

1 **Chapter 7 Built Environment**  
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3 (February 2009)

4 **Strategic Objectives**

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

13  
14 **Background**

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

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

26  
27 A major expansion is under way at the Base Village. It consists of a mixed-use  
28 (commercial and residential) resort development. It will significantly increase the mass  
29 and scale of the Base Area as well as increase the commercial and residential offerings of  
30 Snowmass Village. Its architectural style will also change the character of Snowmass  
31 Village. As of the adoption of this Comprehensive Plan, the full impact of the  
32 development has not been experienced.

33  
34 ***Influence Areas***

35 There are three influence areas adjacent to the Town: Lower Brush Creek Valley, Owl  
36 Creek Valley, and Divide.

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38 *Lower Brush Creek Valley Influence Area.* The Lower Brush Creek Valley is located  
39 along Brush Creek Road between Highway 82 and the rodeo grounds. It is the main  
40 entrance into Snowmass Village and is a critically important scenic resource to the Town.  
41 Lower Brush Creek provides the first significant view of the Village's ranching heritage.  
42 Approaching the Town, ranchlands and stables introduce the Town's heritage. The open  
43 character of undeveloped lands emphasizes Snowmass Village as a separate community,  
44 distinct from other communities in the Roaring Fork Valley. The Lower Brush Creek  
45 Valley is a picturesque, high-quality visual and wildlife resource. Existing development

46 is low residential density and does not add significantly to the traffic on Lower Brush  
47 Creek Road. Preserving the area's open character is a priority in the Lower Brush Creek  
48 Valley. The Highway 82 Intercept Lot is under Pitkin County jurisdiction and managed  
49 by the City of Aspen. It provides a strategic parking and transit site for both Aspen and  
50 Snowmass Village. This site may provide the opportunity to increase remote parking in a  
51 location that is already a major transit and intermodal transfer stop. Furthermore, the  
52 Town may explore opportunities for creating transit-oriented development, particularly  
53 affordable housing at this location, with Pitkin County.

54

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

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

64

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

70

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

74

#### 75 **Comprehensively Planned Areas**

76 There are seven Comprehensively Planned Areas (CPAs) in the Town of Snowmass  
77 Village, and specific land uses and objectives are designated for each of those areas. The  
78 main purposes of CPAs are to discourage piecemeal consideration of individual parcels  
79 and projects and give Town officials the ability to require applicants to plan  
80 comprehensively. The Comprehensively Planned Areas are created to make sure that any  
81 development proposed for these areas is consistent with the goals, objectives, uses, and  
82 circulation patterns in the Comprehensive Plan. A Comprehensively Planned Area does not  
83 imply rezoning nor does it preclude rezoning. Site-specific studies were conducted of the  
84 potential land uses, relationships with surrounding land uses, and circulation patterns in  
85 these areas. Maps of each of the CPAs are included at the end of this chapter.

86

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

89

90 In the lower valley:

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- 92       ▪ Rodeo Grounds/Entryway CPA

- 93       ▪ Faraway Ranch South CPA
- 94       ▪ Faraway Ranch North CPA

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96    In the Town Core:

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- 98       ▪ Faraway Ranch North CPA (including the Snowmass Center)
- 99       ▪ West Village-Mixed Use CPA
- 100      ▪ Base Village CPA
- 101      ▪ Multifamily Residential CPA

102

103    ***Lower Valley***

104

105    *Rodeo Grounds/Entryway.* The rodeo area is the gateway to the Town of Snowmass  
106    Village and is located at the intersection of Brush Creek Road and Highline Road. The  
107    rustic, western appearance of the rodeo grounds and surrounding open land is a  
108    significant element of the community's rural character. This area currently is a primary  
109    summer recreational activity area and includes the community park, skateboard park,  
110    basketball facilities, rodeo grounds, golf course, and softball field. The Town welcome  
111    information booths and the major vehicle intercept parking facility are located in the  
112    vicinity of the Brush Creek/Highline intersection. Northwest of the Town Park there is a  
113    Public Facilities Use site.

114

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

120

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

126

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

130

131    ***The Town Core***

132    The Town Core is a trinodal area that includes the West Village Mixed Use CPA  
133    (including the Mall commercial area and surrounding residential properties), Base  
134    Village CPA, and the Snowmass Center (a portion of Faraway Ranch North CPA). Prior  
135    to the development of the Base Village, the West Village commercial area was  
136    historically the primary resort-commercial area in the Town—with an intimate, small  
137    village character. Base Village is a larger-scale center, with a tourism focus and an  
138    intensely developed mixed-use area, intended to add vitality to the Town Core throughout

139 the year. The Snowmass Center, including grocery store, gas station, post office, Town  
140 Hall, and office functions, serves many of the local, functional needs of the community.  
141 The mix of uses in the new Base Village has added a new dynamic to the Town Core,  
142 creating three nodes with different characters and roles. (Chapter 4 and the 2008 Strategic  
143 Marketing Plan outline broad directions for the amount and type of development and  
144 redevelopment to be targeted for each node).

145

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

150

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

155

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

166

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

172

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

176

177 The design of the West Village should distinguish it as a unique commercial center.  
178 Guidelines to allow design review will be an important component of this achieving this  
179 character and assuring it is complementary to the overall Town Core reflecting our  
180 mountain setting. (For general design objectives, see Preserving Community Character  
181 and Sense of Place below.)

182 *Base Village CPA.* Upon buildout, the Base Village will complement and be in balance  
183 with the existing Mall as part of the binodal resort commercial plan. A transit facility and

184 courtyard are also located in the development. The transit facility was sized assuming that  
185 the primary transit facility would remain at the West Village.

186

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

190

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

194

### 195 **The Future Land Use Plan**

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

210

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

213

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

214

215 The key limitations to growth for Snowmass Village are:

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- 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)

222

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

229

## 230 **Existing Conditions and Guiding Principles**

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### 232 *Commercial Nodes*

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

236

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

242

### 243 *Comprehensively Planned Areas*

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245 The key objectives for the Rodeo Grounds/Entryway include:

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

254

255 The key objectives for the Faraway Ranch South include:

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- 257       ▪ Employee housing
- 258       ▪ Low-density, high-occupancy, multifamily residential housing
- 259       ▪ Enhancement of skier and pedestrian trails
- 260       ▪ Faraway Road/Brush Creek Road intersection improvements
- 261       ▪ Connections to the Town Core, specifically the Snowmass Center and the Base  
262       Village area

263

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

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267

- 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

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The three key objectives for the Town Core include:

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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

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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

- 311 standards stated in the Transportation Chapter (Chapter 9) of this  
 312 Comprehensive Plan.
- 313 ■ Promote Town greenway and riparian enhancement goals through completion  
 314 of Benedict Park and trail system, and further enhance the Brush Creek  
 315 corridor
  - 316 ■ Expand the Town’s Artwalk
  - 317 ■ Create public spaces and amenities that expand the winter and summer  
 318 seasons, such as: **{Please insert hollow bullets in front of these}**
  - 319     Plazas
  - 320     Ice rink
  - 321     Movie theater
  - 322     Water features
  - 323     Performance space
  - 324     Public spaces for festivals
  - 325 ■ Give special attention to features attractive to children and adolescents that  
 326 will augment Snowmass Village’s appeal as a family-friendly destination.
  - 327 ■ Ensure that conference/convention capabilities and functions continue to exist  
 328 in West Village, by
  - 329     ○ Providing an appropriately sized conference center accessible to the  
 330     entire community
  - 331     ○ Providing a “conference hotel” defined as follows:
  - 332         A building or group of adjacent buildings or portion thereof  
 333         within the West Village operated under a single brand name  
 334         that (1) contains rooms, areas, or separate spaces intended for  
 335         temporary occupancy by guests typically by the day or week  
 336         (though it may be for longer periods), each of which contains  
 337         sanitation facilities and may contain a small kitchen area, and  
 338         (2) generally offers one or more enhanced levels of service,  
 339         such as: (a) a level of staffing, amenities, service, or facilities  
 340         above that customarily found in multifamily dwellings; (b) 24-  
 341         hour front lobby check-in with in-house maid, concierge, room  
 342         and maintenance services; and (c) standardized fixtures and  
 343         furnishings with central telephone, Internet, cable television,  
 344         heating, air conditioning, and hot water systems for all units.
  - 345     ○ Ensuring the ability of these two facilities to function together in a  
 346     complementary fashion
  - 347 ■ Ensure that there is not a net loss of hotel-like or high-occupancy turnover  
 348 rooms (H.O.T. Beds) in West Village
  - 349 ■ Support buildings, spaces, and activities that will expand both the summer and  
 350 winter seasons
  - 351 ■ Maintain a strong mix of uses: commercial, office, food and beverage, retail,  
 352 entertainment, residential, and public
  - 353 ■ Recognize that residential uses can include a variety of unit types but that they  
 354 should focus on maintaining high-occupancy uses
  - 355 ■ Incentivize and encourage locally owned, nonchain types of businesses that  
 356 preserve unique shopping experiences

- 357           ▪ Ensure convenient mountain access
- 358           ▪ Recognize and encourage timeless architecture that is compatible with and
- 359           preserves the character of the Town as a unique mountain community that is
- 360           influenced by, responds to, and does not overwhelm the natural features and
- 361           mountain setting surrounding the property. Organize service and delivery to
- 362           minimize conflicts with transit and pedestrians in order to function effectively.
- 363           ▪ Encourage revitalization and reinvestment in existing properties

364

365 Key objectives for the Base Village CPA include:

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- 367           ▪ Tourism oriented commercial uses
- 368           ▪ Resort-oriented uses
- 369           ▪ Resort administration
- 370           ▪ Adequate parking for short-term, commercial, and residential areas
- 371           ▪ Adequate transit facilities
- 372           ▪ Restaurants, bars, and cafes
- 373           ▪ Overnight accommodations
- 374           ▪ Affordable housing
- 375           ▪ Enhanced connectivity to other commercial nodes

376

377 Key objectives for the Multifamily-Residential CPA include:

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- 379           • Encourage revitalization and reinvestment in properties including general
- 380           upkeep and maintenance, remodels, and minor redevelopment-oriented
- 381           commercial uses
- 382           • Incentivize revitalization and reinvestment in properties including general
- 383           upkeep and maintenance, remodels, and minor redevelopment
- 384           • Facilitate the improvement and/or addition of amenities including meeting
- 385           spaces, fitness and/or spa facilities, lobbies, outdoor gathering spaces, pools
- 386           and/or hot tubs, landscaped areas, and fire pits and/or barbeques
- 387           • Facilitate the improvement and/or addition of building improvements, including
- 388           exterior cladding, window and/or door upgrades, roof replacement, entry and
- 389           arrival features, decks and/or porches
- 390           • Provide the ability to offset revitalization and reinvestment costs by considering
- 391           increases in floor area

392

393 ***Future Land Use Plan***

394 Lower Brush Creek Valley is to remain in its natural, open condition. Only a minimal  
 395 amount of residential development may occur. Alternatives should be explored to expand  
 396 public parking. In addition, a master plan should be completed for the rodeo site to  
 397 complete the planning for the entryway. Preserve the Brush Creek Corridor's open  
 398 pasture and ranching land uses. Horse stables and the newly renovated rodeo arena  
 399 enhance the ranching heritage of the Town. Maintain the primary intercept parking lot at  
 400 the rodeo/entryway. Encourage visitors to use public transit in the Village. The Town  
 401 Core should create a sense of place by developing a concentration of recreation,  
 402 shopping, dining, entertainment, living, and working opportunities. Development of the

403 Town Core should include an easy and effective way for people to move to, from, and  
404 within the area. The Plan will be updated continually by the Planning Commission and  
405 Town Council and implemented over a 20-year time period.  
406

#### 407 **Annexation Policy**

408 Existing and future land use in the Influence Areas could have significant impacts on  
409 Snowmass Village. Governing jurisdictions should evaluate land use decisions and  
410 mitigate their impacts in a way that is consistent with this plan. The goal is to establish a  
411 cooperative process for review of future land uses in the Influence Areas.  
412

413 Portions of the Influence Areas may be considered for annexation. In the Divide  
414 Influence Area, there are pocket parcels that could be considered for annexation;  
415 however, the land lying west of the ridgeline (as determined by the Town) between the  
416 Snowmass Creek drainage and the Brush Creek drainage shall not be considered for  
417 annexation. Should it be determined that public benefit could result from annexation,  
418 annexation may be considered. Consideration for annexation in these areas should require  
419 a determination of public benefit for Snowmass Village. Annexation outside of the  
420 influence boundaries should not be considered. Annexation limits should be consistent  
421 with property boundaries whenever possible.  
422

#### 423 **Telecommunication and Transmission Devices**

424 As technology advances, there will be greater demand for locating new  
425 telecommunication reception devices. These devices must be carefully sited to provide as  
426 broad a service as possible while mitigating visual impacts and impacts to  
427 environmentally sensitive areas.  
428

#### 429 **Guidelines for Preserving West Village's Character and Sense of Place**

430 There are a number of urban form characteristics that are present in Snowmass Village  
431 and are typical of successful, enjoyable pedestrian villages universally that we wish to  
432 perpetuate in West Village.  
433

##### 434 *Village Scale*

435 Pedestrian areas are outdoor rooms of which the walls are formed by the surrounding  
436 buildings. The shape and feel of these rooms is created by the height, character, and  
437 variety of the facades that enclose them.  
438

439 *Height and Mass.* The height and mass of new buildings should be related to the  
440 prevailing scale, form, and proportion of surrounding buildings to avoid overwhelming or  
441 dominating the existing character of the area.  
442

443 *Design articulation.* Groups of buildings should be located to avoid creating a wall or  
444 row effect by incorporating offsets or projections to articulate individual units or  
445 groups of units and give the appearance the building is made up of a collection of  
446 smaller structures.  
447

447 *Human Scale.* People spaces should respect human scale.

448

449 ***Serial Discovery***

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

457

458 ***Irregular Street/Walkway Edge***

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

464

465 ***Building Height***

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

472

473 ***Building Materials***

474 Buildings should incorporate materials and details that are indigenous to Colorado by  
475 integrating heavy timbers, natural siding materials, and rock into the building design. The  
476 materials should be nonreflective and predominantly authentic in their appearance,  
477 including natural textures and weathering.

478

479 ***Transportation Mode Priorities***

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

485

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

494

495 ***Climate/ Solar Orientation***

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

501

502 ***Lighting***

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

507

508 ***Signage***

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

513

514 ***Integrating the Natural Environment***

515

516 • Preserve and enhance natural areas and water features such as Benedict Creek  
517 and Benedict Park. Modifications and impacts should be minimized.

518 • Use interpretive information and signage to draw attention to nature, mountain  
519 ecology, and the effects of time, natural processes, and change.

520 • Make connections with nature. Use views, vegetation, and water as details to the  
521 design and to transition between the human-made environment and nature.  
522 Building massing should be porous enough to let nature penetrate and be a part of  
523 it both visually and physically.

524 • Take advantage of views and view corridors. Site buildings and adjust building  
525 massing to preserve views from public places.

526 • Use natural features, trail corridors, buildings, and other spaces to direct visitors  
527 and reinforce the connection with the natural mountain environment.

528 • Building architecture must be adapted for the specific mountain site. Structures  
529 should not overwhelm our connection to the mountain environment.

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531 **Policies**

532 The Town of Snowmass Village shall:

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534 ■ Maintain the Town of Snowmass Village's distinct community identity by  
535 preserving existing open space areas between the Town and other communities.

536 ■ Encourage and promote the free public transportation between Aspen and  
537 Snowmass Village.

- 538       ▪ Maintain the open character of the lower Brush Creek Valley as the entryway to
- 539       Snowmass Village. Focus development away from this critically important visual
- 540       and natural resource corridor.
- 541       ▪ Minimize the negative environmental and visual impacts of development and
- 542       preserve open space for scenic, recreational, and wildlife uses.
- 543       ▪ Limit annexation to areas where public benefit can be shown. Consideration of
- 544       any potential annexation should be limited to the west by the ridgeline into the
- 545       Snowmass Creek drainage and otherwise by designated Influence Areas.
- 546       ▪ Comprehensively address cumulative impacts and community objectives when
- 547       making specific land use decisions, for example:
  - 548           ○ Increase the capture of day guests, yet make sure that new development
  - 549           doesn't diminish roadway levels of service
  - 550           ○ Incorporate on-site local workforce housing
  - 551           ○ Provide remote parking and/or contribute to the transit system on both a
  - 552           local and regional basis. Make decisions that best serve the resort and the
  - 553           community over the long term
- 554       ▪ During development or land use review, fully understand the limitations to growth
- 555       for our community (our carrying capacity) and how the proposal impacts these
- 556       limitations.
- 557       ▪ Complement and integrate new development into the existing character of
- 558       Snowmass Village, reflecting a compact, pedestrian/village-scale environment
- 559       based on a high-quality alpine resort experience.
- 560       ▪ Create a compact, clearly defined and well-connected Town Core with services
- 561       and housing in proximity to each other. Density and growth should be
- 562       concentrated in the Town Core area and land uses should support a place where
- 563       visitors and locals can interact.
- 564       ▪ Preserve the community character of Snowmass Village through intelligent land
- 565       use; sensitive design; compatible mass, scale, and density; and full evaluation and
- 566       mitigation of impacts caused by new development.
- 567       ▪ Encourage new development and/or redevelopment that serve visitor's recreation,
- 568       dining, shopping, entertainment, and basic service needs.
- 569       ▪ Ensure that new development includes appropriate employee housing on site or in
- 570       Town.
- 571       ▪ Encourage more amenities that enhance business, minimize vehicle trips, and
- 572       generate local sales tax revenues.
- 573       ▪ Encourage Transit-Oriented Development (TOD) ideas within the Town Core and
- 574       regionally to provide housing in close proximity to jobs.
- 575       ▪ Closely examine commercial development in areas outside of the Town Core,
- 576       ensuring that such development is consistent with overall Town goals and that
- 577       there is a significant public benefit.
- 578       ▪ Provide critical mass at a pace that doesn't exceed the absorption rate of the
- 579       community with regard to construction impacts and possible interruption of
- 580       construction by outside circumstances.
- 581       ▪ The Town shall not eliminate critical elements of the Town infrastructure and
- 582       necessary community facilities should not be eliminated until a suitable
- 583       replacement is constructed.

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- 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.