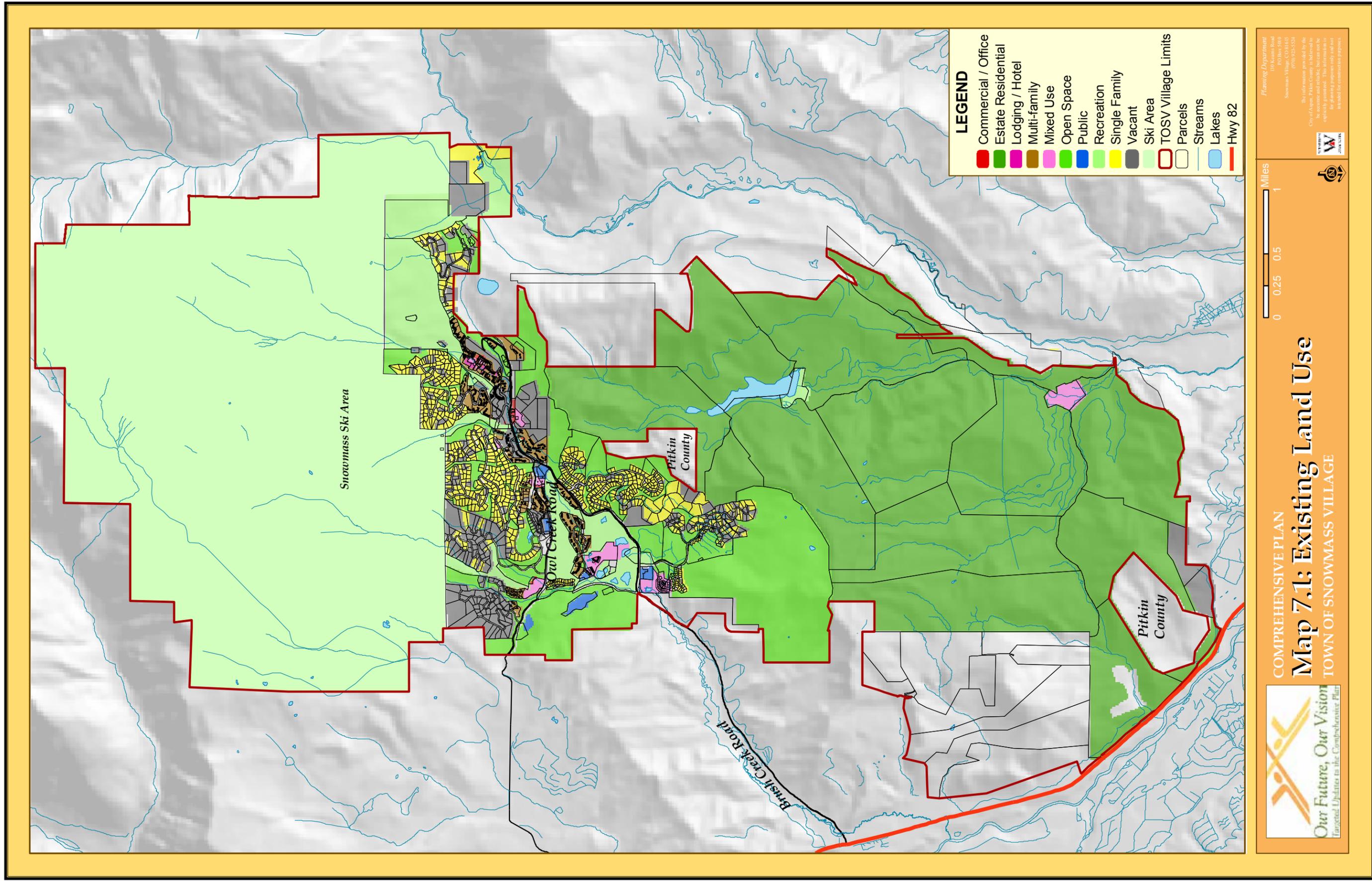
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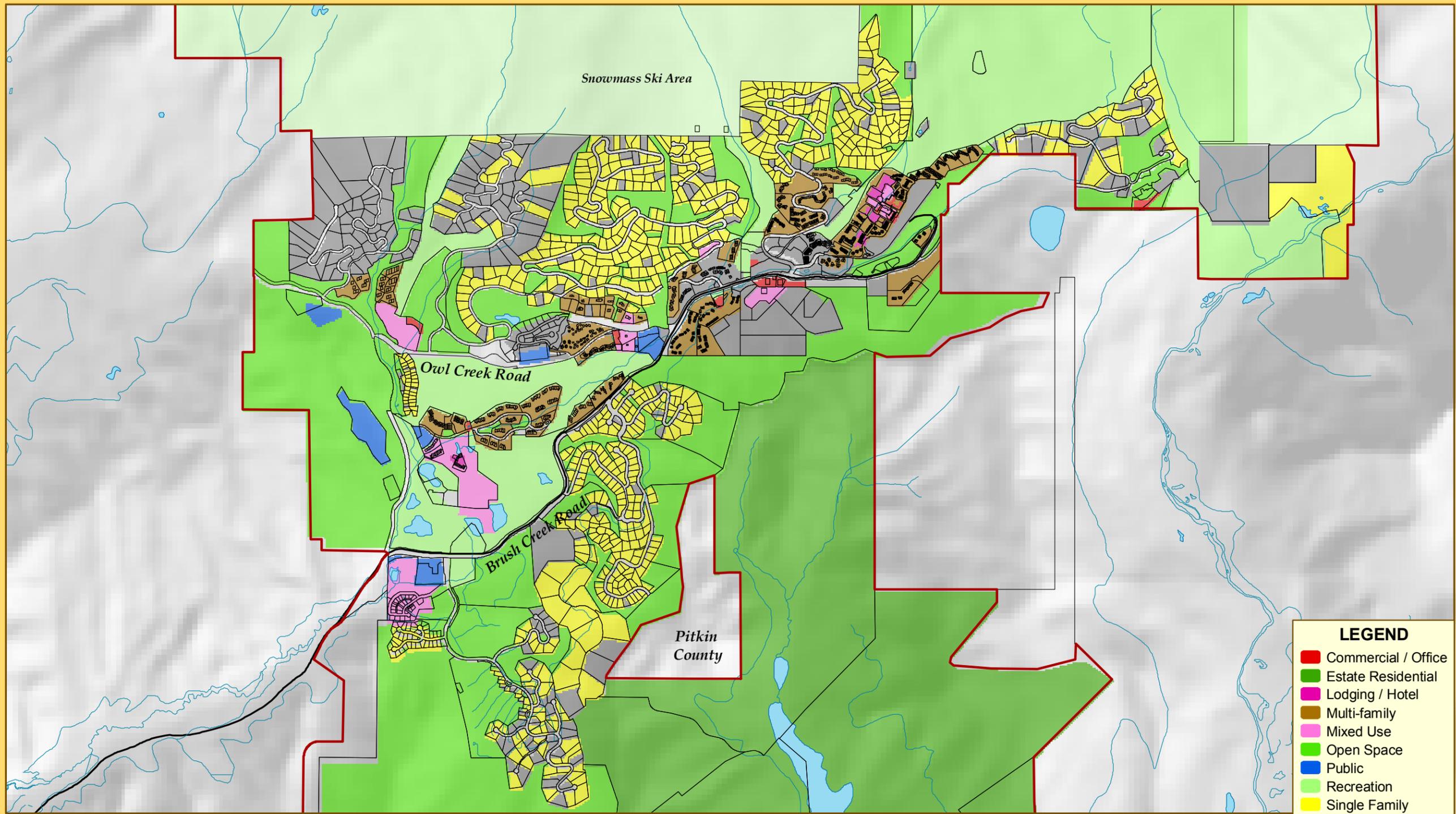


COMPREHENSIVE PLAN
Map 7.1: Existing Land Use
 TOWN OF SNOWMASS VILLAGE



Planning Department
 100 Keams Road
 PO Box 5910
 Snowmass Village, CO 81465
 (970) 925-5524

The information provided by the City of Aspen, Pitkin County is believed to be accurate and reliable, but can not be explicitly guaranteed. This information is for planning purposes only and not intended for construction purposes.



LEGEND

- Commercial / Office
- Estate Residential
- Lodging / Hotel
- Multi-family
- Mixed Use
- Open Space
- Public
- Recreation
- Single Family
- Vacant
- Ski Area
- TOSV Village Limits
- Parcels
- Streams
- Lakes

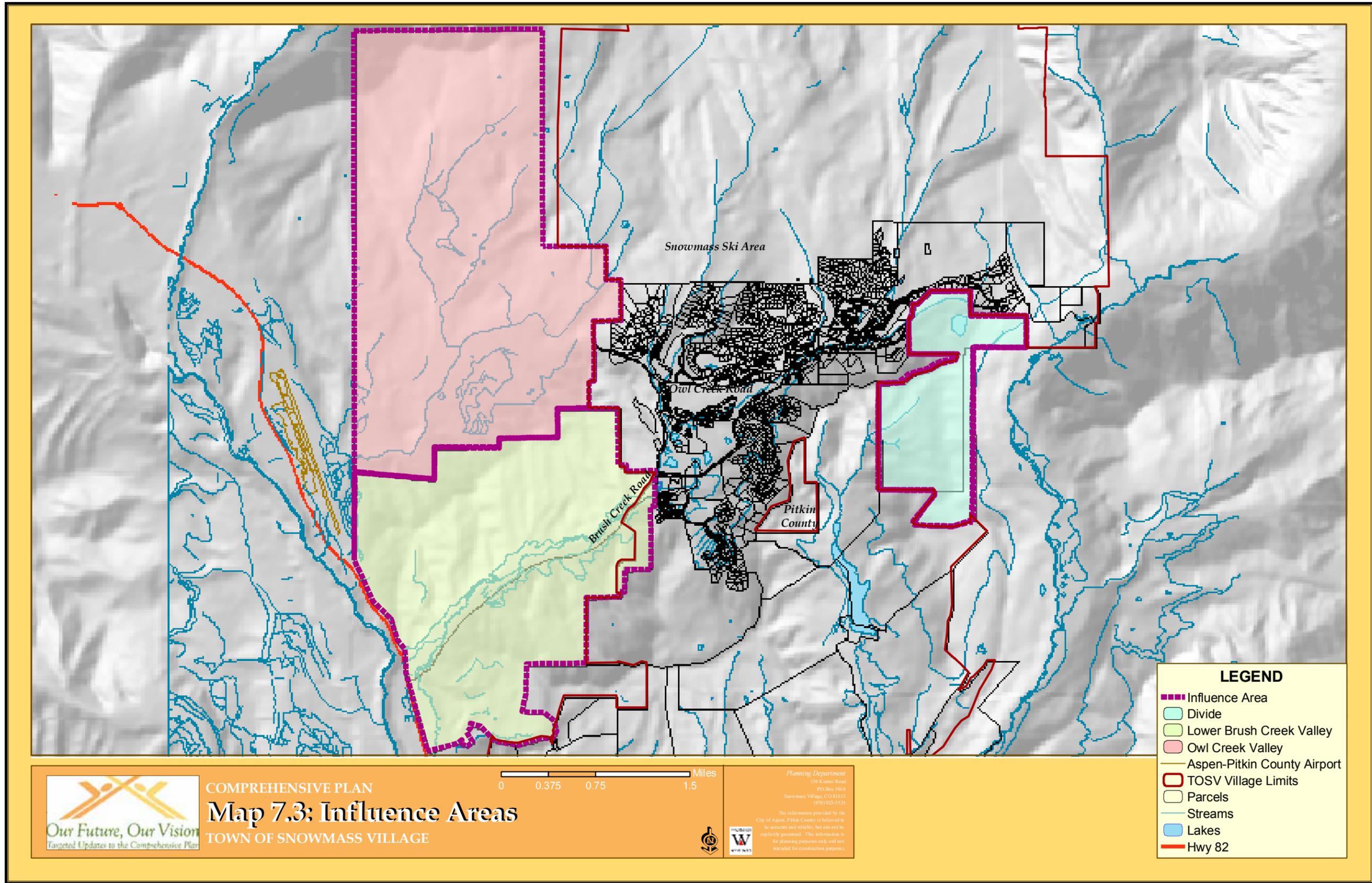


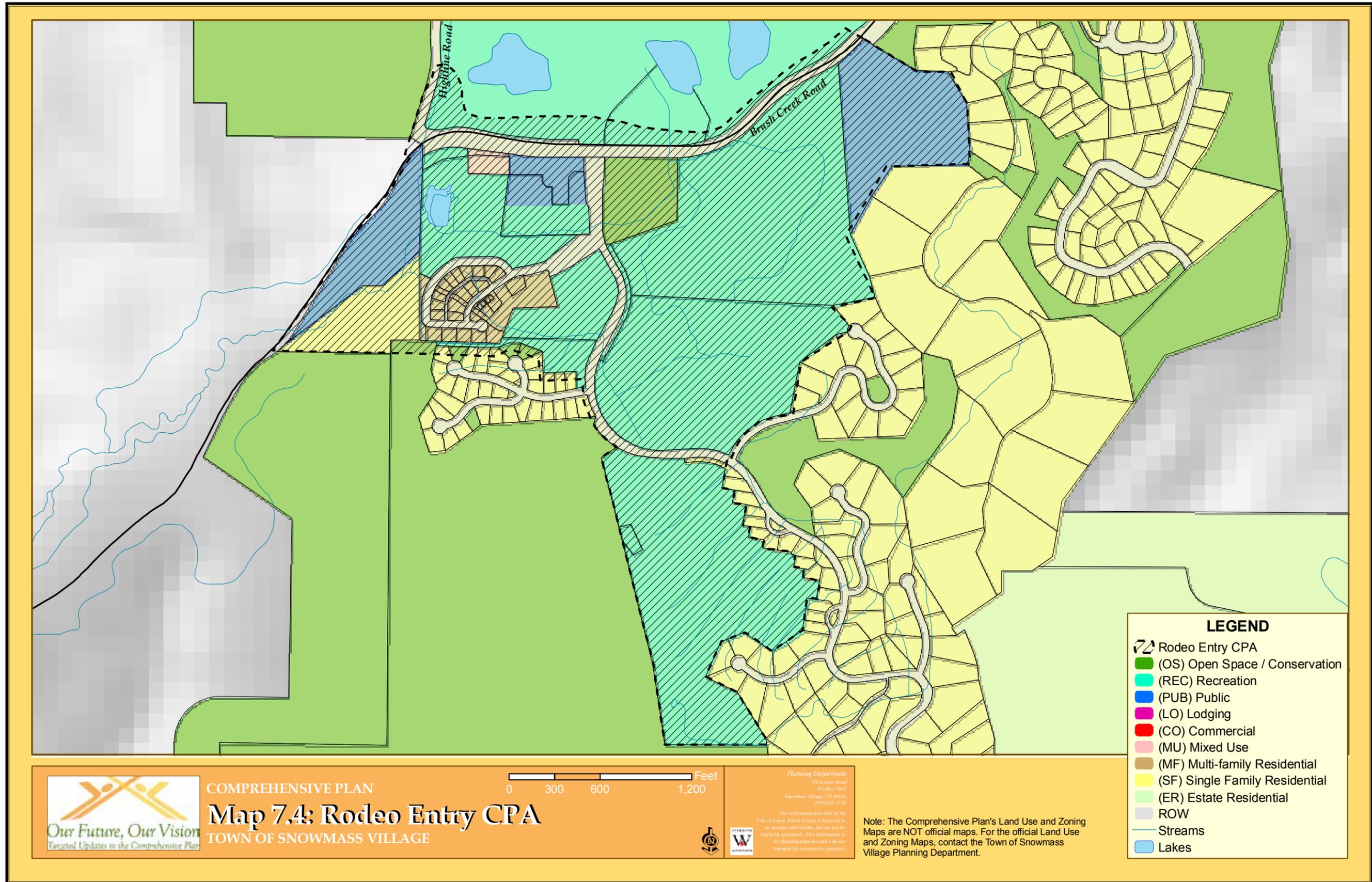
COMPREHENSIVE PLAN
Map 7.2: Existing Land Use Inset
 TOWN OF SNOWMASS VILLAGE



Planning Department
 130 Kearsy Road
 PO Box 5010
 Snowmass Village, CO 81615
 (970) 923-5524

The information provided by the City of Aspen, Pitkin County is believed to be accurate and reliable, but cannot be explicitly guaranteed. This information is for planning purposes only and not intended for construction purposes.





LEGEND

-  Rodeo Entry CPA
-  (OS) Open Space / Conservation
-  (REC) Recreation
-  (PUB) Public
-  (LO) Lodging
-  (CO) Commercial
-  (MU) Mixed Use
-  (MF) Multi-family Residential
-  (SF) Single Family Residential
-  (ER) Estate Residential
-  ROW
-  Streams
-  Lakes



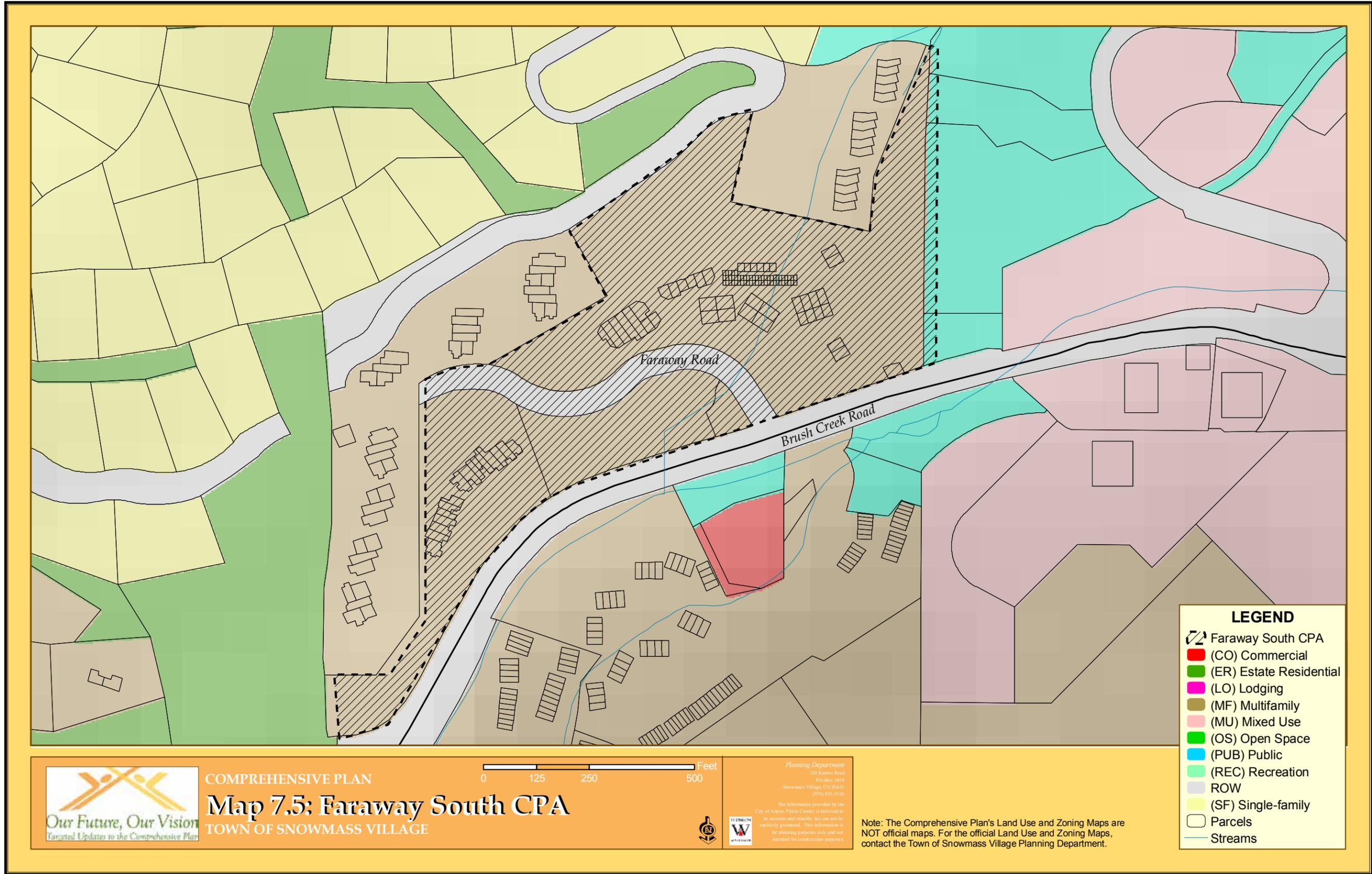
COMPREHENSIVE PLAN
Map 7.4: Rodeo Entry CPA
 TOWN OF SNOWMASS VILLAGE

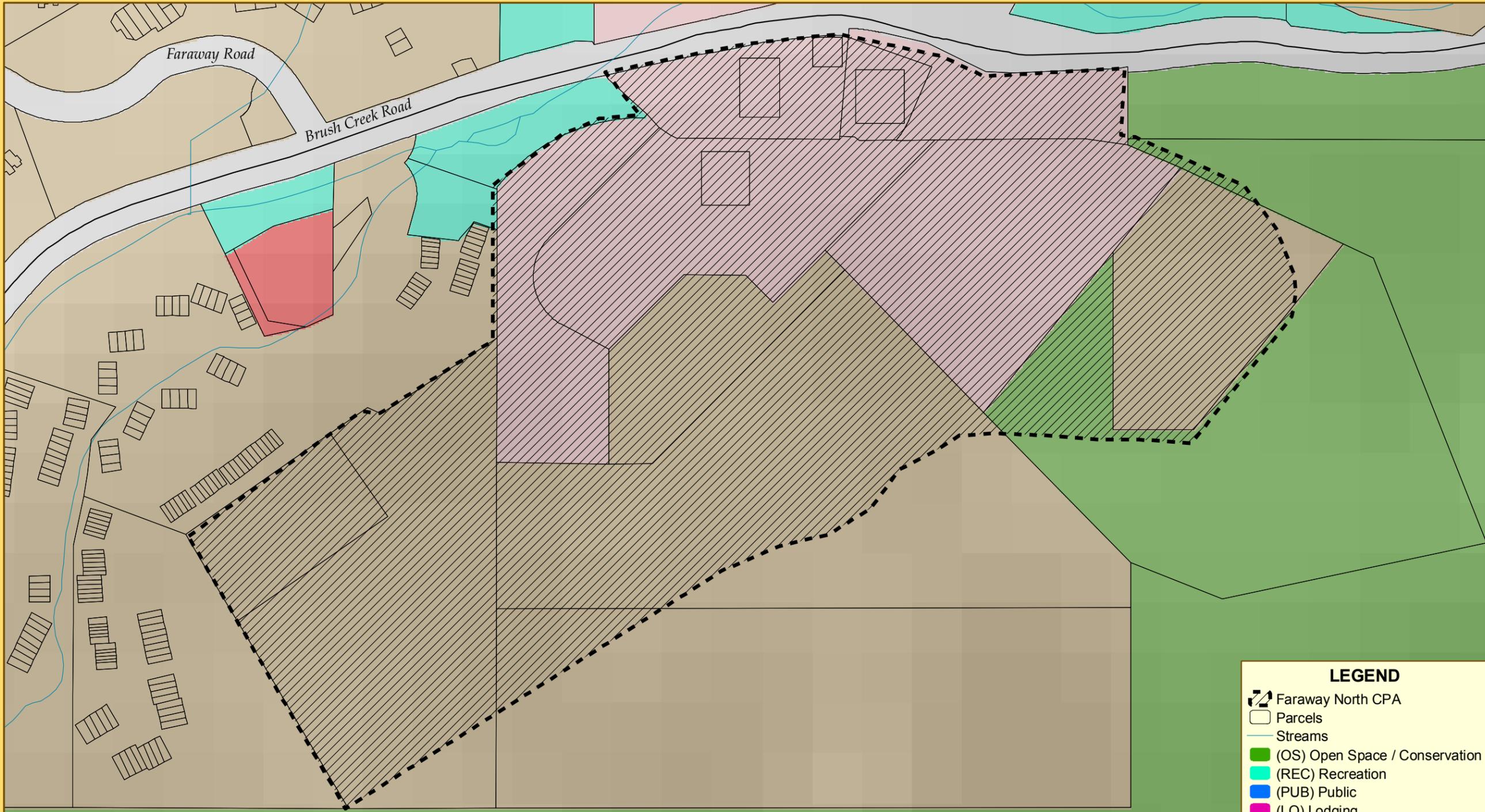


Planning Department
 130 Keams Road
 PO Box 5040
 Snowmass Village, CO 81615
 (970) 923-5524

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Note: The Comprehensive Plan's Land Use and Zoning Maps are NOT official maps. For the official Land Use and Zoning Maps, contact the Town of Snowmass Village Planning Department.





LEGEND

-  Faraway North CPA
-  Parcels
-  Streams
-  (OS) Open Space / Conservation
-  (REC) Recreation
-  (PUB) Public
-  (LO) Lodging
-  (CO) Commercial
-  (MU) Mixed Use
-  (MF) Multi-family Residential
-  (SF) Single Family Residential
-  (ER) Estate Residential
-  ROW



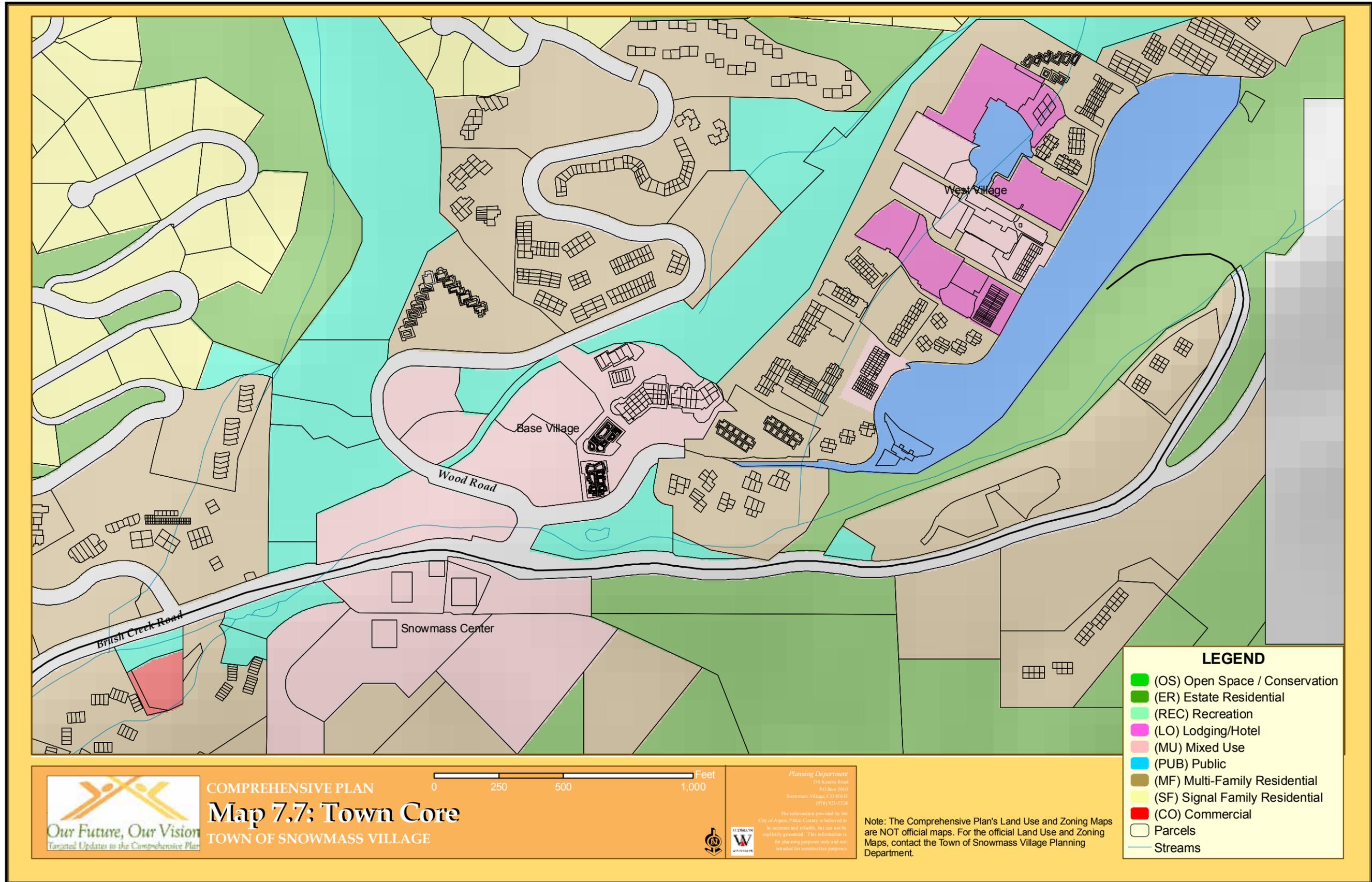
COMPREHENSIVE PLAN
Map 7.6: Faraway North CPA
 TOWN OF SNOWMASS VILLAGE

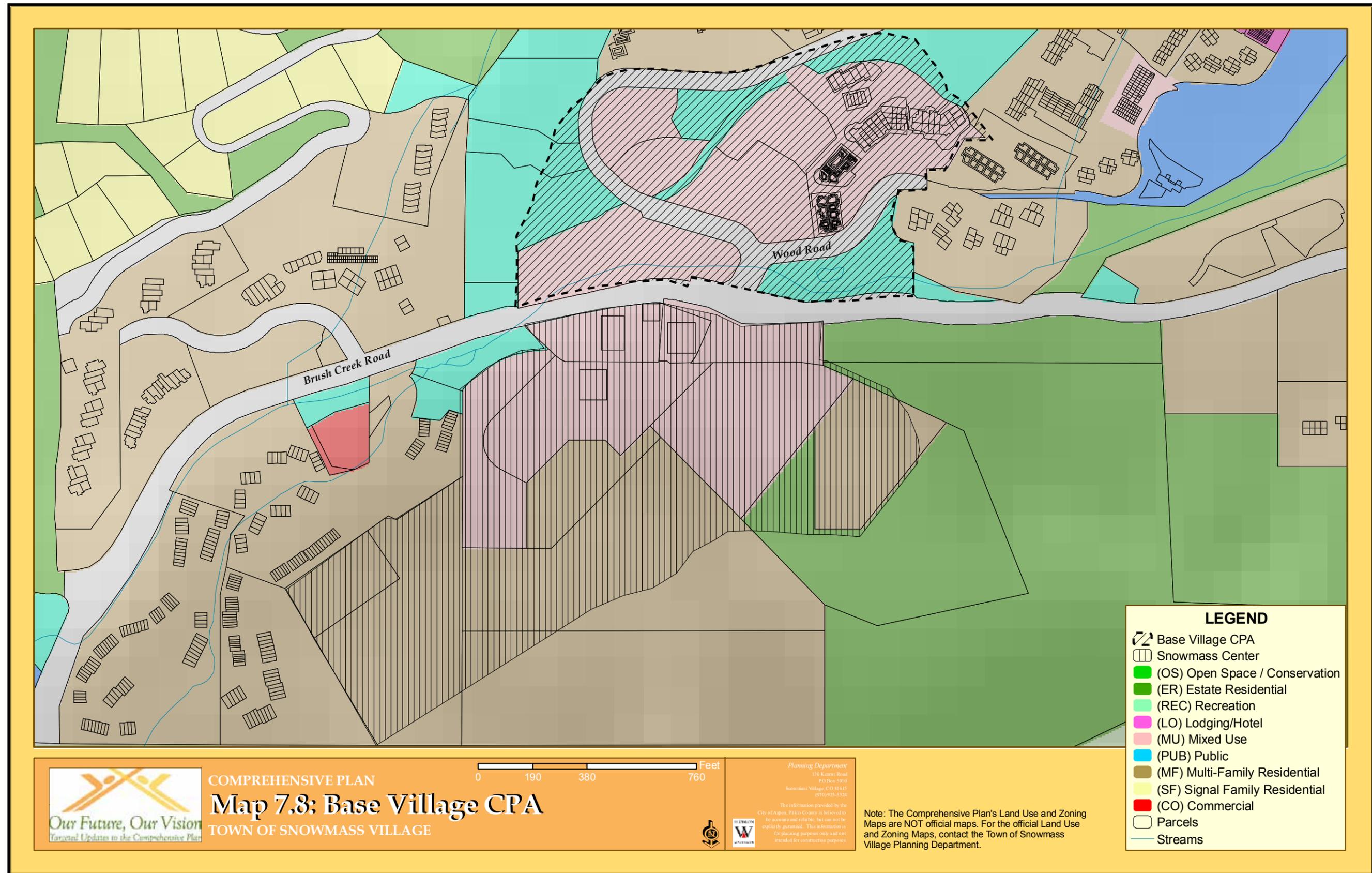


Planning Department
 139 Keams Road
 PO Box 5010
 Snowmass Village, CO 81415
 (970) 923-5524

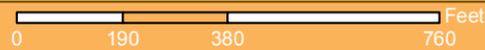
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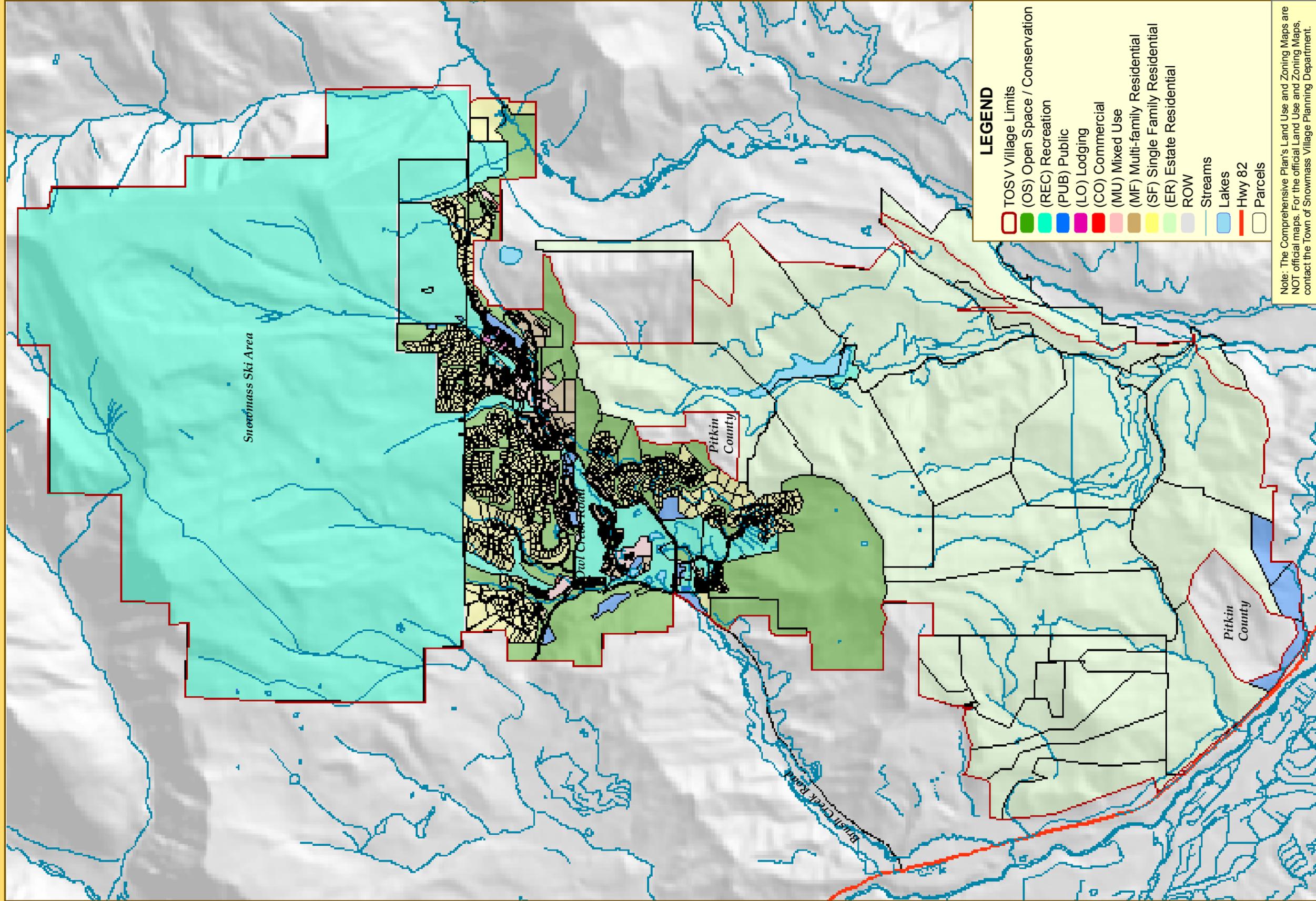
COMPREHENSIVE PLAN
Map 7.8: Base Village CPA
 TOWN OF SNOWMASS VILLAGE



Planning Department
 1318 Kaman Road
 P.O. Box 5010
 Snowmass Village, CO 81615
 (970) 922-5524

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LEGEND

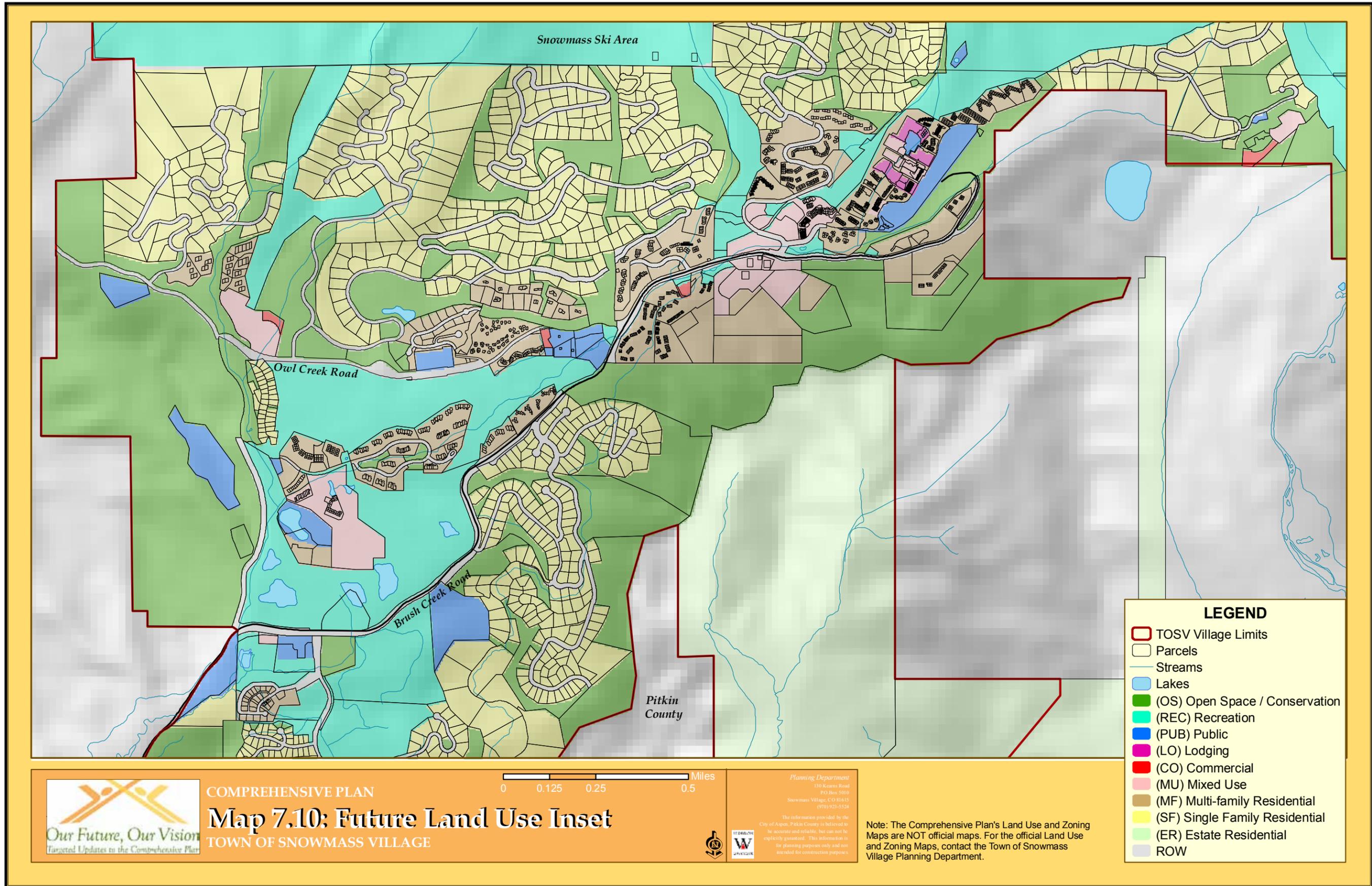
- TOSV Village Limits
- (OS) Open Space / Conservation
- (REC) Recreation
- (PUB) Public
- (LO) Lodging
- (CO) Commercial
- (MU) Mixed Use
- (MF) Multi-family Residential
- (SF) Single Family Residential
- (ER) Estate Residential
- ROW
- Streams
- Lakes
- Hwy 82
- Parcels

Note: The Comprehensive Plan's Land Use and Zoning Maps are NOT official maps. For the official Land Use and Zoning Maps, contact the Town of Snowmass Village Planning Department.

COMPREHENSIVE PLAN
Map 7.9: Future Land Use
 TOWN OF SNOWMASS VILLAGE

Planning Department
 110 Keams Road
 PO Box 5010
 Snowmass Village, CO 81455
 (970) 921-5534

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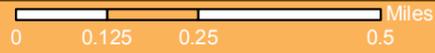


LEGEND

- TOSV Village Limits
- Parcels
- Streams
- Lakes
- (OS) Open Space / Conservation
- (REC) Recreation
- (PUB) Public
- (LO) Lodging
- (CO) Commercial
- (MU) Mixed Use
- (MF) Multi-family Residential
- (SF) Single Family Residential
- (ER) Estate Residential
- ROW



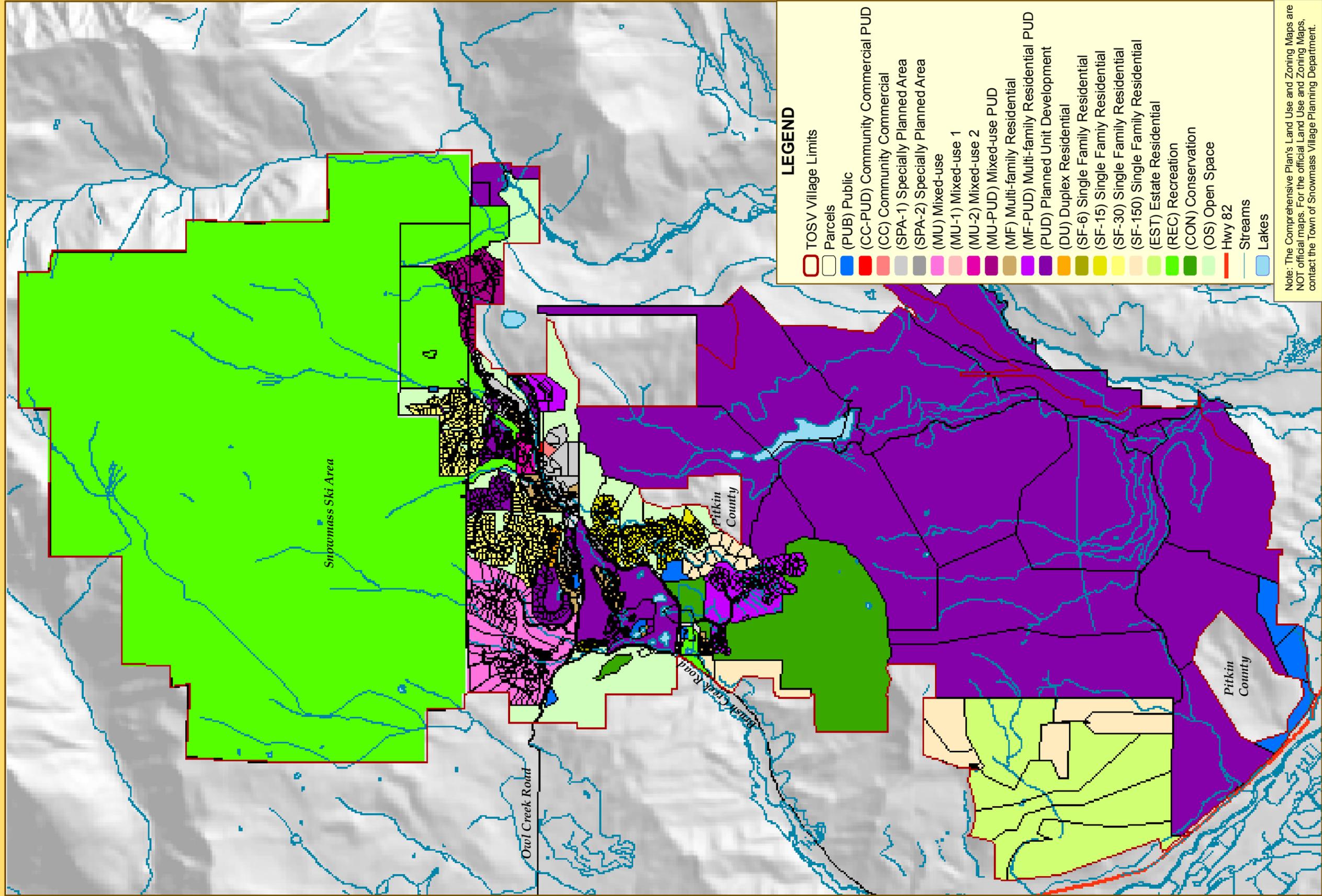
COMPREHENSIVE PLAN
Map 7.10: Future Land Use Inset
 TOWN OF SNOWMASS VILLAGE



Planning Department
 130 Kearsars Road
 PO Box 5010
 Snowmass Village, CO 81615
 (970) 923-5524

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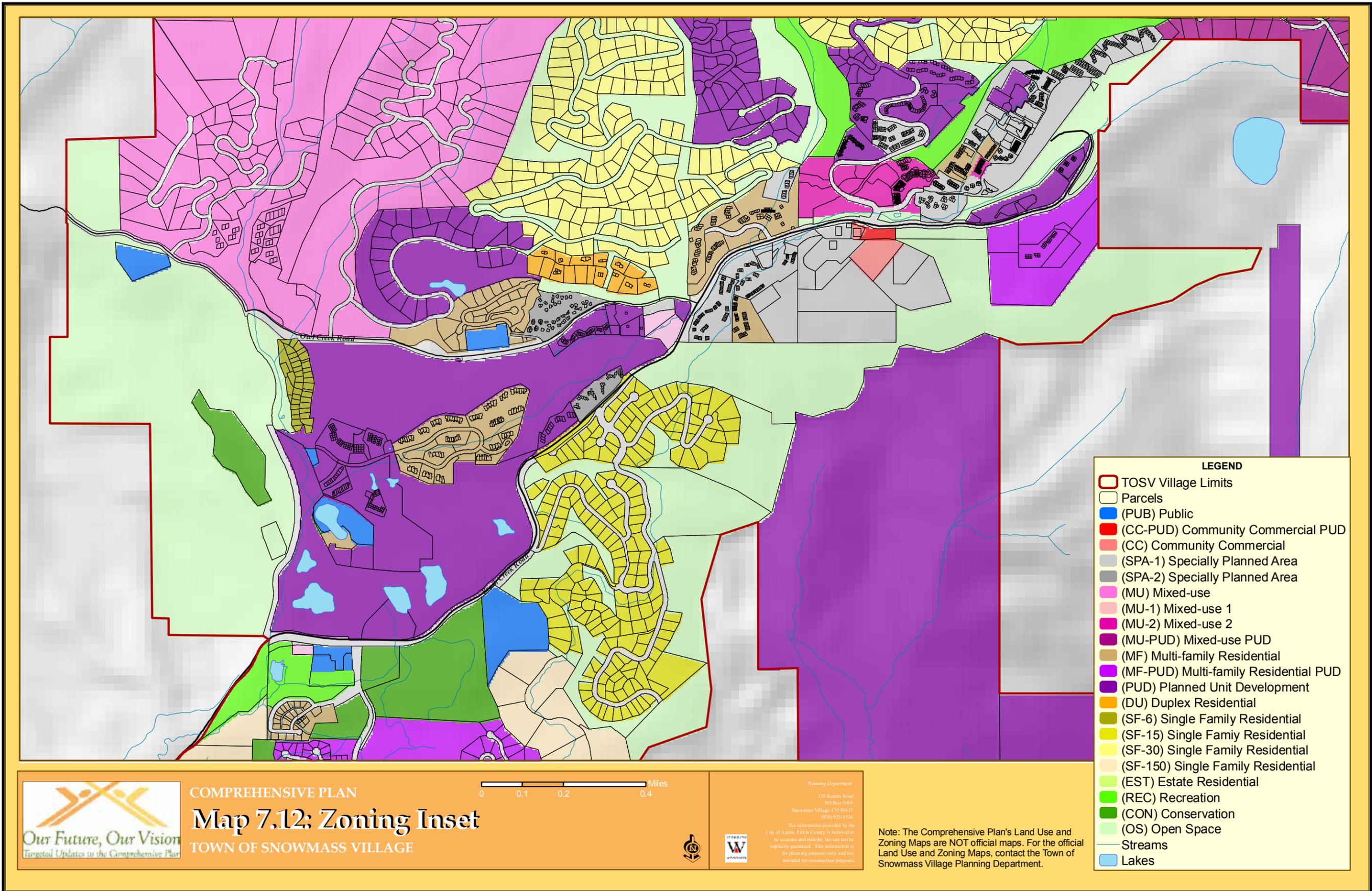
LEGEND

- TOSV Village Limits
- Parcels
- (PUB) Public
- (CC-PUD) Community Commercial PUD
- (CC) Community Commercial
- (SPA-1) Specially Planned Area
- (SPA-2) Specially Planned Area
- (MU) Mixed-use
- (MU-1) Mixed-use 1
- (MU-2) Mixed-use 2
- (MU-PUD) Mixed-use PUD
- (MF) Multi-family Residential
- (MF-PUD) Multi-family Residential PUD
- (PUD) Planned Unit Development
- (DU) Duplex Residential
- (SF-6) Single Family Residential
- (SF-15) Single Family Residential
- (SF-30) Single Family Residential
- (SF-150) Single Family Residential
- (EST) Estate Residential
- (REC) Recreation
- (CON) Conservation
- (OS) Open Space
- Hwy 82
- Streams
- Lakes

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COMPREHENSIVE PLAN
Map 7.11: Zoning
TOWN OF SNOWMASS VILLAGE

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LEGEND

- TOSV Village Limits
- Parcels
- (PUB) Public
- (CC-PUD) Community Commercial PUD
- (CC) Community Commercial
- (SPA-1) Specially Planned Area
- (SPA-2) Specially Planned Area
- (MU) Mixed-use
- (MU-1) Mixed-use 1
- (MU-2) Mixed-use 2
- (MU-PUD) Mixed-use PUD
- (MF) Multi-family Residential
- (MF-PUD) Multi-family Residential PUD
- (PUD) Planned Unit Development
- (DU) Duplex Residential
- (SF-6) Single Family Residential
- (SF-15) Single Family Residential
- (SF-30) Single Family Residential
- (SF-150) Single Family Residential
- (EST) Estate Residential
- (REC) Recreation
- (CON) Conservation
- (OS) Open Space
- Streams
- Lakes



COMPREHENSIVE PLAN
Map 7.12: Zoning Inset
 TOWN OF SNOWMASS VILLAGE



Planning Department
 130 Keates Road
 760 Snowmass Village, CO 81615
 (970) 925-5524
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APPENDIX VIII: CHAPTER 8—TRANSPORTATION

SYNOPSIS OF PUBLIC INPUT

Participants in the Comprehensive Plan update conveyed a desire to maintain low congestion on the Town roadways. An equally important issue was the ease of access around Town, especially concerning parking for locals. To accomplish this, participants supported a significant increase in use of transit and decrease in car use. Interest lay in improving transit valleywide. Increased pedestrian access was also highly supported. Desire existed for seamless pedestrian linkages among the three commercial nodes and accessibility across the spectrum for an aging community. Alternative fuel options for public transportation relate the issue of transportation to the environmental resource goals of the Plan.

EXISTING CONDITIONS AND GUIDING PRINCIPLES

Arrival

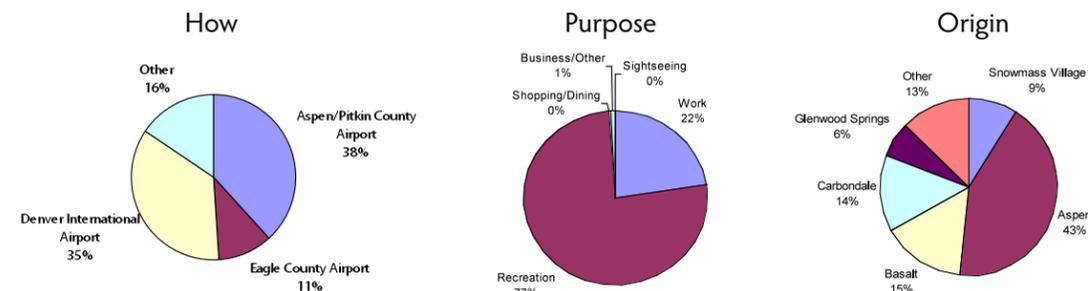
Most winter guests (85 percent) get to Snowmass/Aspen primarily by air, as do 57 percent of summer guests. They arrive at:

- * Aspen/Pitkin County Airport and take a short drive or shuttle to Snowmass Village
- * Eagle County Airport and drive an hour and a half to Snowmass Village
- * Grand Junction and drive two and a half hours to Snowmass Village
- * Denver International Airport (DIA) and drive three and a half hours.

Some day visitors and most nonresident workers come to Snowmass Village from down-valley locations ranging from nearby Basalt/Carbondale, to as far away as Silt, Rifle, Hotchkiss, and Delta. Regardless of the origin, guests and workers must travel on Highway 82 to reach one of two roads into Snowmass Village. Highway 82 already exceeds roadway capacity at peak periods.

Figure 65 Traffic Volumes: Peak Season Average (upper) and on the 10 Busiest Days (lower) Compared with Level of Service (LOS) C.

FIGURE 65: Guest Arrivals (from left to right: How do people get to Snowmass/Aspen; Purpose of All Trips; Origin of All Trips).



Source: Condon, Scott. "Aspen's Main Carrier Vows Better Service," *Aspen Times*, October 13, 2007.

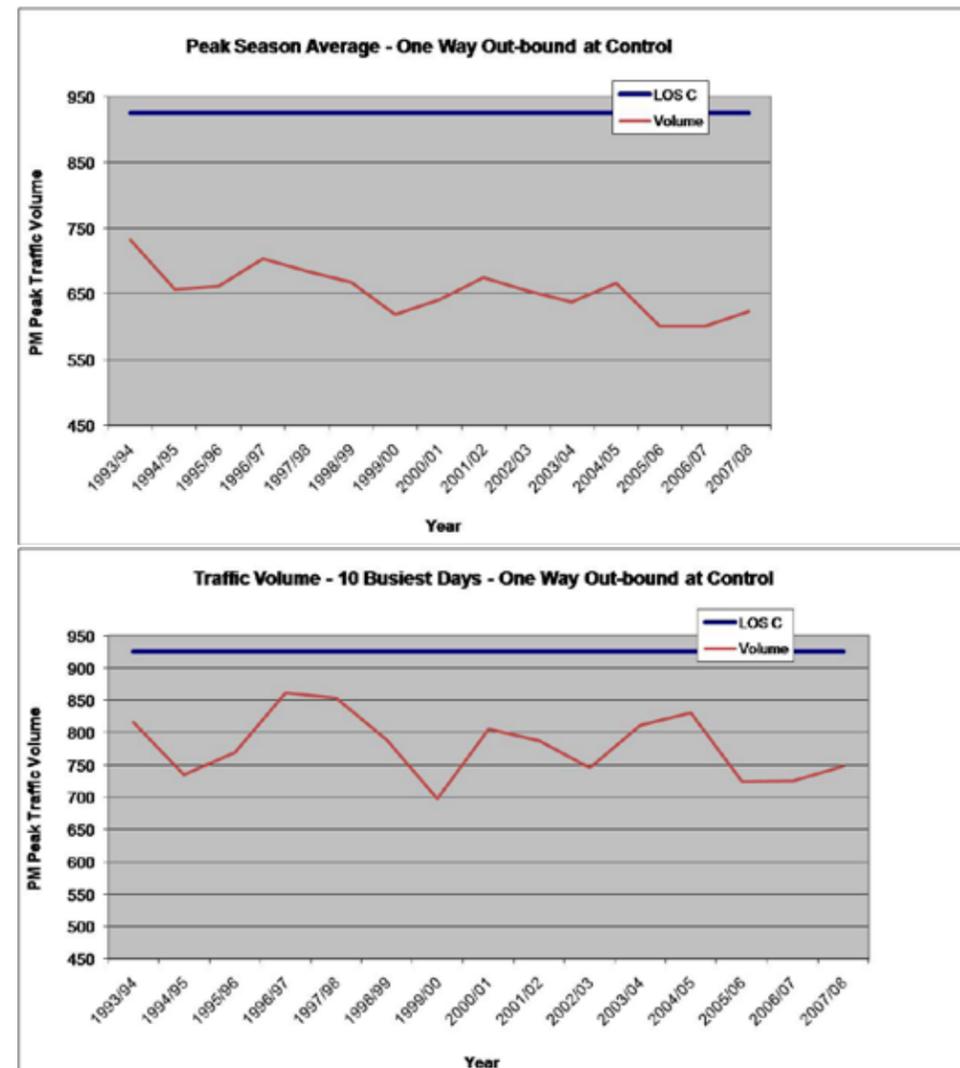


FIGURE 66: Traffic Volumes: Peak Season Average (upper) and on the 10 Busiest Days (lower) compared with Level of Service.

Roadway System

The Town of Snowmass Village is primarily accessed via Brush Creek Road, a long two-lane rural cul-de-sac that extends from Highway 82 to the West Village. Owl Creek Road serves as an alternative arterial access. It is a two-lane paved road that intersects both Highline and Brush Creek Roads and connects to Highway 82 south of the airport (closer to Aspen than Brush Creek Road). A series of cul-de-sacs serving residential neighborhoods intersect with Brush Creek Road and Owl Creek Road.

Traffic volumes are greatest in the winter with pronounced inbound and outbound peaks. In the summer, the afternoon peak hour traffic volume is 40 percent lower. Winter conditions were used for this analysis because they reflect both the highest daily peak and peak hour conditions.

Under current conditions, using the busiest 10 days criterion, Brush Creek Road, in the vicinity of the Snowmass Center, approaches LOS C. The maximum one-way peak hour directional volume by level of service¹ is presented in Table 8.1. LOS C is the existing standard for significant sections of Brush Creek Road as well as key intersections, but may not necessarily be a sustainable one.

TABLE 18: LOS Standards: Average of 10 Peak (busiest) Days, One-Way Peak Hour.

LOS	A	B	C	D	E	F
Brush Creek Road	<500	700	925	1,175	1,400	>1,400
Owl Creek Road and Highline Road	<350	500	650	800	980	>950

¹ The peak-hour one-way threshold is arrived at by multiplying maximum volume capacity by the ratio of facility and volume to capacity, which takes into account density, speed, and delay. The proposed peak-hour directional level of analysis is based on the maximum single-direction lane capacity defined by the Highway Capacity Manual and adjusted to reflect grade and resident/visitor mix within the Town of Snowmass Village.

TABLE 19: Intersection Level-of-Service Standards.

LOS	Delay in Seconds
A	<5.0
B	5-15
C	15-25
D	25-40
E	40-60
F	>60

The analysis of traffic at buildout indicated that traffic will significantly increase along Brush Creek Road. This increase is primarily because of new commercial, retail, and mixed-use development associated with the Base Village (under construction at the time of this Comprehensive Plan update) as well as redevelopment of the West Village and Snowmass Center.

Although future development will increase traffic on Brush Creek Road in peak season, in nonpeak periods there is an opportunity to smooth out traffic flow through a diversified land use mix to spread out traffic throughout the day and evening when additional roadway capacity is available rather than concentrating most traffic in peak periods. Thus, in any project assessment it may be important to take into account both the 10 busiest days and peak-season averages. The 10 Busiest Days standard was established as the threshold to preserve a high quality of life for the general population of the Village. The peak season averages are based on the traffic volumes at Christmas, New Year's, Presidents' Day weekend, and all of March. Analysis of key intersections for conformance with LOS standards shall continue to be required of future land use proposals.

The precise amount of the buildout traffic increase depends on the actual effectiveness of potential trip reduction strategies (e.g., as proposed in the Traffic Impact Assessment for the Base Village submission). Figure 66 shows projections of both peak-season average and the 10 busiest days with and without trip reduction assumptions. As shown, the resulting level of service could range from D to E.

With capacity constraints on Brush Creek Road (physical capacity and desire to stay as close as possible to LOS C), future traffic flow management should focus on minimizing automobile traffic increases, particularly those of single-occupant vehicles. To do this will require a shift to greater use of transit and pedestrian alternatives as well as a comprehensive assessment of parking/transit/pedestrian land use relationships in any future development or redevelopment.

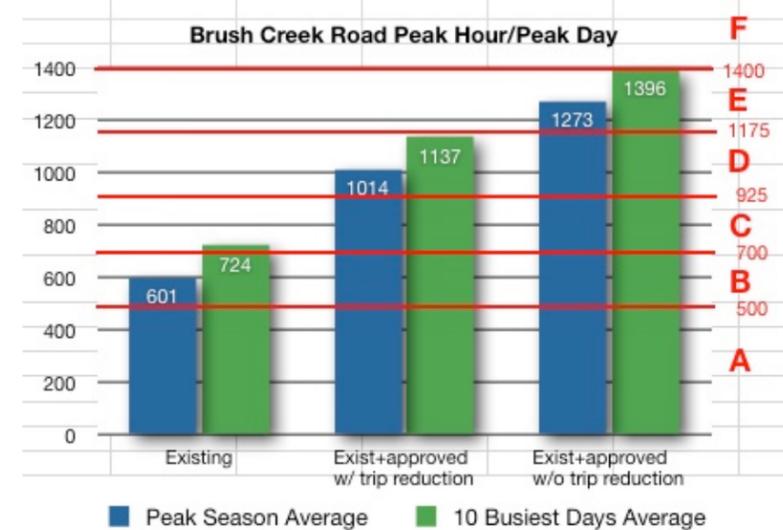


FIGURE 67: Brush Creek Road Levels of Service Comparison: Peak Season Average versus 10 Busiest Days for Existing LOS Compared with Existing Plus Approved Traffic Generation Land Uses.

The Town of Snowmass Village's transportation demand management program is effective and should be further developed and strengthened. Examples of transportation demand management strategies include:

- * Flexible work schedules to allow employees to commute in the off-peak hours
- * Flexible skiing options to spread day-skier trips to the off-peak traffic hours
- * Employee transportation allowances that encourage car-pooling and transit use
- * Preferential carpool and zip-car parking spaces
- * Subsidized RFTA passes for employees, visitors, and residents

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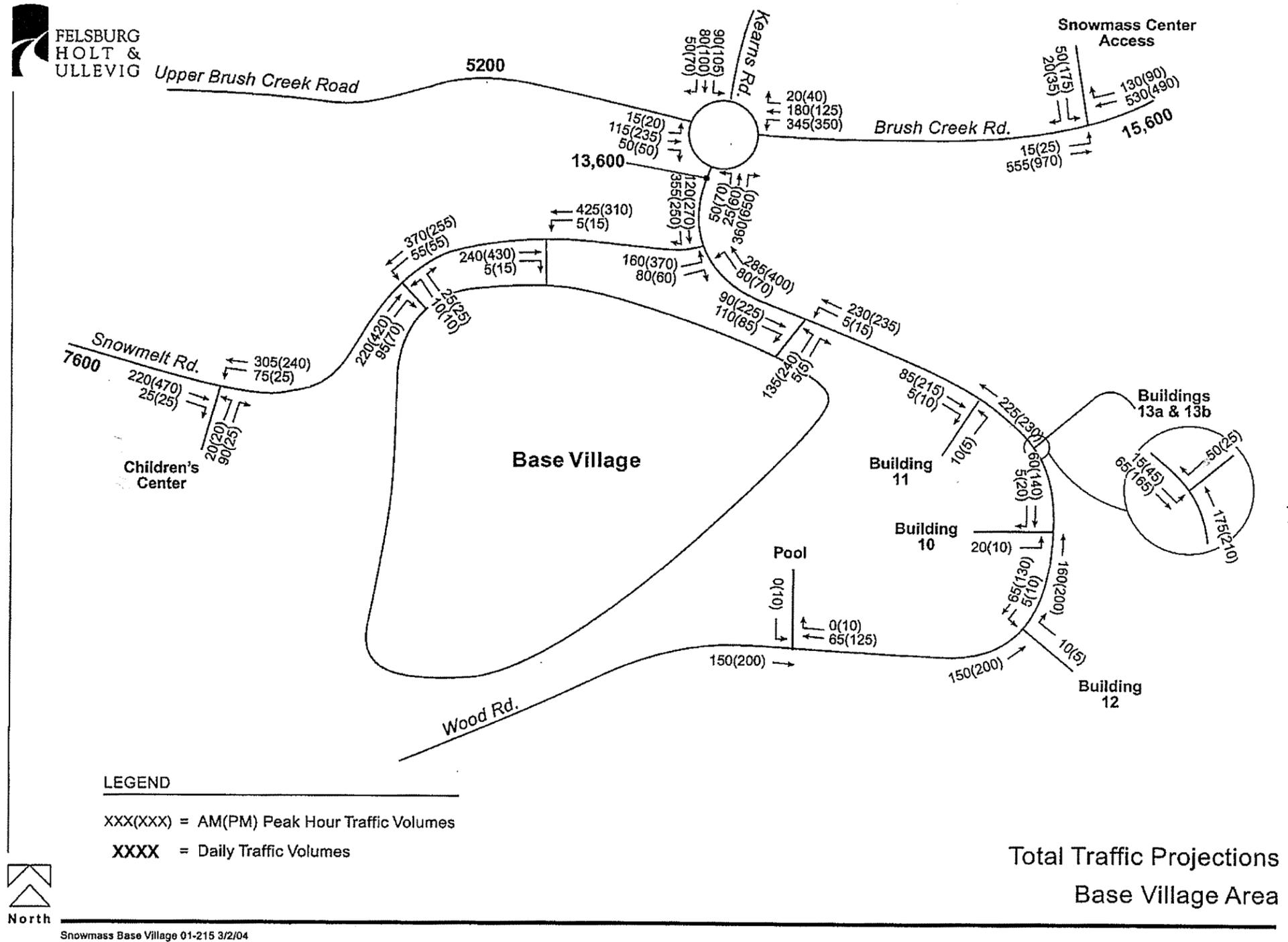


FIGURE 68: Traffic Projections for the Base Village Area

TRANSIT

The Roaring Fork Transit Authority (RFTA) provides regional transit service from Snowmass Village to Aspen and down valley to Silt and Rifle.

The Snowmass Village shuttle service currently operates 20–23 buses on fixed winter routes. Dial-a-Ride service² is available to remote locations and during off hours.

Extensive private transit is available originating both within Town and elsewhere and includes charter bus, hotel shuttles/courtesy vans, and taxi/limousine services.

Currently, Snowmass Village only has adequate storage facilities for 24 of its 28 buses. Because low temperatures create more wear and tear on diesel engines, all diesel buses should be stored inside to increase vehicle life.

The potential impact of future development on traffic levels on Brush Creek Road creates the necessity to reduce dependence on personal vehicles and greatly increase use of transit. This change will allow Snowmass Village to achieve other economic objectives (e.g., diversify the range and type of retail offerings) and also trigger significant cost and service implications for both the shuttle service and RFTA. In addition to requiring a larger overall transit fleet, it will require agreement between the Town and RFTA on allocation of routes, consideration of the type of vehicles that will best serve guest expectations, and substantially increased facilities for maintenance and storage of vehicles.

Most day visitors will continue to enter Snowmass Village via Brush Creek Road, park at the Rodeo Grounds, and transfer to Village shuttles (or take shuttles from the Intercept lot at Highway 82). The major day-skier parking area and transit center will be at the Town Park. With increased use of Owl Creek Road for commuting to and from Aspen, Two Creeks will be more important for parking day skiers.

Transit is a primary transportation choice within Snowmass Village. Regional transit service is provided by RFTA and local service by the Town of Snowmass Village. Private transit is available from several providers. Improved transit centers and nodes will increase the effectiveness and attractiveness of transit by capturing more day skiers, visitors, and employees.

² By request (call-in), now operated by High Mountain Taxi

Major RFTA and Snowmass Village transit centers include a redeveloped center at the Mall and a new facility integrated into Base Village. Buses will typically end inbound trips and begin their outbound trips from the Mall. Access to the Mall will remain inbound via Brush Creek Road and outbound via Carriage Way.

The Base Village transit center has been designed as an integral element of the new Base Village development. The Base Village transit center has limited ability to queue passengers separately for uphill and downhill trips, and minimal bus bays to accommodate RFTA, Snowmass Village, and private transit providers. Limited number of pedestrian trails and thoroughfares provide convenient links to surrounding properties and activities.

The transit stop at the Snowmass Center should be significantly improved by locating new stops at the west end of Snowmass Center. It is important to separate the transit station and travel route from private vehicle traffic. An excessive amount of headway time is lost in the Snowmass Center to traffic congestion.

Transit center improvements at the Mall, Base Village, Snowmass Center, and Town Park should include comfortable access, egress and queuing, heated passenger waiting areas, information booths/kiosks, restrooms, and adequate space for future transit services. RFTA and Snowmass Village services have identified these needs:

- * Bus bay requirements are preliminary and do not include staging for vehicles in peak periods. Need for a specific number of bus bays will be refined as precise regional and local transit service is defined for each location.

As future traffic increases to where LOS D is reached, further mass-transit improvements will be needed, and the role of transit must be expanded. Snowmass Village will need to be flexible and take advantage of future transit technology opportunities. Bus Rapid Transit (BRT) improvements are being proposed for the Highway 82 corridor between Glenwood Springs and Aspen. Ideally, connecting service will be provided to Snowmass Village. It is recommended that the Village identify and acquire a right-of-way corridor/easement for accommodating future technologies between Highway 82 and the Town Core.

More immediate transit improvements to consider include the use of 45-passenger buses from Highway 82 into Snowmass Village. Improvements to the Intercept lot at Highway 82 and increased service to the lot will make it an attractive park-and-ride for day

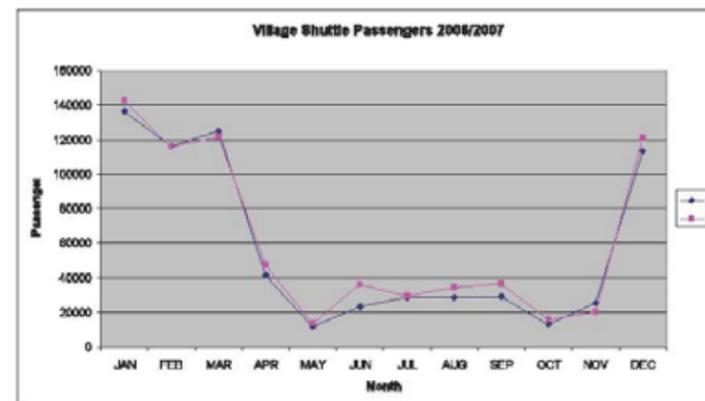
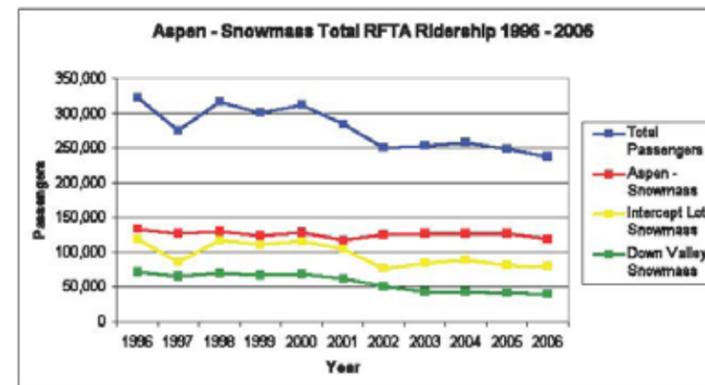


FIGURE 69: RFTA Ridership 1996-2006 (top) and Seasonal Shuttle Passengers 2006 and 2007 (bottom).

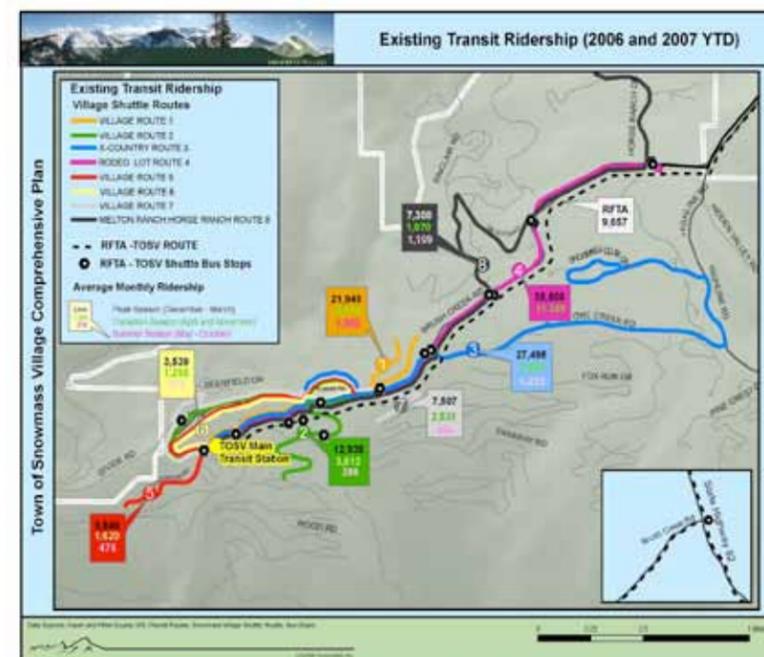


FIGURE 70: Existing Transit Ridership (RFTA and Shuttle) 2006-2007 by Location.

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skiers and employees.

PARKING

Today the Town of Snowmass Village and the Aspen Skiing Company (ASC) jointly manage the use of public-access parking spaces. Vehicles using public-access parking must obtain a parking permit. At the Snowmass Center there are privately owned public parking spaces that are not managed by either Snowmass Village or ASC. There are also 400 spaces at Brush Creek Road and Highway 82 (the Intercept lot) that are owned by the Colorado Department of Transportation (CDOT) and managed by the Elected Officials Transportation Committee (EOTC).

There are a total of 2,165 public-access parking spaces in Snowmass Village. The Town limits the use of public access spaces to 2,250. The Numbered lots are located adjacent to the West Village area. Parking in the Numbered lots that is not used by the

residents and guest of the West Village properties is used for resident-public access to the commercial retail and ski area. The Base Village development is also creating 375 spaces (not including residential) of structured parking to be used by village residents, commercial patrons, and day skiers. Under a shared-use parking management plan, 200 day-skier parking spaces will be provided in the parking structure. In the Entryway planning process at Town Park it was contemplated that additional parking could be added by decking over the surface parking area to achieve some 600 parking spaces.

The Two Creeks Lot is located at the base of the Two Creeks ski area portal and historically has been a paid parking lot. The Town Park is at the entrance to the Village on Brush Creek Road. Parking to date has been free at Town Park, and free shuttle transportation is provided to the Town Core. There are roughly 700 spaces at the Town Park and Two Creeks Lots. These two lots intercept vehicles traveling to Base Village and the West Village, which reduces

congestion in the Town. Employees of ASC have been relocated to parking in the Black Saddle Golf Course parking lot, although some provision for ASC employees (150 total) to park in the numbered lots has been provided to date. The parking capacity graph (Figure 72) illustrates that the Town Park and Two Creeks Lots are at or exceed capacity during the ten busiest days. To successfully park more vehicles remotely, the size of these lots would need to be increased.

The previous Comprehensive Plan parking cap of 2,250 parking spaces is being reached at times during peak season, and the rate at which this occurs for the day-skier parking has become more frequent. The parking cap will be reached upon completion of the Base construction of the new parking structure in 2010. Development is still required to provide new on-site parking. Conversely, providing additional parking conflicts with the objective of reducing vehicular traffic through Town. There is an opportunity now to shift the focus from parking supply to parking demand. The demand for parking is affected by many factors, such as the convenience of the pedestrian environment, availability of transit, convenience of travel from remote parking, and transportation demand management (TDM). Strengthening Snowmass Village's fee-in-lieu program could provide funding to meet the parking demand along with meeting its other objectives.

TABLE 20: Bus Bay Requirements by Transit Center.

Location	Function	TOSV Requirements	RFTA Requirements	Other Needs / Private Transit Providers
Mall	TOSV/RFTA Transit Service Area	8-10 bus bays	5-6 bus bays	5 cabs, limos, DAR* 4-6 private shuttles & 1 charter bus
Base Village	TOSV/RFTA Transite Service Area	4-6 bus bays	3-4 bus bays	4 cabs, limos, DAR 4 private shuttles and 1 charter bus
Snowmass Center	TOSV shuttle stop	4-6 bus bays	No bus bays (no service)	2 cabs, limos, DAR 2 private shuttles
Town Park	TOSV shuttle pick-up and drop-off area	3-6 bus bays	Brush Creek Road stops	No service
Two Creeks	TOSV/RFTA shuttle pick-up and drop-off area	2-4 bus bays	1-2 bus bays	2 cabs, imos, DAR 2 private shuttles

* DAR = Dial-a-Ride

TABLE 21: Existing Public Parking by Location

Location	Spaces
West Village	1,000
Base Village	375
Divide	30
Town Park	325
Two Creeks	400
Rodeo Contestant	100
Black Saddle	150
ASC Maine	30
Highway 82	400

SERVICE AND DELIVERY

The ability of commercial delivery vehicles to move about and load and unload items is not meeting the needs of users. Adequate delivery facilities have not been developed, especially in the Mall/West Village area.

Mall transit and parking redevelopment plans should accompany

	Number of Spaces
Employee Housing	469
Multifamily Residences / Lodge/Hotel	1,241
Commercial/Office	327
Total	2,037

TABLE 22: Private Parking above Woodbridge Pedestrian Bridge.

Location	Future Spaces	Day-Skier Parking
Town Core	1,375	200
Two Creeks	400	400
Rodeo	600	600
Total	2,375	1,200

TABLE 23: Future Parking Supply.

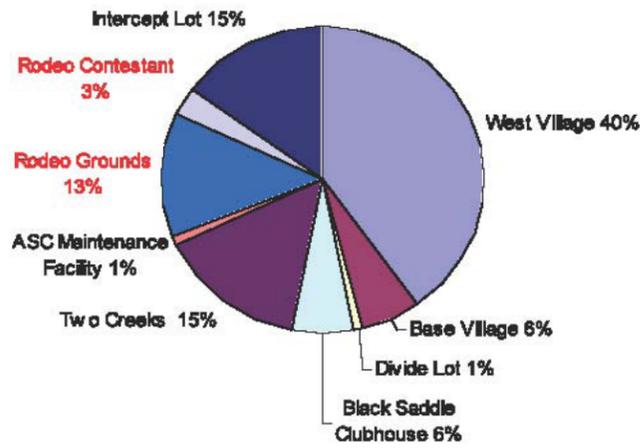


FIGURE 71:

Parking Space Distribution by Location.

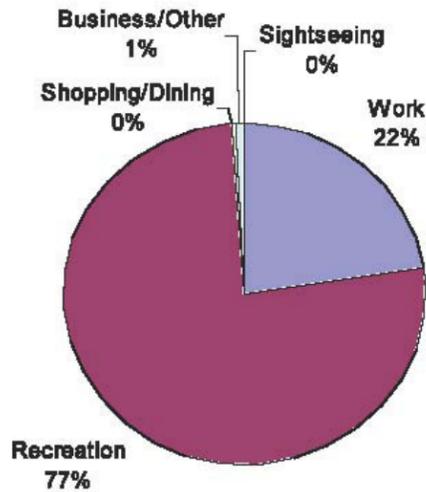


FIGURE 72: Purpose of Trip: All Lots.

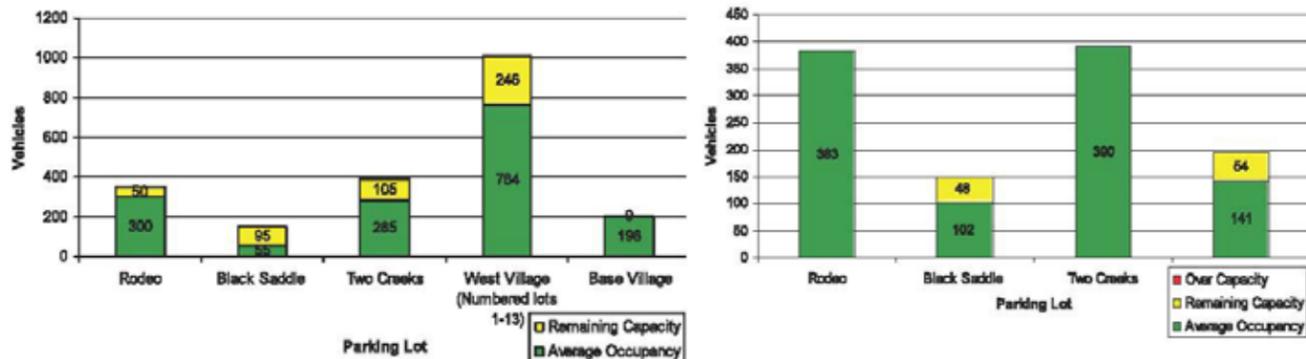


FIGURE 73: Parking Occupancy versus Capacity per Lot By Average Season (left) and by 10 Busiest Days (right).

improvements to commercial delivery functions. Commercial delivery functions should be comprehensively analyzed, including a complete assessment of delivery functions on Daly and Elbert Lanes. Base Village and other areas of new development should effectively accommodate and integrate necessary commercial delivery.

PEDESTRIAN LINKAGES

Pedestrian linkages between housing, destination/activity areas, parking lots, and transit stops are essential to convenient movement and effective transportation systems. In Snowmass Village, existing pedestrian links serve mostly recreational uses and link them to residential, lodge, and parking areas. Some nonrecreational links connect other areas but are incomplete. Where there are no sidewalks or paths, pedestrians are forced to walk on narrow roadway shoulders. The linkages between employee housing, Snowmass Center, and the Mall are particularly inadequate. The significant distances and large grade changes in the Town Core make pedestrian trips difficult and increase vehicle trips. Improved pedestrian connections that include designated crosswalk between the Mall, the new Base Village, and Snowmass Center may reduce automobile trips. Enforcement of the right of way of pedestrians in a crosswalk to give them priority should be studied.

The success of the transportation plan will rely in part on the pedestrian linkages between housing, activity centers, transit stations, and stops. The Mall, Base Village, and Snowmass Center are key locations to link; however, there are extensive grades to overcome. Improved pedestrian connections may include sidewalks, bridges, and people-movers. The Town Core area should be intensively developed as a pedestrian district. In addition, both Daly and Elbert Lanes should be modified to improve pedestrian circulation and limit automobile use.

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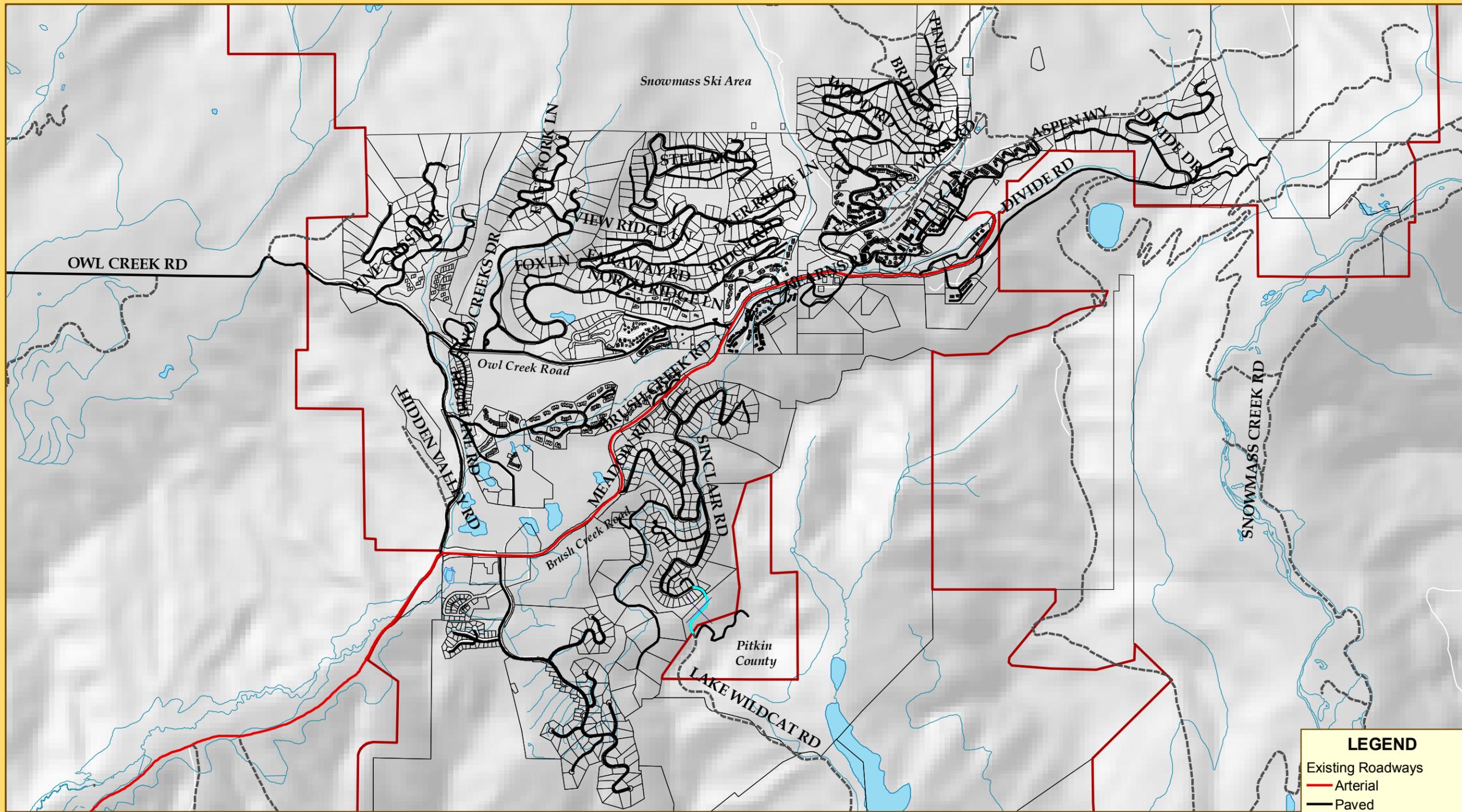
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LEGEND

- Existing Roadways
 - Arterial
 - Paved
 - - - Unpaved
- County roads
- ▭ TOSV Village Limits
- ▭ Parcels
- Streams
- ▭ Lakes



COMPREHENSIVE PLAN
Map 8.1: Existing Roadways
TOWN OF SNOWMASS VILLAGE

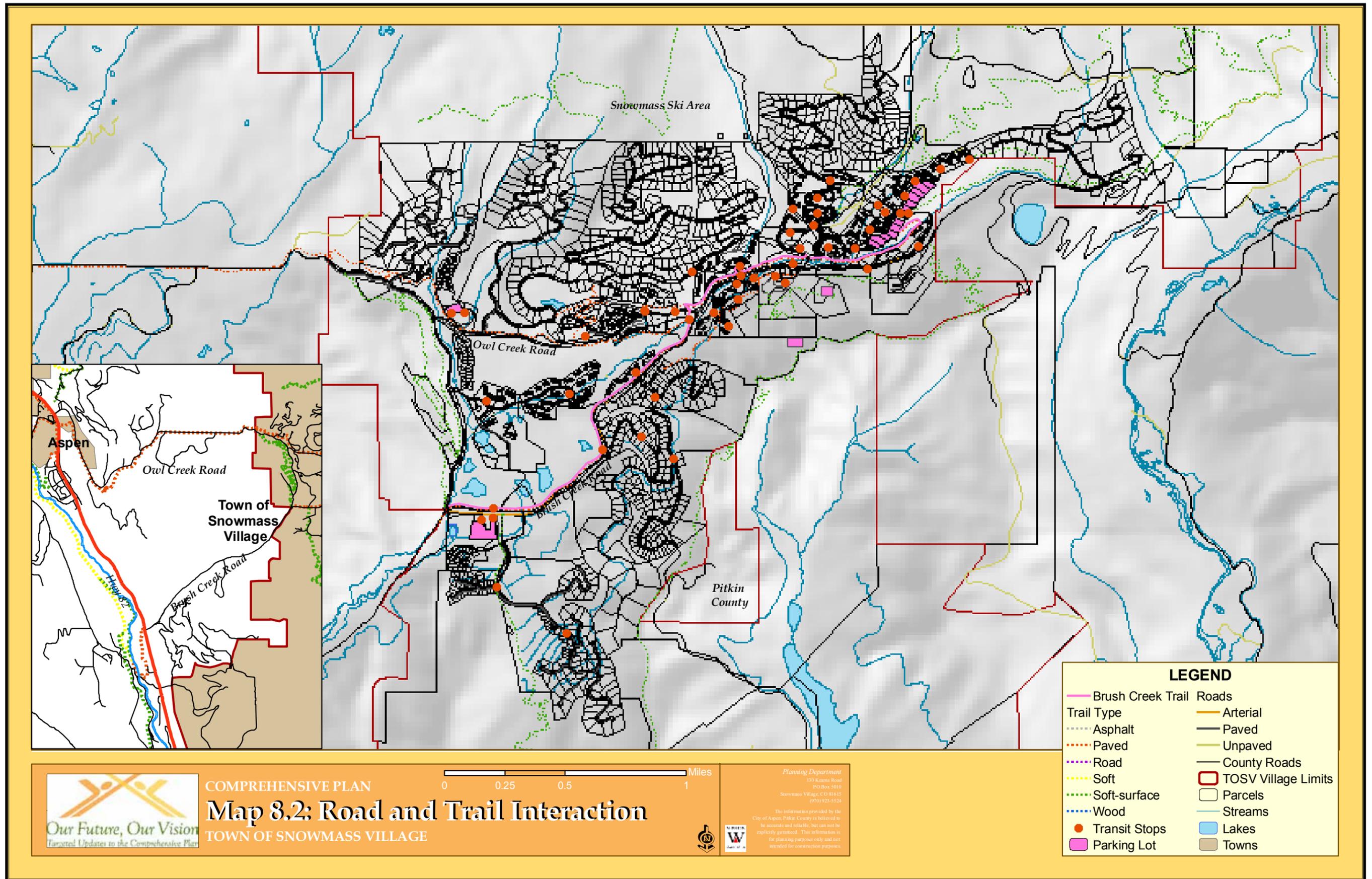
0.5 Miles

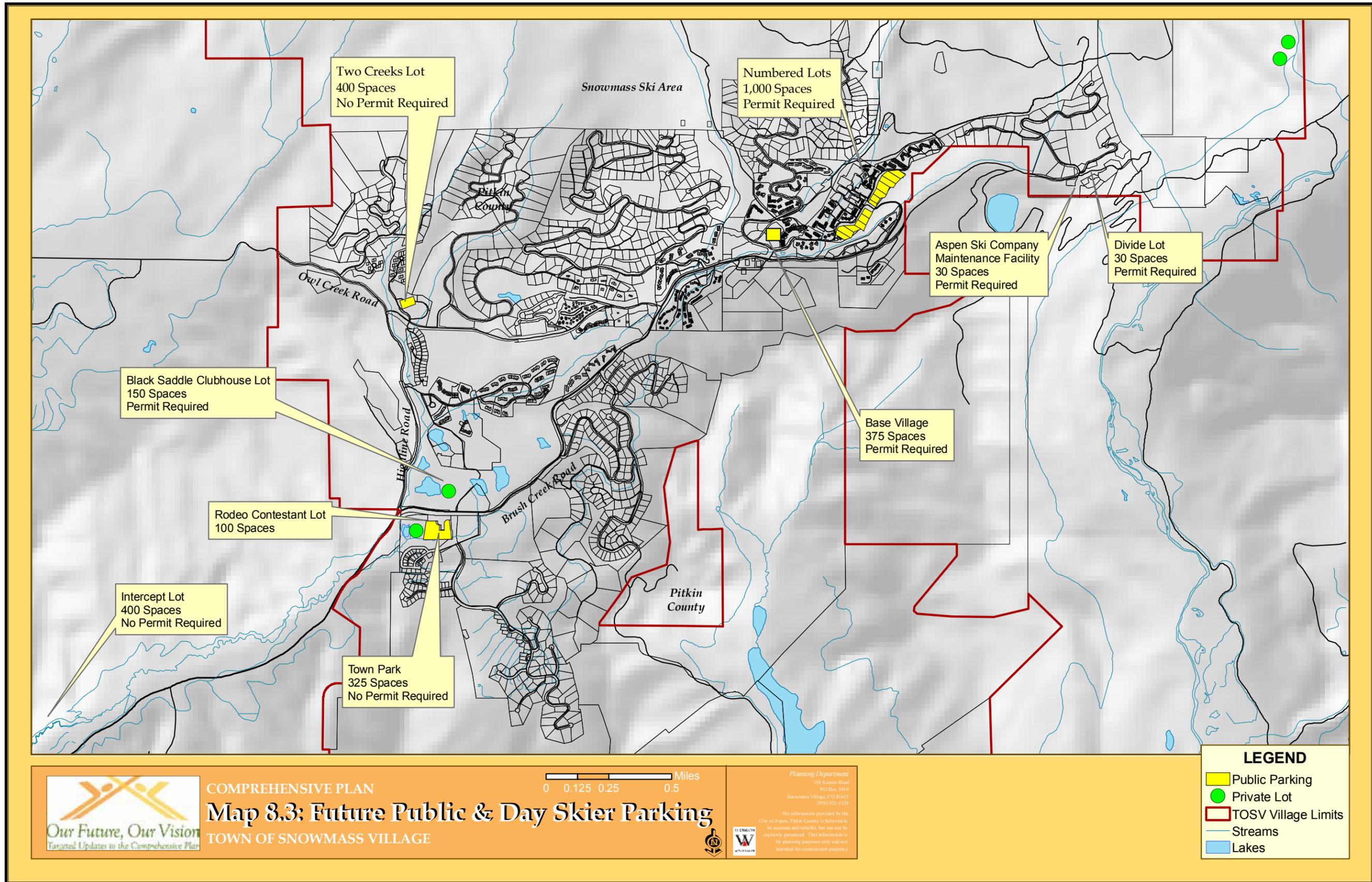


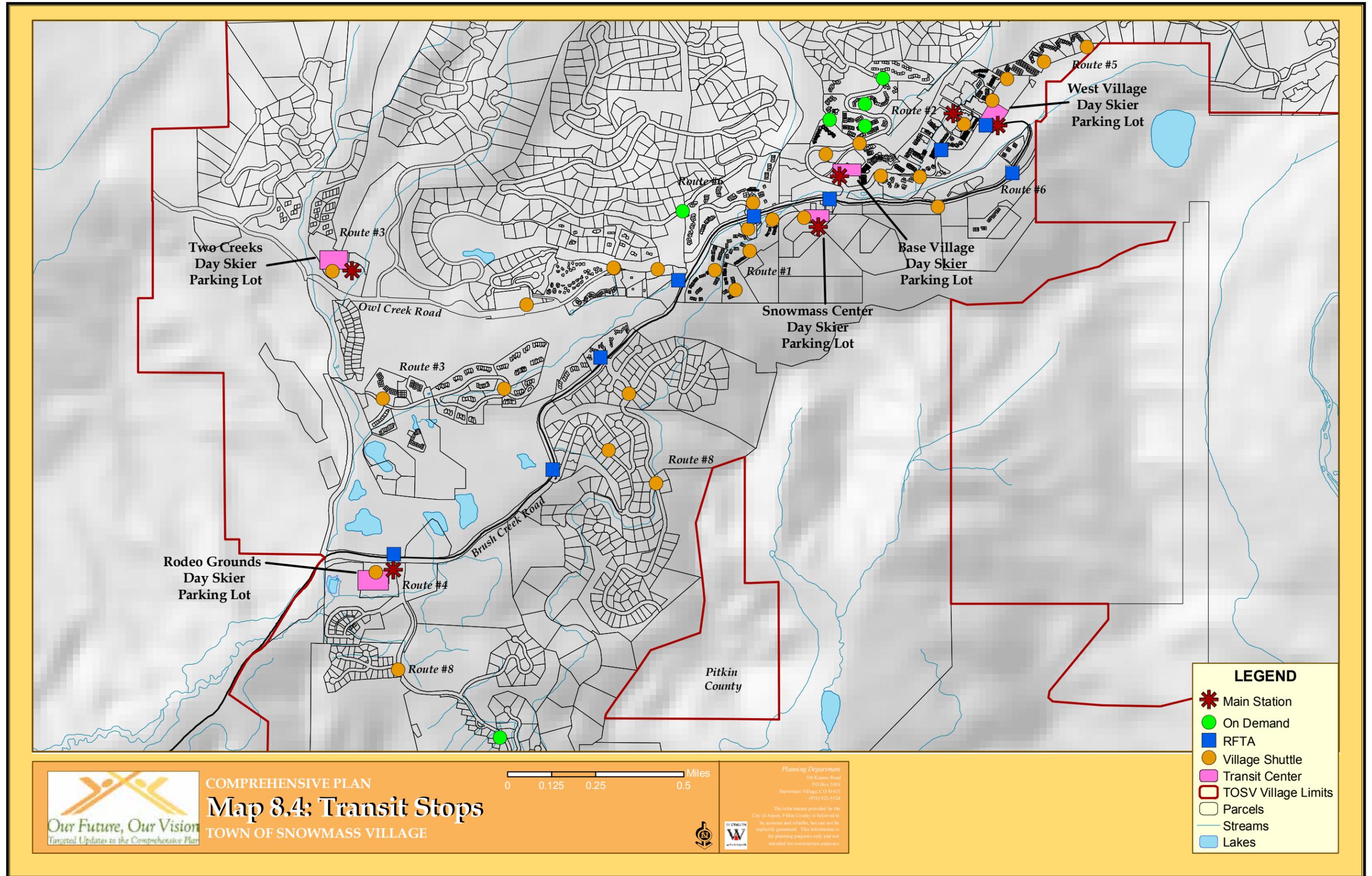
Planning Department
130 Keams Road
PO Box 5010
Snowmass Village, CO 81615
(970) 921-5524

The information provided by the City of Aspen, Pitkin County is believed to be accurate and reliable, but can not be explicitly guaranteed. This information is for planning purposes only and not intended for construction purposes.









APPENDIX IX: CHAPTER 9—WORKFORCE HOUSING

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EXISTING CONDITIONS AND GUIDING PRINCIPLES

Types of Employee Housing¹

Long-Term Rentals. Long-term rentals meet the needs of people of all ages and household types, but require more square footage, personal storage space, parking, and neighborhood green space than single-season housing. Public transportation is important, though not as critical as for single-season housing. The Town currently manages approximately 247 long-term rental units.

Deed-Restricted Sale Units. Deed-restricted sale units serve employees with a long-term commitment to the community and should not be mixed in the same buildings with rental employee housing. They are ultimately governed by individual homeowners associations and supported by Town authority and resources to enforce housing requirements. Square footage, storage, parking, and green space needs are equal to or greater than those of long-term rentals. The Town currently manages approximately 127 deed-restricted sale units.

Employee-Occupied Free-Market Housing. There are approximately 150 free-market, dedicated but legally unrestricted employee dwelling units in the Town today. These units include employer-provided housing in multifamily and lodge-dwelling units. Additionally, there are approximately 50 accessory and caretaker units in single-family homes. In addition, an estimated 210 free-market single-family homes and condominiums house many management workers and business owners or are shared rentals by Village employees. Free-market units contribute to employee housing needs, but the Town may lose this unregulated employee housing stock as properties are resold.

Single-Family Housing. There are currently 774 free-market single-family units and 35 employee-restricted single-family units for a total of 809 units. Another 29 employee units have been approved at Rodeo Ranch but are as of yet unbuilt. Existing employee units are located at the Crossings at Horse Ranch subdivision and range in size from 1,950 to 2,400 square feet. There are 202 approved free-market single-family homesites that

remain undeveloped. Approximately 112 free-market single-family units remain undeveloped.

Duplexes. Snowmass Village has one duplex subdivision located in Ridge Run I, containing 15 duplex lots (30 units), all free-market units.

Multifamily Housing. Snowmass Village has 2,903 multifamily units, of which 483 units are hotel rooms, 1,811 are free-market units, and 610 are restricted or dedicated employee units. Permanent residents occupy 13 percent of the free-market multifamily units. Multifamily employee units range from studios to three bedrooms. The majority of the multifamily employee housing is located in the Upper Village.

Other Current and Future Providers. Other providers of employee housing include Pitkin County (30 deed-restricted owner units at Fairway 3), Aspen Ski Company (68 units at Club Commons), the Fire House, Anderson Ranch, and the Water and Sanitation District (a total of 35 units; includes a small number of other scattered units). Approved but unbuilt employee units include 29 single-family and 45 multifamily units (including 26 at the new Base Village) and 15 units in the Aspen School District

Single-Season Housing (the Town does not currently provide any single-season housing). This housing option is generally more attractive to younger, single people who are new to the area. Conventional apartment-type housing (studios, one-bedrooms and shared two-bedrooms) is more desirable than dormitory-style housing. Provisions must be made for resident vehicles and some personal storage. Accessibility to public transportation is a crucial to this type of housing.

CURRENT HOUSING NEEDS²

Based on the 2008 Snowmass Village employee housing survey, of the 1,780 in-commuters during the peak winter season, approximately 33 percent are renters who would prefer to live closer to work. Assuming two workers per household, this yields a demand for approximately 294 units, of which all would need to be subsidized. This demand includes both year-round and

seasonal housing (estimated at 50 percent each). Additionally, approximately 50 employee housing units would be needed to accommodate unmet housing demand associated with unfilled jobs in Snowmass Village.

In addition, based on development that has been approved but not yet built, there is a potential demand for approximately 106 more units (excluding employees required to be housed by Base Village developers). In the longer term, there is a potential need for approximately 274 more units to make up for the potential loss of unrestricted employee housing units and the conversion of employee-occupied free-market units to second homes or retiree housing. Allowing employees to retire and continue to live in restricted units reduces the existing housing supply by an additional 36 units.

Over the long term, in the categories described above, there is a potential need for approximately 580 units, of which at least 50 percent could be attributed to year-round employees.

FREE-MARKET AND HOUSING COSTS³

In 2007, the median sales price of a single-family home in Snowmass Village was \$3.96 million (\$950,000 for multifamily housing). In Carbondale, the median single-family home price was \$589,784 (\$375,950 for multifamily housing), and in Parachute, \$229,650 (\$189,800 for multifamily housing). In 2007, the average wage per job in Snowmass Village was \$23,000; in Carbondale it was \$35,000 and in Parachute it was \$47,000. The Snowmass Village average wage that would support purchasing a free-market home is approximately \$65,000. Even assuming a substantial increase in wages, it is evident that most permanent residents in the Roaring Fork Valley cannot afford to purchase free-market units in Snowmass Village. These figures make clear why Snowmass Village workers are commuting from further and further away.

Although a significant number of residential units have been constructed in Snowmass Village and the Roaring Fork Valley in the past few years, most of those units are priced for upper-income buyers. Reasonably priced housing in Snowmass Village and within

¹ 1998 TOSV Comprehensive Plan and Working Draft: Key Housing Measures, April 13, 2008.

² Snowmass Housing Overview, May 19, 2008 Town Council Meeting, RRC Associates.

³ Notes RE: Comprehensive Plan Update/Snowmass Village, czblc, January 31, 2008; Land Title Aspen; Garfield County Assessor's Office.

the Roaring Fork Valley for low and middle-income households is extremely difficult to find. From 2005 to 2007 less than 1 percent of the inventory on the market was affordable to an average Snowmass Village wage earner. Although Aspen, Pitkin County, and Snowmass Village have made a significant effort to provide affordable housing, there is still a significant unmet demand.

EXISTING DEVELOPMENT MITIGATION REQUIREMENTS

Snowmass Village requires employee-housing mitigation from new development with a winter housing impact. Requirements are based on job generation rates for different land uses. A formula determines how much restricted-housing square footage will mitigate the development’s impact. Snowmass Village can determine that a cash-in-lieu fee equal to the cost of providing restricted employee housing is more appropriate. As a result of significant employee-housing contributions, the Snowmass Land Company currently has approximately 150,000 square feet of housing mitigation credit that can be applied to future development.

SYNOPSIS OF PUBLIC INPUT

In general, the most prevalent public comments focused around the following objectives:

- ✧ Attempt to house 45–65 percent of Snowmass Village workers in town
- ✧ Include housing for all economic levels of workers (not just the lowest income levels)
- ✧ Provide housing for year-round employees
- ✧ Keep accurate data about the status of employee housing in Snowmass Village
- ✧ Keep an accurate assessment of the housing need in Snowmass Village

At community meetings with stakeholder groups, the lack of affordable housing for current and potential employees was discussed multiple times as a limitation to providing adequate services. These positions include services provided by firefighters, emergency medical technicians, police officers, day-care providers, Town staff, snowplow drivers, and town administrators.

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APPENDIX X: ZONING DISTRICTS

TOWN OF SNOWMASS VILLAGE LAND USE / ZONING COMPARISON

The following chart shows appropriate zoning selections for each land use category.

LAND USE	ZONE
Estate Residential	Estate Residential SF-150 Single-Family Residential Open Space SPA Specially Planned Area
Single-Family Residential	SF-4 Single-Family Residential SF-6 Single-Family Residential SF-15 Single-Family Residential SF-30 Single-Family Residential
Multi-Family Residential	DU Duplex Residential MF Multi-Family Residential MF/PUD Multi-Family Planned Unit Development PUB Public Use
Lodge/Hotels	MU/PUD Mixed Use Planned Unit Development CC Community Commercial CC/PUD Community Commercial Planned Unit Development PUB Public Use PUD Planned Unit Development
Mixed-Use	MU Mixed Use MU-1 Mixed Use MU-2 Mixed Use MU/PUD Mixed Use Planned Unit Development PUB Public Use PUD Planned Unit Development

LAND USE	ZONE
Commercial	MU Mixed Use MU-1 Mixed Use MU-2 Mixed Use MU/PUD Mixed Use Planned Unit Development CC Community Commercial CC/PUD Community Commercial Planned Unit Development PUB Public Use PUD Planned Unit Development
Office	MU Mixed Use MU-1 Mixed Use MU-2 Mixed Use MU/PUD Mixed Use Planned Unit Development CC Community Commercial CC/PUD Community Commercial Planned Unit Development PUB Public Use PUD Planned Unit Development
Public	PUB Public Use CON Conservation OS Open Space SPA Specially Planned Area
Open Space / Conservation	PUB Public Use CON Conservation OS Open Space
Recreation	PUB Public Use CON Conservation OS Open Space SPA Specially Planned Area

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TOWN OF SNOWMASS VILLAGE ZONING DISTRICTS

Zone Districts Established:

1. SF-4 Single-Family Residential
2. SF-6 Single-Family Residential
3. SF-15 Single-Family Residential
4. SF-30 Single-Family Residential
5. SF-150 Single-Family Residential
6. EST Estate Residential
7. DU Duplex Residential
8. MF Multi-Family Residential
9. MF/PUD Multi-Family Planned Unit Development
10. MU Mixed Use
11. MU-1 Mixed Use
12. MU-2 Mixed Use
13. MU/PUD Mixed Use Planned Unit Development
14. CC Community Commercial
15. CC/PUD Community Commercial Planned Unit Development
16. PUB Public Use
17. CON Conservation
18. OS Open Space
19. SPA Specially Planned Area
20. PUD Planned Unit Development

ZONE DISTRICT INTENT:

The zone districts have been organized into five (5) classifications, these being: (1) single-family residential zone districts; (2) duplex and multi-family residential zone districts; (3) mixed use and commercial zone districts; (4) public, open space and conservation zone districts; and (5) specially planned area and planned unit development zone districts.

(1) - Single-family residential zone districts.

- a. **Single-Family Residential (SF-4 and SF-6).** The intent of the Single-Family Residential (SF-4 and SF-6) zone districts is to provide areas for smaller lots within the Town. The Town, as a resort community, has a high cost of living and property values that are generally not affordable to a considerable number of employees and permanent residents of the Town. These residents are vital to the success of the Town's economy. Therefore, it is necessary to encourage innovative design and to ensure smaller lots that may be affordable to at least a portion of these residents.
- b. **Single-Family Residential (SF-15).** The intent of the Single-Family Residential (SF-15) zone district is to provide areas consisting of a range of small to medium size residential lots within the Town. Further, it is the intent of this district to permit a range of uses, either allowed or by special review, necessary to produce a viable residential neighborhood.
- c. **Single-Family Residential (SF-30).** The intent of the Single-Family Residential (SF-30) zone district is to provide areas consisting of a range of medium to large residential lots within the Town. Further, it is the intent of this district to allow a range of compatible uses, either allowed or by special review, necessary to produce a viable residential neighborhood.
- d. **Single-Family Residential (SF-150).** The intent of the Single-Family Residential (SF-150) zone district is to provide areas consisting of relatively larger residential lots within the Town. Further, it is the intent of this district to allow a range of compatible uses, either allowed or by special review, necessary to produce a viable residential neighborhood.
- e. **Estate Residential (EST).** The intent of the Estate Residential (EST) zone district is to provide areas for very low density residential development within the Town. Residential development in this zone district shall be grouped within no more than two (2) development activity envelopes (a primary envelope for the residence and a guest house, if approved, and a secondary envelope for any accessory uses) so that sensitive lands and open space can be preserved in large, contiguous tracts. The area that may be contained within the primary and secondary envelopes shall not exceed a total of two (2) acres.

(2) - Duplex and multi-family residential zone districts.

- a. **Duplex Residential (DU).** The intent of the Duplex Residential (DU) zone district is to provide areas of sufficient lot size to accommodate two-family dwelling units (duplexes) within the Town. Further, it is the intent of this district to allow a range of compatible uses, either allowed or by special review, necessary to produce a viable residential neighborhood.
- b. **Multi-Family (MF).** The intent of the Multi-Family (MF) zone district is to allow for the development of a range of higher density residential uses and appropriate accessory uses. Therefore, it is the intent of this zone district to designate the type and intensity of use and other parameters which are generally appropriate for a particular land area.
- c. **Multi-Family PUD (MF/PUD).** The intent of the Multi-Family PUD (MF/PUD) zone district is to allow, through the planned unit development review process, for the development of a range of higher density residential uses and appropriate accessory uses, when said accessory uses are consistent with the objectives of the planned unit development. This zone district may not be utilized as the basis for a rezoning and exists only as described on the Official Zoning Map dated August 2, 1999 and as stated in the land use plan of an existing approved PUD.

(3) - Mixed use and commercial zone districts.

- a. **Mixed Use (MU).** The intent of the Mixed Use (MU) zone district is to provide areas within the Town consisting of medium to high density residential uses and/or tourist-oriented accommodations, together with a variety of compatible commercial and recreational activities. Commercial uses permitted in the Mixed Use (MU) zone district shall be no greater in scale than is sufficient to serve only the Snowmass Village community and its tourists. This zone district may not be utilized as the basis for a rezoning and exists only as described on the Official Zoning Map dated August 2, 1999 and as stated in the land use plan of an existing approved PUD.
- b. **Mixed Use (MU-1).** The intent of the Mixed Use (MU-1) zone district is to provide visitor services, community and visi-

tor low-impact recreation and open space. Limited permanent residential uses may be included, if deemed appropriate to the site and compatible with the character of the surrounding area.

- c. **Mixed Use (MU-2).** The intent of the Mixed Use (MU-2) zone district is to provide visitor services and accommodations, recreation, office, community and visitor serving commercial and permanent resident housing, as appropriate to the site and compatible with the character of the surrounding area.
- d. **Mixed Use PUD (MU/PUD).** The intent of the Mixed Use PUD (MU/PUD) zone district is to provide areas within the Town consisting of medium to high density residential uses and/or tourist-oriented accommodations, together with a variety of compatible commercial and recreational activities. Commercial uses permitted in the Mixed Use PUD (MU/PUD) zone district shall be no greater in scale than is sufficient to serve only the adjacent neighborhood. This zone district may not be utilized as the basis for a rezoning and exists only as described on the Official Zoning Map dated August 2, 1999 and as stated in the land use plan of an existing approved PUD.
- e. **Community Commercial (CC).** The intent of the Community Commercial (CC) zone district is to provide areas primarily oriented toward the provision of general commercial, retail and service uses on a scale that is sufficient to serve the entire community. In addition, medium to high density residential dwellings and/or tourist-oriented accommodations which, if determined compatible with the primary commercial uses, may be appropriate.
- f. **Community Commercial PUD (CC/PUD).** The intent of the Community Commercial PUD (CC/PUD) zone district is to provide areas primarily oriented toward the provision of general commercial, retail and service uses on a scale that is sufficient to serve the entire community. In addition, medium to high density residential dwellings and/or tourist-oriented accommodations which, if determined compatible with the primary commercial uses, may be appropriate. This zone district may not be utilized as the basis for a rezoning and exists only as described on the Official Zoning Map dated August 2, 1999 and as stated in the land use plan of an existing approved PUD.

(4) - Public, open space and conservation zone districts.

- a. **Public Use (PUB).** The intent of the Public Use (PUB) zone district is to provide areas for uses required by, and for the benefit of the public, or to be reserved for future community facilities.
- b. **Conservation (CON).** The intent of the Conservation (CON) zone district is to provide areas within the Town which will enhance recreational opportunities and conserve the natural resources within the Town.
- c. **Open Space (OS).** The intent of the Open Space (OS) zone district is to ensure that areas not appropriate for development or recreation use are preserved in their natural state.

(5) - Specially planned area and planned unit development zone districts.

- a. **Specially Planned Area (SPA-1 and SPA-2).** There are areas within the Town where development existed prior to incorporation of the Town and the establishment of municipal zoning. It is the purpose of the Specially Planned Area (SPA-1 and SPA-2) zone districts to establish standards that are applicable to existing development within said areas. Governmental Specially Planned Areas were established for the Fire Department and the Water and Sanitation District. Except as may be permitted pursuant to Section 16A-5-250(a)(10), Interim SPA (SPA-1 and SPA-2) Authorization, this is done by requiring the approval of a plan that establishes approved densities, uses, required parking and other development limitations for all or any portion of a property so designated. This plan shall be submitted and reviewed pursuant to the procedures and standards of Article V, Division 3, Planned Unit Development, and shall constitute the zoning and development regulations for said area or building.
- b. **Planned Unit Development (PUD).** There are previously developed areas within the Town, or areas being annexed to the Town, where development plans were approved subject to a set of development review standards different than those utilized by the Town. One (1) purpose of the Planned Unit Development (PUD) zone district is to allow these areas to remain subject to the development parameters previously approved by the Town or County, which shall constitute the PUD plan for the property. There are also vacant lands and

lands that are proposed for redevelopment within the Town. Another purpose of the PUD zone district is to provide the flexibility for owners of these lands to creatively plan for the overall development of their properties so that those community purposes specified in Section 16A-5-300(c)(6), Community Purposes for PUDs, can be achieved. Any development proposed for a property designated PUD shall be submitted and reviewed pursuant to Article V, Division 3, Planned Unit Development. The PUD plan shall constitute the zone district limitations and development regulations for said area or building. This zone district may not be utilized as the basis for a rezoning and exists only as described on the Official Zoning Map dated August 2, 1999 and as stated in the land use plan of an existing approved PUD.

(6) - Comprehensively Planned Area (CPA) overlay.

- a. **Rodeo Grounds/Entryway CPA.** The Rodeo Grounds/Entryway CPA is located at the intersection of Brush Creek and Highline Roads and is the gateway to Snowmass Village. The rustic, western appearance of the Rodeo Grounds and surrounding open lands is a significant historic element of the community's rural character. The area serves several key functions for the community, including recreation, welcome booths and intercept parking.
 1. Elements that shall be accommodated. The elements of the Comprehensive Plan that the Town has determined shall be accommodated in the development of this area are: (a) an information center; (b) intensification of the recreational uses, including playing fields, pedestrian and bike trails, expanded golf course and a recreation center; (c) intersection improvements; (d) clear circulation and access; (e) an improved parking area containing six hundred fifty (650) spaces; and (f) an improved transit center.
 2. Elements that could be considered. The elements of the Comprehensive Plan that the Town has determined could be considered in the development of this area are: (a) relocated welcome booths; (b) enhancement of the rodeo grounds and arena; (c) preservation of the open pastures/open setting; (d) enhancement of the pond and Brush Creek; (e) limited convenience commercial uses, including a service station; (f) single- or multi-family residential dwelling units; and (g) employee housing.

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3. Character that should be preserved. The character that the Comprehensive Plan has determined is appropriate for this CPA overlay is rustic, western, understated, retains Snowmass Village's ranching heritage including farming and ranching artifacts remaining from earlier periods of the Valley's history.
- b. **Faraway Ranch South CPA.** The Faraway Ranch South CPA straddles Faraway Road, south of Brush Creek Road. It consists of Parcels K and N that are uniquely located to take advantage of ski-in/ski-out opportunities associated with the Snowmass Ski Area.
 1. Elements that shall be accommodated. The elements of the Comprehensive Plan that the Town has determined shall be accommodated in the development of this area are: (a) enhancement of the skier access and pedestrian trails; (b) Faraway Road/Brush Creek Road intersection improvement; (c) clustered development that provides for the maximum preservation of open space; and (d) connection to the Snowmass Center and the Base area.
 2. Elements that could be considered. The elements of the Comprehensive Plan that the Town has determined could be considered in the development of this area are: (a) low density, high occupancy, multi-family residential housing units; (b) a mixed use recreation and community center at the base of Assay Hill; and (c) employee housing.
- c. **Faraway Ranch North CPA.** The Faraway Ranch North CPA encompasses the Snowmass Center, the area directly behind the Center and several parcels located north of the Wood-bridge Condominiums. The unique mixed use character of the Snowmass Center and the spectacular views obtained from the vacant lands are valued attributes of this area.
 1. Elements that shall be accommodated. The elements of the Comprehensive Plan that the Town has determined shall be accommodated in the development of this area are: (a) improved mobility/connectivity/pedestrian orientation to Base Village and the Mall; (b) employee housing; (c) preservation of the open space in the upper and middle part of the draws behind the Snowmass Center; and (d) preservation of the trails and other recreation areas.
 2. Elements that could be considered. The elements of the Comprehensive Plan that the Town has determined could be considered in the development of this area are: (a) enhanced access to surrounding properties; (b) continued mixed use, including community commercial, office, public uses (post office, grocery and Town Hall) and residential; (c) redevelopment of the Snowmass Center; (e) creation of an informal meeting place for the community; and (f) clustered residential dwellings at the base of the draws.
- d. **Base Village CPA.** The Base Village CPA is part of the Town Core. The Town Core is the primary resort-commercial area of the Town, containing the highest concentration of accommodations and businesses serving visitors. Base Village is envisioned as a mixed use area that adds vitality to the Town Core throughout the year. The architecture and design of the structures within the Town Core should complement one another and coordinate with adjacent development. The design style should be reflective of Snowmass Village's mountain setting.
 1. Elements that shall be accommodated. The elements of the Comprehensive Plan that the Town has determined shall be accommodated in the development of this area are: (a) creation of an integrated Town Core, connecting Base Village, the Snowmass Center and the Mall with improved vehicular/pedestrian mobility; (b) public spaces/amenities; (c) operation of the area on a multi-season basis; (d) mixed use commercial, office and restaurant and mix of lodging and other residential units that provide high occupancy turnover beds; (e) informal and formal community meeting place; (f) preservation and enhancement of the ski trails and ski area; (g) maintenance of views of the ski area from Brush Creek Road; and (h) enhanced transit and redesigned parking facilities.
 2. Elements that could be considered. The elements of the Comprehensive Plan that the Town has determined could be considered in the development of this area are: (a) commercial uses that could provide the opportunity for individual ownership; (b) access and improvements to the Brush Creek riparian corridor; and (3) employee units. (Ord. 4-1998 §1; Ord. 13-1998 §1; Ord. 1-1999 §1; Ord. 10-1999 §1; Ord. 11-1999 §3)

APPENDIX XI: HOW TO NAVIGATE THE COMPREHENSIVE PLAN

This Plan is completely interactive - treat it as you would a webpage!

It is an Acrobat PDF file, and must be viewed within [Adobe Acrobat](#) (Reader or Professional)

The plan is tabloid-size (11 x 17), landscape-orientation. It can be printed in color or black/white.

HYPERLINKS

The pointing hand cursor means that the text is a hyperlink to another part of the plan or an external website (requires internet connection).

The built environment incorporates key concepts from other sections of the Comprehensive Plan, particularly those related to land use and built form, and describes in an inclusive way how land should be developed—or not developed—and preserved and what actions must be taken to achieve the community's [Aspiration Statement](#).

MOVING FROM PAGE TO PAGE

You can use the arrow icons at the bottom of each page to:

Go to previous page

Go to next page

Go to previous view

Go to next view

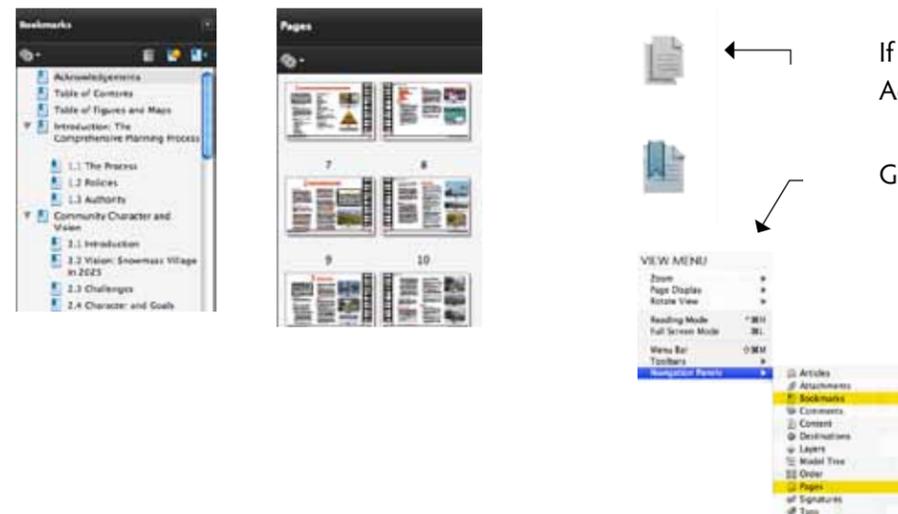
The Back and Forward buttons are similar to the “Back” button on your web browser. If you choose a hyperlink in the document that takes you to another section and want to return to the original section you were reading, press the “preview page” button.

The “Up” and “Down” arrows are for navigating sequentially from page to page. (e.g., Page 8 to Page 9). You can also use the Page Up and Page Down buttons on your keyboard.

BOOKMARKS AND PAGES

Adobe Acrobat provides bookmarks along the left-hand side of the page that is an outline of the entire document. Clicking on a topic will take you to that section, much like clicking on the Table of Contents.

Pages are icons of the actual Plan pages. Click on a page thumbnail to be taken to that page.



If you can't see these icons on the left hand side of the Acrobat window,

Go to View - Navigation Panels - 'Pages' or 'Bookmarks'

TABS

All menus and menu headings are interactive.

Tabs along the sides of all pages represent topical areas of the plan (e.g., housing, transportation). Clicking on a tab will take you to the beginning of that Chapter.



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