

# GORSLUCH HAUS

## PLANNED DEVELOPMENT DETAILED REVIEW APPLICATION



SUBMITTED TO THE CITY OF ASPEN BY

NORWAY ISLAND, LLC

**MARCH 2, 2020**

**GORSUCH HAUS**

**PLANNED DEVELOPMENT**  
**DETAILED REVIEW APPLICATION**

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**MARCH 2, 2020**

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# I. INTRODUCTION

## A. APPLICATION DESCRIPTION

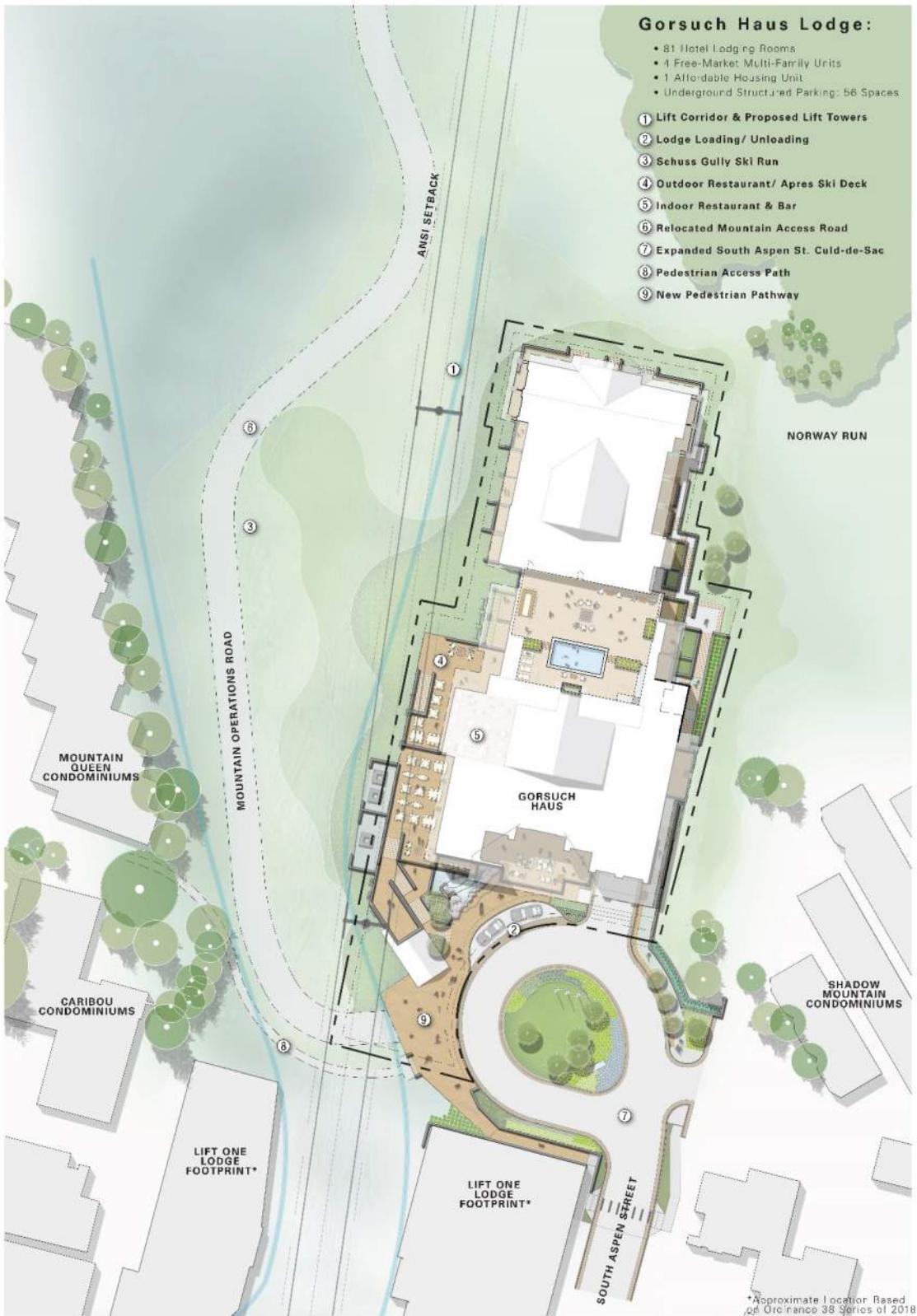
This Application requests Planned Development – Detailed Review approval for the Gorsuch Haus project sited at the base of Aspen Mountain adjacent to South Aspen Street. The site includes 4 parcels with three Parcel ID #'s 273513127001, 273513126001, 273513400028 located within the City of Aspen (see Pre-Application Conference Summary Appendix A. Exhibit 1). Final Commercial Design Review approval is also requested. The Application is submitted pursuant to Planned Development Section 26.445 and Commercial Design Review Section 26.412 of the City of Aspen Land Use Code (LUC) dated March 27, 2016 by the owner of the property, Norway Island LLC ("Applicant"), a Delaware limited liability company (see Title Insurance Commitment Appendix A. Exhibit 2).

Permission for Design Workshop, Inc. to represent the Applicant is attached as Appendix A. Exhibit 3. The land use application form, dimensional requirements form, application fee agreement, homeowner association compliance form, and a list of property owners located within three hundred feet of the project site are attached as Appendix A. Exhibits 4-8.

To accommodate replacement of the Lift 1A ski lift and redevelopment of the western portal to Aspen Mountain, the Applicant proposes a mixed-use development of a ski lift corridor, ski run, complementary lodging and hospitality uses including food and beverage, affordable housing and limited multifamily residential. These improvements will provide critical infrastructure improvements and activate this part of town with community-oriented spaces and lodging resulting in a high level of public benefit.

- A. The Proposed Project Illustrative Plan (Figure 1) identifies the major components of the Project including:
- B. Lift corridor and realigned lift towers
- C. New pedestrian walkways and street crosswalks connecting to the site
- D. Gorsuch Haus Mixed Use Lodge including:
  - 81 hotel lodging rooms
  - 4 free-market multifamily units
  - One affordable housing unit
  - Undergrounded structured parking with 56 spaces
  - Outdoor restaurant/après ski deck with direct ski-in/ski-out access
  - Indoor restaurant and bar
  - Hotel amenity space
- E. World cup race staging area
- F. Relocated ski operations access road
- G. Snowcat turnaround and ski return
- H. Expanded South Aspen Street cul-de-sac and other infrastructure improvements that relate to the neighborhood
- I. Ski facilities on Aspen Mountain.

Figure 1: Illustrative Site Plan



**Gorsuch Haus**  
Aspen, Colorado



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This Application is organized into four sections. This introductory section, which provides a brief overview of the Application, is followed by Section II, which provides detail on the minor revisions to the project that have occurred since the public vote that secured the receipt of Planned Development – Project Review approval. Sections III and IV of this Application address the Project’s compliance with the conditions of the Project Review approval and the Detailed Review criteria set forth in the 2016 LUC. All supporting documents related to this project, such as the improvement survey, site plan, landscape and tree mitigation plan, architectural floorplans and elevations, floor area calculations, architectural materials, engineering reports and plans, subdivision plat, and development Agreements are provided in the appendices to this Application.

This Application has been assembled with the intent to address all relevant provisions of the LUC and provide the information to enable a thorough evaluation of the proposed Project. If, however, questions warrant further information and/or clarification, the Applicant will provide such information over the course the Application’s review.

## **B. REVIEW PROCESS**

The Gorsuch Haus Project Review Application was originally submitted in March 2016. Successive amendments responded to comments from Planning and Zoning, City Council and the public. In 2017, the Gorsuch Haus Project Review was tabled by Council and the City of Aspen initiated a one-year process to determine the location of the replacement for Lift 1A with the greatest public benefit. This involved several stakeholders including the Lift One Lodge property, Aspen Skiing Company, Aspen Historical Society, City of Aspen Departments, and Gorsuch Haus.

Following the study of the potential of the lift to be relocated closer to town, the City’s consultant SE Group, Inc. issued its Final Report on this option including three-dimensional studies, grading, lift profiles, and the width of corridors for lift and ski run return (Lift One Corridor Plan). SE Group presented these findings to the City in a May 15, 2018 Council Work Session. The lower lift terminal site at Dean Street was determined by City Council as the preferred location. This Detailed Review Application supports and fulfills the Lift One Corridor Plan.

The final Project Review Application reflecting the Dean Street Lift 1A replacement terminal location and the Gorsuch Haus portion of Lift One Corridor Plan improvements was submitted for Community Development review Sept. 4, 2019, with a letter of completeness issued on Sept. 26, 2019. Responses to the Development Review Committee are included in Appendix C. Exhibit 11. Following Council review, on January 7, 2019 the Project Review approval was referred to the voters pursuant to Resolution #2, Series of 2019. The Approved Plan Set was recorded Feb. 15, 2019. Ordinance 39 was approved through a public vote March 5, 2019. The Site Plan and information contained in this Detailed Review Application is consistent with the depiction in the Lift One Corridor and the Project Review Approval.

## II. PROJECT REVISIONS

### A. COMPLIANCE WITH PROJECT REVIEW

The proposed Project is consistent with the Project Review approval. As a result of the development of more detailed floor plans, elevations, the requirements of various building codes, site plan and landscaping refinements and further engineering analysis, minor updates to the property boundary, hotel architecture, dimensional requirements, site plan, landscaping, and civil engineering requirements have occurred.

#### **Property Boundary and Setbacks**

The draft Subdivision Plat maintains 2 lots (Appendix B. S.101-104). The Gross Lot Area of the Gorsuch Haus (Lot 1) Property remains at 44,545sf. This Property total defines the exchange of current private property and the vacation of Summit Street and the eastern one-half portion of South Aspen Street right of way. The lot configuration also grants 3,713sf of private property to City of Aspen Right-of Way. This planned right of way dedication is not included in the lot area of Lot 1. The remainder of the property from the 4 irregular shaped parcels that exist today is combined to create Lot 2, with an area of 238,189sf (5.468 acres). This lot will contain ski facilities, ski runs and includes access road, ski lift, and grading for the ski runs.

Minor adjustments to the Lot 1 property boundary and setbacks have occurred as a result of the addition of an emergency egress stairway on the western façade of the hotel, continuing upslope from the publicly accessible western skier stairway. The property boundary adjustments are upslope of the public stairway to facilitate stairs and landscape walls facilitating this emergency access. The Project Level approval included a dual shoring wall and retaining wall located within the setback and public right of way to accommodate the west public stairway. This wall location has remained consistent. The features in the setback were approved to accommodate IBC requirements mandating the stairway to be located at least 10ft from the face of the building. Where these walls and stairs are located in the setback the grade change is no greater than 30in, per 26.575.020.E.5.k. Modifications to the property boundary remain consistent with the rezoning approved in Ordinance 39 for the 44,545sf Parcel from the current designation of Conservation District (C) to Lodge District (L). See Lot 1 draft Gorsuch Haus PD / Subdivision Plat (Appendix B. S.101-104).

The Project is subject to 5 ft setbacks from the property line, per the dimensional standards. Due to the nature of the sloping site, ski run and lift, roadways and the existing conditions between the edge of the constructed building and the property boundaries, Section 7a in Ordinance 39 established no limitation on the grading changes for finished grade within the setback of any lot.

#### **South Aspen Street Improvements**

Changes to the terminus at South Aspen Street have resulted in minor design updates to the cul-de-sac, pedestrian access and the first level landscaping. These changes are in response to direct collaboration with Engineering and City of Aspen Engineering Standards in Title 21. These updates include:

- In compliance with City of Aspen Standards, the Project has eliminated stairs on the South Aspen Street sidewalk in favor of ramped access to the cul-de-sac. This modification includes a six-foot wide sidewalk.

- In compliance with City of Aspen Standards, the Project provides compliant access for public walkways, the Shadow Mountain driveway and other places affected by the cul-de-sac
- Insignificant shift of the cul-de-sac eastward to accommodate better pedestrian accessibility
- Inclusion of street trees and landscape features to provide a varied and enhanced street experience. These improvements include a street landscape feature between the pedestrian ramp and cul-de-sac, a cascade feature at the hotel arrival, and attractive landscaping within the cul-de-sac island.

### **Exchange of rights of way and the Creation of the New Public Street**

Modifications to the terminus of South Aspen Street result in a requested vacation of 8,161sf of public right of way in lieu of 8,206sf described during Project Review. The Applicant proposes exchanging 3,713sf of private property to be dedicated to public right of way in lieu of 3,462sf described during Project Review. The request for vacation totaling for 8,161sf of public right of way and the Project dedication of 3,713sf of private lands makes the terminus of South Aspen Street a reality. The purpose that may have been served in the South Aspen Street right of way has been provided via permeant easements to the eastern side of the mountain including Ski Lift Easement, Ski Run Easement and surface water drainage easements. Utility provision will occur in the existing Hill Street Right of Way with additional easements to be granted for water, sanitary sewer and other surface utilities. Appendix B. S.201 provides further detail on the ROW exchange requested.

### **Mountain Access Road Realignment**

The physical location of the ASC Mountain Operation Road and its grade have been adjusted to the benefit of Aspen Mountain. Further analysis of the road design indicated that a steeper road grade was operationally acceptable and therefore the length of road has been reduced and a challenging switchback has been eliminated. Grades shown are consistent with the existing road further up Aspen mountain.

### **Hotel Architecture and Dimensional Requirements**

Minor changes are included in the revised plans and elevations contained in the Draft Gorsuch Haus Subdivision/PD Plan Set (Appendix B. P001). The project is consistent with the Project Approval – 40ft height requirement, setbacks, floor area, the number of units, and parking. The allowable floor area is not exceeded, nor are the floor areas defined in the Ordinance for Lodge or Commercial Use. Changes to the project's dimensions are limited to minor revisions to the hotel's various floor areas, average Lodge unit size, net leasable commercial configuration, Lodge net livable area, and an increase to the affordable housing net livable area.

Further detail architecture and engineering required for the preparation of the Detailed Review Application has brought about extensive studies related to architecture, interiors, mechanical, fire access, drainage and utilities. In some areas, this has led to efficiencies in the interior space layout. In addition, a slight overall increase to each unit resulted in an average unit size of 447.91sf from 431.94. The room configurations proposed maintain flexibility to accommodate party size, number of occupants and family stays. Singles, Kings, Queens/Doubles will be available in the Lodge rooms. As described at the Project Review, some rooms will have connecting doors to allow for flexible unit configurations. The hotel rooms are located along internal corridors to allow each room to face an exterior building wall and accommodate balconies on most rooms.

Table 1. Floor Area Comparison

	Project Review	Detailed Review	Proposed Floor Area
Lodge	42,077	40,014	1.41
Commercial	7,730	7,723	0.18
Affordable Housing	730	804	0.01
Free Market Residential	8,633	8,633	12% <sup>1</sup>
Non-Unit Space		8,003	
Total Floor Area	<b>64,023</b>	<b>61,975</b>	<b>2.19</b>
Total Number of Keys (Hotel Rooms)			<b>81</b>

The proposed floor areas comply with the dimensional standards approved in Ordinance 39. The Project design steps with the topography, therefore minor floor area adjustments driven by proportionate sub-grade area may continue through the development of construction documents. Additionally, perimeter grades have been adjusted to maintain the allowable heights and to respond to required exterior modifications for building code compliance like the addition of a western stairway required for fire access and walls enclosing lightwells. Modifications to the perimeter grades yielded a building with less percentage of exposed walls per level as the building moves upslope resulting in an overall reduction in floor area. Thus, the Applicant is requesting that the approved dimensions from the Project Approval pursuant to Ordinance 39 Series of 2016 remain the guiding parameter. Detailed floor area calculations for the proposed Project are provided in Appendix B. G031-G032.

Table 2. Floor Area Detail

TOTAL FLOOR AREA		Total Proposed Unit Space SF				Non-Unit Space AH, L, C, R	Total Above Grade Floor Area
Floor Level	% of Exposed Wall	Affordable Housing	Lodge	Commercial	Residential		
Below Grade Parking	0.0%	0	0	0	0	0	-
Level 1 Arrival	27.0%	0	806	49	0	2,304	3,158
Level 2	41.6%	334	3,350	308	0	1,015	5,007
Level 3	67.3%	0	1,873	3,852	0	1,205	6,929
Level 4	69.5%	0	6,078	749	0	725	7,552
Level 5	72.5%	0	9,491	0	0	624	10,115
Level 6	75.5%	0	8,221	0	0	649	8,870
Level 7	85.2%	0	10,195	0	0	488	10,683
Level 8 Rooftop Deck	100.0%	0	0	0	5,441	1,027	6,468
Level 9	100.0%		0	0	3,192	0	3,192
<b>Total Floor Area</b>		<b>334</b>	<b>40,014</b>	<b>4,958</b>	<b>8,633</b>	<b>8,036</b>	<b>61,975</b>

Total Lot Area (slopes and rights-of-ways excluded)	28,301
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PROPOSED FLOOR AREA RATIO	0.01	1.41	0.18	0.31	2.19
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<sup>1</sup> This is noted as percentage of total Lodge units and affordable housing net livable area.

## **Height**

The elevations included in Appendix B. R200-R201. show the building façades and the proposed massing of the Gorsuch Haus Mixed-Use Lodge. The elevations demonstrate how the building profile steps up with the slope, ranging from two to four stories. The height of the building, the finished and natural interpolated grade, define the height at the perimeter and the interior of the building. The Project complies with required maximum height limits established in Ordinance 39.

## **Site Plan, Landscaping and engineering**

Site Plan modifications include:

- A cascade water feature has been added at the street level and in conjunction with the stairway leading from Level 1 to Level 2 terraces.
- An egress stairway has been accommodated on the western façade of the hotel connecting to the public stairway. Portions of this stairway encroach in the setback, which are permissible according to 26.575.020.E.5.k, which allows landscape walls and stairways in the setback provided they are 30in or less in height.

Landscaping has been modified to be consistent with the site plan. In December 2019, an updated survey of the existing trees was conducted in preparation for this Application. In comparison to the original survey, three additional spruce trees within the South Aspen Street right of way will be removed to accomplish City of Aspen drainage and mudflow requirements.

## **Public Amenity**

Proposed public amenity provided at the Gorsuch Haus meets the minimum 25% requirement for the Lodge Zone District, a percentage based on the lot area. The Hotel's proposed Public Amenity space totals 11,136sf. The areas defined as public amenity have remained consistent with the areas described in the Project Review with minor refinement attributed to revisions to the site plan as well as dining terrace, world cup terrace and rooftop amenity.

## **Emergency Access and Fire Protection**

Detailed building code review, City staff review, and detailed engineering review has been completed resulting in changes to the cul-de-sac and the addition of a western egress stairway. This stairway meets minimum dimensions and provides areas for emergency rescue assistance.

## **Transportation impact analysis**

The updated TIA, as requested, is included. The project has been designed and planned to incorporate the following Multi Modal Level of Service and Transportation Demand Management strategies to mitigate 54.43 total trips and manage the maximum 52.7 peak hour trips that will be generated. Reference Appendix C. Exhibit 8. for the updated Transportation Impact Analysis.

## B. PROJECT DATA

### Dimensional Requirements

All dimensions, including density, mass and height were established in Ordinance 39 Series of 2016 (Appendix C. Exhibit 1). Pursuant to Code Section 26.710.330.D., Dimensional Requirements shall apply to all permitted and conditional uses as established by the adoption of a final Project plan pursuant to Code Section 26.445 which outlines the Planned Development (PD) process.

**Table 3. Ordinance 39 Series of 2016 Approved Dimensional Standards**

Approved Dimensional Standards		Gorsuch Haus
Minimum lot size		44,545sf
Minimum Net Lot Area per dwelling unit		N/A
Minimum Lot Width		+/- 60ft
Front yard setback (feet)		5ft
Side yard setbacks (feet)		5ft
Rear yard setback (feet)		5ft
Maximum height		40ft
Lodging Floor Area		42,077sq. ft.
Commercial Floor Area		7,730sq. ft.
Multi Family Floor Area		8,633sq. ft.
Affordable Housing Floor Area		1-1 bedroom unit. 730 sq. ft.
Maximum multifamily size cap		4 units. 1,500 sq. ft./per unit. Up to 2,000 sq. ft./per unit via use of TDR's
Minimum Off-Street Parking Spaces	Lodge	81 keys = 41 spaces
	Residential	4 units = 4 spaces
	Commercial	7,730 sq. ft. = 7.7 spaces
Public Amenity Space		Minimum of 11,136 sq. ft.

The Applicant is requesting that the approved dimensions from the Project Approval pursuant to Ordinance 39 Series of 2016 remain in full effect. Minor adjustments to reflect programming changes as the project moves from planning to building permit shall be permitted, but in no instance shall any dimensions exceed what is outlined in said Ordinance. Should the dimensions of the Final Building Permit issuance be lower than those outlined in the Ordinance 39, the Applicant shall have the right to add additional square footage to the project through an Insubstantial Amendment through the period of vesting. The governing Dimensional Standard in Section 1: General Approval, Section 7: Project Dimensions paragraphs A and B and Exhibit B Dimensional Standards complete approved standards.

### III. PROJECT REVIEW AND APPROVAL CONDITIONS

Planned Development – Project Review approval for the Project of the Gorsuch Haus was granted subject to conditions referred to the voters pursuant to Resolution #2, Series of 2019 by City Council on Jan. 7, 2019 and ratified by an approving vote on March 5, 2019 pursuant to Ordinance No. 39, Series of 2016. The Ordinance's specific approval conditions and the compliance of the Detailed Review Application and the Development Agreement (hereafter referred to as the 'Agreement'), where necessary, are summarized below in the order and number they appear in the Ordinance.

#### **SECTION 1: GENERAL APPROVALS**

##### **A. Land Use Approvals**

In addition to Planned Development – Project Review approval, Ordinance No. 39 granted approval for Rezoning, Major Subdivision, Growth Management Quota System Reviews, Conceptual Commercial Design, Mountain View Plane, 8040 Greenline, Special Review for Lodge Density, Special Review for affordable housing unit net livable standards, and Vested Property Rights approval – allowing for the development of Lots 1 and 2.

#### **SECTION 2: VESTED RIGHTS**

This condition is addressed in Appendix C. Exhibit 4., Section 2.4 of the Agreement.

#### **SECTION 3: SUBDIVISION AND REZONING**

This condition is addressed in Appendix B. S.101 – 104.

#### **SECTION 4: VACATION OF PUBLIC RIGHT OF WAY AND ACCEPTANCE OF PUBLIC PROPERTY**

This condition is addressed in Appendix C. Exhibit 4., Section 3.22 of the Agreement.

#### **SECTION 5: LICENSES AND EASEMENTS**

##### **A. Ski Related Activity**

This condition is addressed in Appendix C. Exhibit 4., Section 3.9a and Section 3.21a of the Agreement and the Ski Operations Plan Appendix C. Exhibit 4.

##### **D. Construction Easements**

This condition is addressed in Appendix C. Exhibit 4., Section 3.21b of the Agreement and the Construction Management Plan Appendix C. Exhibit 9.

## **SECTION 6: PLANNED DEVELOPMENT – PROJECT REVIEW**

### **A. Approved Plan Set**

Before March 5 2018, the Applicant submitted an 'Approved Plan Set.'

### **B. Detailed Review Submission**

This Application meets this stipulated condition. The Detailed Review for the Gorsuch Haus is submitted on this day March 2, 2020 within the one-year window.

## **SECTION 7: PROJECT DIMENSIONS**

### **A. Overall Height**

The overall maximum height of the Lodge is maintained at or below 40'. In certain locations, rooftop elevators/elevator overruns exceed this height by a maximum of 10' as documented in Appendix B. R200-201 and G034. As approved in the Planned Development, the height measurement on the western elevation of the Lodge building is taken from the finished grade of the top of the retaining wall located adjacent and west of this stairway as documented in Appendix B. R201. The Lodge building does not exceed 40' in height from this approved measurement point. Lightwells along the east and west façade do not exceed 100sf and therefore do not count toward maximum permissible height. It is permissible for lightwells to walk out at the same level as adjacent rooms. Grading within the lot setback of greater than 30in is permitted on Lot 1 and Lot 2.

### **B. Lift Towers**

The replacement lift towers on Lots 1 and 2 will exceed the height limits and setback requirements for the C and L zone districts. The extent of the height of the towers are subject to final engineering by ASC at the time of lift replacement.

## **SECTION 12: AFFORDABLE HOUSING**

### **A. Gorsuch Haus Mitigation**

The following calculations are based on the Land Use Code in effect at the time of Application, March 29, 2016. The included calculations are based on depictions of the uses sufficient for Detailed Review. Updated calculations will be conducted at final review and confirmed at building permit.

Table 4. Affordable Housing Mitigation Requirements

<b>Lodging Take-offs<sup>1</sup></b>	
Regular Hotel Rooms	81
Total Number of Keys	81
Total Lodging Net Livable Area (sf)	36,554
Average Unit Size - Total Lodging Net Livable Area / Total Number of Keys (sf)	451.3

<b>Required Mitigation Percentage - Interpolated Chart - Sec. 26.470.070.8.a.2 Lodge Development<sup>2</sup></b>			
<b>Chart / Average Unit Size - Net Livable Area of Lodge Units</b>	<b>Percent (451.3-400)/100</b>	<b>Mitigation % of Net Livable Area (Free Market) ((30-20)*0.20+20)*100</b>	<b>Mitigation % of Employee Generation (Lodge/Commercial) ((40-20)*0.20+20)*100</b>
500		30	40
451.3	0.51	25.13%	30.26%
400		20	20

**Table 5. Affordable Housing Calculations**

The Affordable Housing requirement with the Density Standard incentives applied are derived using 26.470.100(A)<sup>3</sup> and interpolated from the chart in Code Section: 26.470.070.8.a.2 based on the average unit size of 431.9.

<b>Required Mitigation Percentage</b>	
Free Market - Net Livable Area Percentage Requiring Mitigation	<b>0.00%</b>
Lodging/Commercial - Employee Generation Percentage Requiring Mitigation	<b>30.26%</b>

<b>Lodge Land Use Category<sup>4</sup></b>	<b>Totals for Mitigation</b>		<b>Employee (FTEs) Generation Rate<sup>5</sup> (Code Generation)</b>	<b>FTE Employees Generated (81 x 0.6)</b>	<b>Percent of Employee Generation Required for Mitigation<sup>1</sup></b>	<b>Required Mitigation (48.6 FTE x 26.39%)</b>				
	<b># of Keys</b>	<b>Average Unit Size</b>								
Lodge / Owner Restricted Condominiums	81	451.3	0.6 Employees / Key <sup>4</sup>	48.60	30.26%	14.70				
<b>Total Employee Generation Required (FTE)</b>						<b>14.70</b>				
<b>Total Square Footage Requirement<sup>9</sup> (at 400 sf per FTE)</b>						<b>5,881.92</b>				
<b>Commercial Land Use Category<sup>6</sup></b>	<b>Net Leasable Square Feet (sf)<sup>7</sup></b>		<b>Employees (FTEs) Generated for each 1,000 sf<sup>8</sup> (Code Generation)</b>	<b>FTE Employees Generated</b> a.(5,958/1000)*4.7 b.(642/1000)*3.5	<b>Percent of Employee Generation Required for Mitigation<sup>1</sup></b>	<b>Required Mitigation</b>				
Total Commercial Net Leasable	7,723		4.7	23.30	30.26%	<b>7.05</b>				
Total Commercial Net Leasable At Grade	4,958									
Total Commercial Net Leasable Subgrade [Level 1,2 & 3]	2,765									
<b>Total Employee Generation Required (FTE)</b>						<b>9.98</b>				
<b>Total Square Footage Requirement<sup>9</sup> (at 400 sf per FTE)</b>						<b>3,991.46</b>				
<b>Free Market Multi-Family Residential</b>	<b>Net Livable Square Feet (sf)<sup>7</sup></b>				<b>Percent of Square Footage Required for Mitigation</b>	<b>Required Mitigation (8,000 x 30%)</b>				
Net Livable Area	8,000				0.00%	-				
<b>Total Employee Generation Required (FTE)<sup>3</sup></b>						<b>0.00</b>				
<b>Total Square Footage Requirement<sup>9</sup> (at 400 sf per FTE)</b>						-				
<b>AFFORDABLE HOUSING REQUIREMENTS SUMMARY:</b>										
<b>Total Employee Mitigation Required (FTEs)</b> (Lodging FTE + Commercial FTE +,Free Market Net Livable Conversion to FTE)						<b>24.68</b>				
<b>Total Square Footage Mitigation Requirement (sq. ft.)</b>						<b>9,873.38</b>				

**Notes:**

1. For lodging projects with flexible unit configurations, also known as "lock-off units," each separate "key" or rentable division shall constitute a unit.
2. With the density bonus established at 550 sf of gross lot area per lodging key through the dimensional standards for the Gorsuch Haus Planned Development within the Lodge zone district, the employee generation mitigation requirements are established utilizing the chart applicable to lodging development pursuant to the chart in Section 26.470.070.8.a.2 of the Land Use Code. The chart requires an interpolation of the percentage of mitigation required based on the average net livable area of the lodging units or 451.3 sf for the Gorsuch Haus development. When the average unit size falls between the square-footage categories (in this case between 400 sf and 500 sf) the required affordable housing is determined by interpolating the schedule illustrated in the chart for Section 26.470.070.8.a.2 (in this case between 20% and 30% for the Affordable Housing Net Livable Area required as a percent of free-market net livable area and between 20% and 40% for the percentage of employee generation requiring the provision of mitigation).
3. Per Code Section 26.470.100 (A) for lodge projects only: An efficiency or reduction in the number of employees required for the lodging component of the project may, at the discretion of the Commission as a City of Aspen Land Use Code Part 400 – GMQS Page 9 means of incentivizing a lodge project, be applied as a credit towards the mitigation requirement of the free-market residential component of the project. Any approved reduction shall require an audit to determine actual employee generation after two (2) complete years of operation of the lodge.
4. AH employee generation for Lodging is based off of the number of lodging units, other uses including administration, back of house, living room, front desk, ski concierge, ski locker, valet, storage, conference space, business center, etc. are classified as accessory uses and therefore they do not generate employees. The spa is also under the accessory use category as it is not anticipated to be open to the public and will serve only lodging and residential guests. Additionally, the unit space for lodging does not include circulation, mechanical, and other space that is not included in the calculations for net-livable or net leasable space.
5. Employee Generation Rate for the Lodge zone district pursuant to code section 26.470.100.A.1. Employee generation is 0.6 per lodging bedroom and 4.7 employees generated per 1000 sf of net leasable space
6. Commercial uses include Food and Beverage, Retail, Service and Recreation. The accessory lodging uses such as the spa area and conference facilities are not included in the mitigation for affordable housing as these are accessory lodging uses.
7. AH calculations for commercial and residential areas are based on the Net Leasable and Net Livable areas within a development as defined Per Code Section 26.575.020.I Measurement of Net Leasable Area and Net Livable Area.
8. Section 26.470.100.A states that per the Lodge or Commercial district zoning 4.7 employees are generated per 1,000 sf of net leasable space; however, for basement and upper floors the rates of employee generation shall be reduced by 25% (does not apply to lodge units) this equates to an employee generation rate of 3.525 employees per 1,000 sf of net leasable commercial space.
9. Per code section 26.470.100.A.4. Employee/square footage conversion. Whenever an affordable housing mitigation requirement is required to be converted between a number-of-employees requirement and a square-footage requirement, regardless of direction, the following conversion factor shall be used: 1 employee equals 400 square feet of net livable area.

## **B. Employee Generation Review**

Project Review approved a reduction of FTEs for the Lodge Project pursuant to Section 26.470.050.C.6. This reduction requires an audit, two (2) years after issuance of Certificate of Occupancy, to evaluate actual employee generation. This condition is addressed in Section 3.2a of the Agreement (Appendix C. Exhibit 4).

## **SECTION 13: EMPLOYEE HOUSING UNIT**

The project includes one (1), one-bedroom employee housing unit that has increased in size from 780sf to 804sf. This now provides 2.01FTE of required mitigation in place of 1.75 FTE described in Ordinance 39 Series of 2016. The Affordable Housing Conditions are addressed in Section 3.2c of the Agreement (Appendix C. Exhibit 4).

## **SECTION 14: ASPEN STREET IMPROVEMENTS**

The cul-de-sac design proposed as part of the Detailed Review Application has been evaluated with input by the Engineering Department and Fire Department, refer to Appendix B. Exhibit C.2.00-.02.

Consistent with the terms and provisions of Ordinance No. 28, Series of 2011, the Applicant agrees to a reimbursement Agreement being developed to assist, on a proportionate basis, in the cost of the reconstruction of S. Aspen Street as depicted on the engineering drawings prepared by Schmueser Gordon Meyer Inc. and recorded as part of the final Project approvals for Lift One Lodge in Plat Book 102 at Pages 11-19 (the “South Aspen Street Improvement Plans”). This condition is addressed in Section 3.3 of the Agreement (Appendix C. Exhibit 4).

## **SECTION 15: PLANNED PROJECT – DETAILED REVIEW**

In addition to the general documents required as part of a Planned Development – Detailed Review, the following items are included in the Planned Development – Detailed Review submission:

- A. Outdoor Lighting Plan Section 4
- B. Existing and Proposed Landscaping Plans Appendix B. P005-006
- C. Draft Construction Management Plan Appendix C. Exhibit 9
- D. Snow Storage and Shedding Plans: Plan Set Appendix B. C.1.02 and G050
- E. An updated Transportation Impact Analysis: Appendix C. Exhibit 8
- F. The final engineered design for the South Aspen Street improvements: Appendix B. Exhibit C.2.00-02.
- G. Draft subdivision and vacation plat: Appendix B. S.101-104 and S.201
- H. Draft Ski Operations Plan: Appendix C. Exhibit 5.
- I. Draft Revocable Encroachment Agreement for improvements in the Hill Street right of way: Appendix C. Exhibit 6
- J. Draft Utility Easement: Appendix B. Exhibit S.101-104, Appendix C. Exhibit 7

## **SECTION 16: SUBDIVISION/PD PLAT AND AGREEMENTS**

### **A. Approved Plan Set**

Recordation documents will comply with Section 26.490.040, Approval Documents Content and Form, and include the following:

1. Final Commercial Design Review/ Architectural Character Plan Appendix B. A801
2. Planned Development Project and Detail Review Plans. Appendix B.
3. Mud flow and Stormwater Mitigation Plans Appendix B. C.2.07
4. Public Amenity Plans. Appendix B. P007
5. Public Infrastructure Plan. Appendix B. C.1.00 – 5.02
6. Final Transportation Impact Analysis (TIA), including a monitoring plan. Appendix C. Exhibit 8
7. Subdivision Plat. Appendix B. S.101-104
8. Street, Alley and Easement Vacation Plat Appendix B. S.201

### **B. Project Agreements**

1. A draft Development Agreement (Agreement) is included as Appendix C. Exhibit 4.
2. Draft Preliminary Construction Staging and Sequencing Plan Development Agreement as Appendix C. Exhibit 10.

## **SECTION 18: ENGINEERING DEPARTMENT**

### **B. Drainage**

A Grading and Drainage Plan is provided in the Appendix B. C.4.02 and addressed in Section 3.5a of the Agreement (Appendix C. Exhibit 4).

Detailed plans that include mudflow analysis, detailed utility plans, and address all comments provided as part of the Development Review Committee Sept. 26, 2018 (Appendix C. Exhibit 11) are provided in the Appendix B. C.1.00 – 5.02.

Additionally, the Engineering Report, which includes the Mudflow Analysis Report, Appendix C. Exhibit 3 can be found in and the Mudflow Mitigation Plan is included in Appendix B. 2.07. Comments received from the DRC are compiled in Appendix C. Exhibit 11.

### **C. Sidewalk/Curb/Gutter**

The requirement that the Project comply with Title 21 of the Municipal Code and all sidewalk/curb/gutter standards published by the Engineering Department is addressed in Appendix B. 2.00-2.02 and Section 3.5b of the Agreement.

### **F. TIA**

Revised commitments as part of the TIA Review are detailed in the revised TIA provided as Appendix C. Exhibit 8.

## **SECTION 19: FIRE MITIGATION**

The codes adopted by the Aspen Fire Protection District shall be met and the design is compliant with the input of the Jensen Hughes, Fire Protection Consultants, Fire District staff and the City of Aspen Building Department, see Appendix B. C.103.

There is a pending application requesting variance from the Colorado Passenger Safety Tramway Board, see Appendix C. Exhibit 12.

## **SECTION 20: PARKS DEPARTMENT**

### **A. Tree Removal**

The requirement that tree removal permits be obtained before issuance of a building permit is addressed in Section 3.7a of the Agreement (Appendix C. Exhibit 4).

### **B. Tree Protection Plan**

The required Tree Protection Plan is addressed in Section 3.7b of the Agreement, Appendix C. Exhibit 4, and the Plan is provided as Appendix B. P005-006. The Plan indicates location of protective zones for approval by the City Forester and prohibit excavation, storage of materials, storage of construction backfill, storage of equipment, and access over or through the zone by foot or vehicle.

### **C. Monarch Street Pedestrian Connection**

The dedication of the proposed pedestrian and bicycle public access trail that provides access from Hill Street to the existing public access and skiers easement [the Monarch Street Connection] is addressed in Section 3.10c of the Agreement, Appendix C., Exhibit 4 and depicted in Appendix B. S101-104.

### **D. Lot 2 Public Access**

The dedication of a proposed public access easement permitting access across Lot 2 is addressed in Section 3.7c of the Agreement, Appendix C. Exhibit 4, and depicted in Appendix B. S101-104.

### **E. Western Stairway Public Access**

The dedication of a public access easement on the western stairway of the Lodge development is addressed in Section 3.7e of the Agreement, Appendix C. Exhibit 4, and depicted in Appendix B. S101-104.

## **SECTION 22: ENVIRONMENTAL HEALTH DEPARTMENT**

### **B. Trash Enclosure**

This lodge's trash/utility enclosure condition is addressed in Section 3.9b of the Agreement, Appendix C. Exhibit 4,. The location and size of the Lodge's trash/utility enclosure, delineation of clearance of the waste enclosure, and clarity on co-location of trash and recycling has been further refined from that which was reviewed at Project

Review. Responding to the Development Review Committee September 26Sept. 26, 2018, the area has been enlarged to 400ft. The type of doors to be installed at the Lodge's trash and delivery area are provided in Appendix B. A801.

## **SECTION 24: OUTDOOR LIGHTING AND SIGNAGE**

All outdoor lighting and all signage will meet the requirement of the Aspen Municipal Code. The plan contains the following compliant elements:

- Lighting will highlight selected elements of the landscape and architecture in a subtle, tasteful, glare free manner.
- Placement will not allow direct view of any light sources from off-property.
- Full cutoff and glare control will be achieved with glare shields and/or louvers for all architectural light fixtures.
- Decorative fixtures will be of an appropriate wattage with glass, metal or other material that has a quality that obscures the direct view to any light source.
- These fixtures will be harmonious with the quality and style of the architecture.
- Temporary lighting will be used on the upper deck or restaurant patios for special events such as the World Cup or weddings.
- Seasonal holiday lighting will be incorporated into the landscape and architecture to liven up exterior spaces during the peak holidays and ski season.
- Exterior Stairs and balconies will be illuminated primarily with low-level dark-sky compliant step lights.
- Underwater lighting in combination with fully shielded, restrained monopoint lights will illuminate the cascade water feature.
- Monopoint lights and in-grade uplights are only specified where the landscape or building canopies keep the light from spilling into the night sky.
- Flags will be illuminated by a single light source from below.
- At the cul-de-sac that forms the arrival, custom pylon lights 16ft in height, mounted on a pole with an architectural base will be placed no closer than 2ft from the back of curb.
- All exterior lighting will be energy efficient LED lighting and will be a warm color of light (2,700k).
- All lighting will have the ability to be dimmed to allow light level adjustments.
- A whole-building lighting control system with an integral astronomical time-clock to automate night light.

## **SECTION 26: COLORADO PASSENGER TRAMWAY SAFETY BOARD REVIEW**

The variance submission (pending) to the Colorado Passenger Safety Tramway Board is included as Appendix C. Exhibit 12.

## **SECTION 27: COST SHARING**

### **F. Gorsuch Contribution**

This condition is described in Section 3.13 in the Agreement (Appendix C. Exhibit 4).

## **SECTION 28: LOT 2 DEVELOPMENT RESTRICTION**

### **A. Lot 2 Development Restrictions**

This condition is described in Section 3.14 in the Agreement (Appendix C. Exhibit 4). See plat note Appendix B. Exhibit S.101-104.

## **SECTION 29: PUBLIC AMENITY SPACES**

The requirements of this condition are addressed in Section 3.1e of the Agreement (Appendix C. Exhibit 4). As depicted on Appendix B. P007, the Lodge's commitment for public amenity area is maintained at a total of 11,316sf.

## **SECTION 30: SOUTH ASPEN STREET WINTER MAINTENANCE**

The requirements of this condition are addressed in Section 3.15 of the Agreement.

## **SECTION 31: CONSTRUCTION SEQUENCING**

The requirements of this condition are addressed in Section 3.16 of the Agreement, Appendix C. Exhibit 4, and included as Appendix C. Exhibit 10, Preliminary Construction Staging Plan Development Agreement.

## IV. REVIEW REQUIREMENTS UPDATED PER AMENDED APPLICATION

The following City of Aspen Land Use Code requirements are addressed in this section of the Application:

1. Planned Development Project Review	(26.445 / 26.445.050)
2. Commercial Design Review	(46.412)

Within this Section, the required reviews for the Detailed Project Review are included pursuant to code Section 26.445.070. in this portion of the Application. These include Planned Development and Final Commercial Design. Previously, associated reviews were completed with the Project Level Review and included Growth Management, Rezoning, subdivision, 8040 Greenline, Mountain View Plane, Public amenity and off-street parking.

### PLANNED DEVELOPMENT (26.445.070 DETAILED REVIEW STANDARDS)

The following are applicable review criteria, stated in bold type, with the applicant's response following.

**A. Compliance with project Review. The proposed Project, including all dimensions and uses, is consistent with the Project Review approval and adequately addresses the conditions on the approval and direction received during the project review.**

The Application is consistent with the Project Review approval in Ordinance 39, Series of 2016 (Appendix C. Exhibit 1) including all conditions and requirements stated therein. In order to accommodate necessary utility infrastructure, a retaining wall supporting the electrical transformer and switch gear has been added on the eastern side of the cul-de-sac and adjacent to the ski run. The Project adheres to the Dimensional Standards defined in Ordinance 39, of 2016. There are minor adjustments to the interior square footage that have occurred in the project as additional design and engineering has been completed. The listing of inconsequential adjustments to the non-unit space, circulation, and fire exiting are accounted for in Section II, which describe the variations that have occurred since the approval of the Project Level Approval.

**B. Growth management. The proposed Project has received all required GMQS allotments or is concurrently seeking allotments.**

The applicant has received all GMQS allocations.

**C. Site Planning and landscape Architecture. The site plan is compatible with the context and visual character if the area. In meeting this standard, the following criteria shall be used:**

**1. The landscape plan exhibits a well-designed treatment of exterior spaces, preserves existing significant vegetation, and provides and ample quantity and variety of ornamental plant species suitable for the Aspen area climate. Vegetation removal, protection, and restoration plans shall be acceptable to the Director of Parks and Open Space.**

The landscape plan includes planting that defines the public use areas of the project including the island in the cul-de-sac, the arrival and entry, the streetscape surrounding the cul-de-sac, the World Cup Terrace area, and the western public stairway from the mountain. The plants selected are hardy

for this climate and bring the mountain setting to the project. The landscape includes native and adapted plants. The areas that are graded or otherwise disturbed, including the ski runs, will be revegetated with native grasses and grass seed mix with wildflowers. The landscape plan includes vertical gardens accomplished through container planting. These are featured on the rails and balconies of the Lodge. The landscape will be supported by irrigation and will rely heavily on drip irrigation methods. The final irrigation plans will adhere to the City of Aspen's water conservation standards. The tree mitigation schedule and plan shown on Appendix B. P005 and the proposed landscape plan is included on Appendix B. P006

- 2. Buildings and site grading provide simple, at-grade entrances and minimize extensive grade changes along building exteriors. The project meets or exceeds the requirements of the Americans with Disabilities Act and applicable requirements for emergency, maintenance and services vehicle access. Adequate snow storage is accommodated.**

The Lodge main entry is located on the southern side of the cul-de-sac. This entry is generally flat and achieves an accessible grade from the curb line to the Lodge entry. The entry to the Lodge has a broad covered roof that protects pedestrians from near curb to the entry doors. Other portions of the walkways are also weather protected. An ADA route is provided from the new improvements at the main entry to the Lodge connecting to the sidewalk at South Aspen Street north of the site. The ADA route is compliant with the standards of ADA and the City. Two exterior access stairs to public amenities are provided; one to the World Cup Terrace and the other on the west side as a public walkway. Americans with Disabilities Act (ADA) requirements are accommodated within the building by elevator.

Development of the final cul-de-sac design occurred with input from Engineering and the Fire Department. The Emergency Vehicle Staging Plan Appendix B. C.1.03. depicts the design consensus to meet applicable requirements for emergency, maintenance and service vehicle access.

In addition to snowmelt, adequate snow storage is provided on-site (Appendix B. C.1.02).

- 3. Energy efficiency or production features are integrated into the landscape in a manner that enhances the site.**

Water conservation for landscape reduces energy use which indirectly contributes to the energy conservation of the project. The exterior roof top pool is 304sf of surface area which is a modest size for the project, minimizing the energy required for heating. Snow melted surfaces are used only where no other solution is possible to provide functionality and safety. Photo Voltaic panels are incorporated within the architecture, rather than placed on the lot. See the Architectural Roof Plan, Appendix B. R110.

- 4. All site lighting is proposed so as to prevent direct glare or hazardous interference of any kind to adjoining streets and lands.**

All exterior lighting shall comply with the City's Outdoor Lighting Standards. The fixtures provide street lighting at the front of the Lodge with both decorative fixtures and soffit downlighting.

The Final Outside Lighting Plan will include fixtures that meet the City Standards. Decorative lights located on the architecture façade feature of the architectural detail and area lights support pedestrian navigation. The main pedestrian routes will have downward directed wall and step lights. Each of the Lodge and residential units with outdoor decks will have downward directed lighting placed below waist height or lower just above floor height. The roof top amenity area will be generally low-level lighting with specific areas of task lighting at amenities like the barbecue use areas and service areas. Section III includes further detail on compliance with the Municipal Lighting Standards.

**5. Site drainage is accommodated for the proposed Project in compliance with Title 29 – Engineering Design Standards and shall not negatively impact surrounding properties.**

The Engineering Report, prepared by Sopris Engineering, is consistent with Title 29. The Master Drainage Plan shows features including water quality vaults, bio swales, rain gardens areas, water quality finishing methods and the connections to utilize existing stormwater infrastructure. The drainage is accommodated on Lot 1 and 2 and there is a drainage swale that is in the City ROW. The full drainage information is located on Appendix B. C.4.00-06 and the Engineering report in Appendix C. Exhibit 3.

**D. Design Standards and Architecture. The purposed architectural details emphasize quality construction and design characteristics. In meeting this standard, the following criteria shall be used:**

**1. The project architecture provides for visual interest and incorporates present-day details and use of materials respectful of the community's past without attempting to mimic history.**

The project is inspired by traditional alpine architecture. It is a handmade Lodge, with the traditions of European chalets to define the distinctive character. Craftsman details occur in the project and are expressed as touchable iron rails, lighting fixtures and a water cascade feature. Visual interest will be expressed in the architecture that steps with the slope of the land creating interest in a unique roofscape. Sloped roofs present chalet characteristics to the skier above the project and below toward the Town. The roofscape will be distinctive, with three major gables with large overhanging eaves sheltering balconies and protecting the areas below. Green roofs are included in the project on the flat roofs. The primary material is wood siding, heavy timber beams, posts and exposed roof rafters. The Lodge rooms and residential units have balconies enclosed with a generous wood rail. Stone veneer in a pattern of rectangular blocks and tightly fit joints clad portions of the exterior. Stone appears on the columns and the lower portions of the exterior walls. The area at the base of the Lift One Corridor contained the original Lodges derived from the "chalet style." These chalet styled buildings still exist within the Lift One Corridor neighborhood and provide the current reference to the place this architecture has in the history of Aspen.

**2. Exterior materials are of a high quality, durability, and comply with applicable design standards, including those outlines in Chapter 26.410, Residential Design Standards, Chapter 26.412, Commercial Design Standards and Chapter 26.415, Historic Preservation.**

The stone base of the architecture is a durable material that will protect against snow and moisture. The large overhangs will protect siding and balconies. The quality of the architectural design will be

harmonious. Under the cover of the wide shallow pitched roof that frames the buildings, the composition of windows, shadow, materials and overhangs will be integrated. Elevations and materials are shown on Appendix B. A801.

**3. Building entrances are sited or designed to minimize icing and snow shedding effects**

Snow retaining devices are located on the pitched roofs. These will maintain the snow on the roofs, minimizing the need for managing snow on the ground. All entries have a roof that sheds snow and protects the pedestrians with a gable roof ridge. Entries to public spaces have double doors that create vestibules to provide weather protected entries and help to avoid icing at the building entrances. The roof and eaves are highly insulated to contain the heat loss through the roof and minimize the melting of roof snow that would become ice. The snow retaining devices and covering roofs are shown on the architectural elevations, Appendix B. R110.

**4. Energy efficiency or production features are integrated into structures in a manner that enhances architecture.**

The project is committed to reach a Silver LEED standard equivalence in the area of energy design. A notable feature is the inclusion of Sun Style solar shingles as a roof material. These tiles replace ordinary roofing with tiles that have the appearance of slate roof tile but are photo voltaic panels. This serves as a roof and the tiles produce active solar energy. Approximately 10% of the total building's energy needs will be provided by the Photo Voltaic characteristics of the roof. Other specific energy savings included in the project are a tight building envelope, insulated roof, and the use of renewal energy sources for the outdoor pool and snowmelt system included with the project. Refer to the elevations showing the location of the roof tiles on Appendix B. R110.

**5. All structure lighting is proposed so as to prevent direct glare or hazardous interference of any kind to adjoining streets or lands. All exterior lighting shall comply with the City's outdoor lighting standards.**

Lighting at service entries and the entry to the underground parking has been shielded and is additionally located inside the structure to prevent light leakage. All lighting shall comply with the City's outdoor lighting standards. More detail on compliance of the Lighting is found in Section III and Section 3.12 of the Agreement, Appendix C. Exhibit 4.

**E. Common Parks, Open Space, Recreation Areas and Facilities. If the proposed Project includes common parks, open space, recreation areas or common facilities, a proportionate, undivided interest is deeded in perpetuity to each lot or dwelling unit owner within the Planned Development. An adequate assurance through a Development Agreement for the permanent care and maintenance of open spaces, recreation areas, and shared facilities together with a prohibition against future development is required.**

The Project contains some common areas and the responsibility for the maintenance and management of these areas will be the responsibility of the Residential and Commercial Association that will be formed. The intent of the Association documents will be to provide the management structure, cost sharing, and the responsibilities of each ownership party (Appendix C. Exhibit 4). The Subdivision and Planned Development Agreement provide assurances for the maintenance of common areas.

**F. Pedestrian, bicycle & transit facilities. The Project improves pedestrian, bicycle and transit facilities. These facilities and improvements shall be prioritized over vehicular facilities and improvements. Any new vehicular access points minimize impacts on existing pedestrian, bicycle and transit facilities.**

The Project includes components that improve pedestrian access including the addition of sidewalks, crosswalks, ADA routes, and connections to previous planned and approved sidewalks on South Aspen Street. A bicycle rack is included at the Lodge and private transit shuttle will provide guest transportation to the Lodge from town and the airport. The Project is a part of the Lift One Corridor plan which facilitates skiing to the bottom of Dean Street on the ski run located on Lot 2. The lift corridor access creates a new mountain portal via Ruby Park and will encourage the ridership of public transit. The TIA included as Appendix C. Exhibit 8 provides a listing of the improvement to the pedestrian and vehicular environments.

**Any specific designs, mitigation techniques, and implementation timelines as required during Project Review comply with the applicable requirements of the Project Review and as otherwise required in the Land Use Code. These plans shall provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements and to determine any required cost estimating for surety requirements, but do not need to be detailed construction documents.**

City Council Ordinance 39 Series of 2016, Section 15 contains the detailed review requirements. These have been completed with this Application. The specific designs, mitigation techniques, and implementation timelines as required comply with the applicable requirements. Appendix B and C include the plans and related materials that provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements. The plans are not detailed construction documents. The Preliminary Construction Staging Plan Development Agreement is included as Appendix C. Exhibit 10.

**G. Engineering Design Standards. There has been accurate identification of engineering design and mitigation techniques necessary for development of the proposed subdivision to comply with the applicable requirements of Municipal Code Title 29 – Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP).**

The Engineering Report in Appendix C. Exhibit 3 details compliance with the Engineering standards in Title 29 and the document is the guiding source of the engineering design. Due to conditions specific to the site and City objectives, several minor deviations from the standards resulted, each discussed with the Engineering Department. These include:

- Establishing a high point in the 16in water line at the fire hydrant resulting in a deeper line elsewhere;
- A 7ft clearance around the water line and the storm drain instead of 10ft, due to available space;
- Steep grading on the west side of the Lodge;
- A reduction in the Silvia cells size at the street trees due to space availability; and
- Typical setbacks on the side and rear yards of the lot for utility purpose are not being included in lieu of utility placement on other portions of the Project.

These deviations are included in the plan set and have been discussed as being appropriate for the project with the department.

**H. Public Infrastructure and Facilities. The proposed Planned Project shall upgrade public infrastructure and facilities necessary to serve the project. Improvements shall be at the sole costs of the developer.**

The conditions for the cost necessary to upgrade public infrastructure and facilities necessary to serve the Project are described in the Agreement, Appendix C. Exhibit 4. This Section describes the cost sharing for previous expenses that are part of the South Aspen Street Public Improvements Plan. Responsibility and cost sharing Agreements for other features of the Project documented in the Agreement, Appendix C. Exhibit 4.

**I. Phasing of Project plan. If phasing of the Project plan is purposed, each phase shall be designed to function as a complete development and shall not be reliant on subsequent phases. Phasing shall insulate, to the extent practical occupants of initial phases from the construction of later phases. All necessary or proportionate improvements to public facilities, payment of impact fees and fess-in-lieu, construction of any facilities to be used jointly by residents of the Planned Project, construction of any required affordable housing, and any mitigation measures shall be completed concurrent or before the respective impacts associated with the phase.**

The Construction Management Plan describes the phasing of the construction activities that will occur on-site, Appendix C. Exhibit 9. The Project will be constructed in a single phase when it is started and is planned to have a duration of approximately 24 months. The Preliminary Construction Staging Plan Development Agreement is defined in the Appendix C. Exhibit 10. The affordable housing mitigation will be completed at the time of project completion. Calculation of the affordable Housing requirements are determined in Section II.

## COMMERCIAL DESIGN REVIEW (26.412)

Chapter 26.412 applies to all commercial, lodging and mixed-used development with a commercial component within the City requiring a building permit. The Review Criteria are highlighted in bold type and the applicant's response to the criteria follow.

### **26.412.015. ADOPTION OF COMMERCIAL DESIGN GUIDELINES**

**Pursuant to the powers and authority conferred by the Charter of the City, there is hereby adopted and incorporated herein by reference as if fully set forth those standards contained in the Commercial, Lodging and Historic District Design Objectives and Guidelines, as amended by ordinance from time to time by the City Council. At least one (1) copy of the aforementioned Guidelines shall be available for public inspection at the Community Development Department during regular business hours.**

The Project complies with the Commercial, Lodging and Historic District Design Objectives and Guidelines in effect at the submission date of this original Application, March 26, 2016.

### **26.412.050. REVIEW CRITERIA**

An Application for commercial design review may be approved, approved with conditions or denied based on conformance with the following criteria:

A. The proposed Project meets the requirements of Section 26.412.060, Commercial design standards, or any deviation from the standards provides a more appealing pattern of development considering the context in which the development is proposed and the purpose of the particular standard. Unique site constraints can justify a deviation from the standards. Compliance with Section 26.412.070, Suggested design elements, is not required but may be used to justify a deviation from the standards.

Responses to Sections 26.412.060-070 are outlined below.

B. For proposed development converting an existing structure to commercial use, the proposed Project meets the requirements of Section 26.412.060, Commercial design standards, to the greatest extent practical. Changes to the façade of the building may be required to comply with this Section.

This criterion is not applicable as the proposal is for a new structure.

C. The Application shall comply with the guidelines within the Commercial, Lodging and Historic District Design Objectives and Guidelines as determined by the appropriate Commission. The guidelines set forth design review criteria, standards and guidelines that are to be used in making determinations of appropriateness. The City shall determine when a proposal is in compliance with the criteria, standards and guidelines. Although these criteria, standards and guidelines are relatively comprehensive, there may be circumstances where alternative ways of meeting the intent of the policy objectives might be identified. In such a case, the City must determine that the intent of the guideline is still met, albeit through alternative means.

Compliance with the Commercial, Lodging and Historic District Design Objectives and Guidelines (in effect at the submission date of this original Application, March 26, 2016) for the Mountain Base Area is outlined below.

## **26.412.060. COMMERCIAL DESIGN STANDARDS**

A. Public Amenity Space. Creative, well-designed public places and settings contribute to an attractive, exciting and vital downtown retail district and a pleasant pedestrian shopping and entertainment atmosphere. Public amenity can take the form of physical or operational improvements to public rights of way or private property within commercial areas.

On parcels required to provide public amenity, pursuant to Section 26.575.030, Public amenity, the following standards shall apply to the provision of such amenity. Acceptance of the method or combination of methods of providing the public amenity shall be at the option of the Planning and Zoning Commission or the Historic Preservation Commission, as applicable, according to the procedures herein and according to the following standards:

1. The dimensions of any proposed on-site public amenity sufficiently allow for a variety of uses and activities to occur, considering any expected tenant and future potential tenants and uses.

The public amenity spaces described above are designed for year-round use. The return skiing connection will serve the neighborhood in the winter and accommodate the new pathway system in the

summer. The plaza and après ski deck are designed to be welcoming, festive and attractive spaces for the general public, skiers, Lodge guests and residents. Additionally, the pathway extending to the east beyond the formalized public walkway leading to the plaza stairs, will allow pedestrian connection to the easement across the Mountain Queen Property, linking to Monarch Street. Without a formalized street grid in this area of the City, the extension and improvements of the pedestrian corridor will create a more walkable and connected neighborhood.

**2. The public amenity contributes to an active street vitality. To accomplish this characteristic, public seating, outdoor restaurant seating or similar active uses, shade trees, solar access, view orientation and simple at-grade relationships with adjacent rights of way are encouraged.**

The plaza, as well as the stairway and the après deck and terraces, are oriented and designed around the ski area, with the public walkway serving as the visible and practical connection between the site's public areas from the South Aspen Street right of way. The pedestrian corridor will be an at-grade, visible amenity, drawing people in from South Aspen Street and leading them to the Lodge's outdoor use areas.

The lift location has also been sited at the lowest possible point on the mountain and will be a new portal for skiers. The Lift One Corridor walkways, plaza and terraces will provide the type of public amenity found adjacent to the ski slope.

**3. The public amenity and the design and operating characteristics of adjacent structures, rights of way and uses contribute to an inviting pedestrian environment.**

The relationship of the surrounding structures to the public amenity space is inclusive of public circulation patterns. Much of the new cul-de-sac zone is pedestrian use and makes connections to planned sidewalk improvements. The outdoor dining/après terrace is strategically located along Aspen Mountain to maximize views, serve as a unique venue for views, and to reinforce the finish of alpine skiing events. Outdoor dining is accessible for pedestrians entering the site from the north and skiers via ski-in ski-out access to the south. The service entry and garage are screened behind doors to minimize their impact on the pedestrian environment and designed to minimize their visual impact.

**4. The proposed amenity does not duplicate existing pedestrian space created by the malls, sidewalks or adjacent property, or such duplication does not detract from the pedestrian environment.**

The proposed pedestrian amenities are scaled and designed for this specific mountain access portal. Appreciation for the intimate, relaxed setting of existing Lift 1A skier access will be maintained with this proposed Project. The proposed amenity seeks to complement and become an extension of the amenities provided on neighboring properties. For example, the improvements to the Gorsuch Haus Planned Development will allow for a pedestrian connection from Monarch to South Aspen Street and will provide a winter connection to the recreational easement and ski corridor traversing the Lift One Lodge property.

**5. Any variation to the design and operational standards for public amenity, Subsection 26.575.030.F., promotes the purpose of the public amenity requirements.**

Section 26.575.030.F Design and Operational Standards for Public Amenity are described in the responses to the Agreement, Appendix C. Exhibit 4.

**B. Utility, delivery and trash service provision. When the necessary logistical elements of a commercial building are well designed, the building can better contribute to the overall success of the district. Poor logistics of one (1) building can detract from the quality of surrounding properties. Efficient delivery and trash areas are important to the function of alleyways. The following standards shall apply:**

Commercial Design Standards Section 26.412.060.B. are satisfied as described in the responses to the Code section below:

- 1. A trash and recycle service area shall be accommodated on all projects and shall meet the minimum size and location standards established by Title 12, Solid Waste, of the Municipal Code, unless otherwise established according to said Chapter.**

Code sections 12.10.030.a/b. require 20 linear feet adjacent to the alleyway and 20ft in-depth, with 10ft of vertical clearance to be reserved for trash and recycling facilities. Due to lack of any alley at or adjacent to the site, Special Review pursuant to Section 12.10.080 from the Environmental Health Department is concurrently applied for pursuant to Code Section 12.10.030.C.

Section 12.10.080 - Special Review states that The City of Aspen Environmental Health Department may reduce the required dimensions of the trash and recycling area or may approve a trash and recycling area with a different configuration by Special Review and in accordance with the standards set forth below in Subsection 12.10.080.C

The trash and recycling service area meets the minimum size and location standards of 400sf. The trash and recycling area, which is anticipated to serve the project, will be grouped together in the service location. This area will be accessed from the South Aspen Street turnaround directly adjacent to the service entry. Trash and recycling shall be stored within the service bay in rolling containers. The project contains an internal system of service corridors that connect to the service and trash dock area.

- 2. A utility area shall be accommodated on all projects and shall meet the minimum standards established by Title 25, Utilities, of the Municipal Code, the City's Electric Distribution Standards, and the National Electric Code, unless otherwise established according to said Codes.**

The project will meet the specified codes. The utility plan is included in the Plan set as Appendix B. C.300. and the Appendix B. S.101 – 104.

- 3. All utility, trash and recycle service areas shall be co-located and combined to the greatest extent practical.**

The proposed trash areas are co-located internal to the building, meeting this requirement.

- 4. If the property adjoins an alleyway, the utility, trash and recycle service areas shall be along and accessed from the alleyway, unless otherwise approved through Title 12, Solid Waste, of the Municipal Code, or through Chapter 26.430, Special Review.**

No alleyway is present; Special Review is requested by Environmental Health for the trash and recycling area proposed in the service dock.

5. **All utility, trash and recycle service areas shall be fenced so as not to be visible from the street, unless they are entirely located on an alleyway or otherwise approved through Title 12, Solid Waste, of the Municipal Code, or through Chapter 26.430, Special Review. All fences shall be six (6) feet high from grade, shall be of sound construction, and shall be no less than 90 percent (90%) opaque, unless otherwise varied through Chapter 26.430, Special Review.**

The utility, trash and recycle service area is proposed to be located within the Lodge building. An external garage door will screen the service area.

6. **Whenever utility, trash, and recycle service areas are required to be provided abutting an alley, other portions of a building may extend to the rear property line if otherwise allowed by this Title, provided that the utility, trash and recycle area is located at grade and accessible to the alley.**

No alley is present; therefore, this requirement is not applicable

7. **All utility service pedestals shall be located on private property. Easements shall allow for service provider access. Encroachments into the alleyway shall be minimized to the extent practical and should only be necessary when existing site conditions, such as an historic resource, dictate such encroachment. All encroachments shall be properly licensed.**

Utility pedestals are located on private property and there are easements granted for access to the service provider. See Appendix B. C.300. and the Appendix B. S.101 – 104.

8. **All commercial and lodging buildings shall provide a delivery area. The delivery area shall be located along the alley if an alley adjoins the property. The delivery area shall be accessible to all tenant spaces of the building in a manner that meets the requirements of the International Building Code Chapters 10 and 11 as adopted and amended by the City of Aspen. All non-ground floor commercial spaces shall have access to an elevator or dumbwaiter for delivery access. Alleyways (vehicular rights of way) may not be utilized as pathways (pedestrian rights of way) to meet the requirements of the International Building Code. Any truck loading facility shall be an integral component of the building. Shared facilities are highly encouraged.**

The commercial and lodging building delivery area is located at-grade and is accessible, meeting the International Building Code as adopted and amended by the City of Aspen. Non-ground level commercial uses are served by interior service areas and service elevator.

9. **All commercial tenant spaces located on the ground floor in excess of 1,500sf shall contain a vestibule (double set of doors) developed internal to the structure to meet the requirements of the International Energy Conservation Code as adopted and amended by the City of Aspen, or an air curtain.**

This requirement has been met with the use of an air lock at the main entry and at the restaurant space on level three. There are no other tenant spaces.

**10. Mechanical exhaust, including parking garage ventilation, shall be vented through the roof. The exhaust equipment shall be located as far away from the street as practical.**

Ventilation of the parking garage will occur on the east side of the loading and service area. This exhaust will occur on a wall mounted vent and is not located near the public sidewalks and street.

**11. Mechanical ventilation equipment and ducting shall be accommodated internally within the building and/or located on the roof, minimized to the extent practical and recessed behind a parapet wall or other screening device such that it shall not be visible from a public right of way at a pedestrian level. New buildings shall reserve adequate space for future ventilation and ducting needs.**

Mechanical ventilation equipment is located on eastern side of the delivery and services area to ventilate the parking garage as a wall mounted vent. This does not face the street and is located as a metal screen. The chiller equipment is located on the west side at level three, behind a wood clad wall that screens the equipment. It also has a screening roof structure that will screen from Lodge rooms on that side of the building. The restaurant exhaust fan is located on the roof in an equipment enclosure. This is screened as part of the enclosure for the elevator override. All ducting is internal to the building. See Appendix B. R100-110.

**12. The trash and recycling service area requirements may be varied pursuant to Title 12, *Solid Waste*, of the Municipal Code. All other requirements of this subsection may be varied by special review (see Chapter 26.430.040.E, *Utility and delivery service area provisions*).**

Special Review is required with this Application.

#### **26.412.070. SUGGESTED DESIGN ELEMENTS.**

The suggested design elements in Section 26.412.070 (Signage, Display Windows and Lighting), along with the proposed Project's compliance are summarized as follows:

**The following guidelines are building practices suggested by the City but are not mandatory. In many circumstances, compliance with these practices may not produce the most desired development, and project designers should use their best judgment.**

**A. Signage. Signage should be integrated with the building to the extent possible. Integrated signage areas already meeting the City's requirements for size, etc., may minimize new tenant signage compliance issues. Common tenant listing areas also serve a public way-finding function, especially for office uses. Signs should not block design details of the building on which they are placed. Compliance with the City's sign code is mandatory**

The project will comply City signage requirements, which will be addressed in the Final Commercial Design Review submission. Signage and wayfinding are visualized to be appropriate scale for the need, be attached to the building structure and will be sized for pedestrian use.

- B. **Display windows.** Display windows provide pedestrian interest and can contribute to the success of the retail space. Providing windows that reveal inside activity of the store can provide this pedestrian interest.

No display windows are proposed however a permeable façade will be provided at the restaurant level to provide visual interest and expose use to the outside and public corridors. Actual retail use is a small amount of commercial use.

- C. **Lighting.** Well-lit (meaning quality, not quantity) display windows along the first floor create pedestrian interest after business hours. Dynamic lighting methods designed to catch attention can cheapen the quality of the downtown retail environment. Illuminating certain important building elements can provide an interesting effect. Significant light trespass should be avoided. Illuminating the entire building should be avoided. Compliance with the City's Outdoor lighting code, Section 26.575.150 of this Title, is mandatory.

The project will comply with lighting requirements.

## **COMMERCIAL, LODGING AND HISTORIC DISTRICT DESIGN OBJECTIVES**

The Project site is located in the Mountain Base (MB) Character Area, as identified in the City of Aspen Commercial, Lodging and Historic District Design Objectives and Guidelines. The applicable design guidelines (Street & Alley System, Parking, Topography, Public Amenity Space, Building Placement, Building Height, Mass & Scale) addressed at the Conceptual Commercial Design Review stage are outlined below, along with the Project's approach to these guidelines.

**The Mountain Base Character Area consists of the majority of the extensively developed Lodge Zone District, and is isolated between the commercial center and the base of the mountain. It is roughly bounded by Dean Street to the south. It is the concentrated focus of Lodge development for the ski resort economy.**

The steeply rising terrain and its edge-of-city location produced a street network which departs from the grid. Although elements of the street pattern are initially evident, this is replaced first by an extended rectilinear form, and then by a more 'organic', curvilinear pattern. Block sizes also increase before the pattern is no longer evident approaching the base of the mountain. The drama of the terrain and a more natural open landscape introduce both constraint and opportunity in the form and design of future development. The Mountain Base Area includes the greatest concentration of the most intensively developed sites within the city, with some buildings rising to four stories.

The steep topography creates the opportunity for visual presence but, concomitantly, increases the challenge of reducing the apparent scale of a building. Building scale is much greater than elsewhere, but is also extremely varied, with smaller and often older development within close proximity to more recent and much more extensive hotel buildings. The relationship between building and street is adversely affected where the Lodge is excavated into the slope and set back and below the adjacent street level. Building materials cover a wide spectrum, from brickwork and natural stonework through other masonry to increasing use of woodwork.

The district character, street pattern and building character as described in the Design Objectives and Guidelines section appropriately describe the proposed Project context.

## Design Objectives

- 1. Provide a pedestrian-friendly street edge.** Detached sidewalks with street landscaping are characteristic and should be encouraged. Where the Project abuts a street it should address the street, provide architectural interest and convey a human scale. The intent is to provide compatible transitions to the natural edges of these areas while creating pedestrian-friendly walkways along the more urban streets.

The entrance to the mixed-use Lodge is located at the southern end of the South Aspen Street cul-de-sac and will be framed by an attractive, human scale canopy area and framed by 2 and 3-story building elements. Sidewalk connections will be provided along the edge of a 5 ft buffer encircling the cul-de-sac, providing a sidewalk and pedestrian-friendly access from neighboring properties.

- 2. Provide a sense of human scale.** New development should establish a close relationship with the street frontage. Buildings should be articulated to reduce the apparent scale of larger development. This should be the case for all street façades and also for the buildings profile as viewed against the mountain side.

Articulation and stepping of the building structure provide a human scale and avoids the feeling of a monolithic building. Architectural layering with components such as window boxes, building articulation, shadow patterns, material selection and placement create a human scale to the building.

- 3. Encourage pedestrian serving uses at the street level.** Cafes, bars and other pedestrian and public serving uses should be located at the street level to help encourage pedestrian activity and animate the area.

The food and beverage offerings of the Project are not located along a public street. Instead, outdoor dining is accessible through convenient at-grade connections to the ski run. It is the opinion of the Applicant that the ski run is just as important an area to encourage pedestrian connectivity as the South Aspen Street terminus. The public spaces are designed to encourage pedestrian activity and animate the area. Seasonally appropriate food/coffee carts have the potential to supplement the public spaces at South Aspen Street for skiers accessing the ski run from the cul-de-sac.

- 4. Reflect the natural topography.** This area is one where topography and a more natural setting increasingly influence the form and location of the Project. It is important that new development step in height in accordance with the natural topography. Within this area a building should also respect natural contours and scenic vistas.

The proposed structure steps in height in accordance with the natural topography to provide compatibility with the surrounding mountain. Generous window openings provide the public with scenic vistas.

- 5. Provide an interconnected pedestrian circulation system.** New development should make provision for access through and between sites. This ensures an adequate balance between public and private realm as to avoid excessive privatization. Additional public access to mountain side and public trails should be provided. Visual access through and between sites is a priority to maintain direct visual and physical connection with the setting.

Improving existing public access to the mountain is a primary goal of this Project. The proposed South Aspen Street terminus, sidewalks, and improved ski access seek to enhance mountain access for the public. Connections to neighboring pedestrian ways and direct pedestrian access is provided to the winter sports venue higher on Aspen Mountain. A visual connection to the mountain is also an important attribute of the architectural design.

6. **Maintain views to the mountain and other natural features. The area will continue to experience pressure for increased and enhanced hotel and lodging accommodation space and facilities. As this occurs, views through properties should be provided.**

The view corridors from both Willoughby Park and up from South Aspen Street will be preserved with the building's placement. Additionally, as demonstrated in the Section 5 of this Chapter, the City's protected view planes will not be impacted by the proposed Project.

## **Conceptual Review Design Guidelines**

### **A. Street & Alley Systems**

#### **4.1 Provide pedestrian ways through a property that will connect to public sidewalks and trails.**

Pedestrian circulation is provided via the pedestrian walkway, lift plaza and proposed sidewalks on the eastern edge of the proposed South Aspen Street cul-de-sac. These pathways link to ski trails and the street network, connecting to the skier and pedestrian access easement which connects to Monarch Street and the pathways originating in Willoughby Park.

### **B. Parking**

#### **4.2 Minimize the visual impacts of parking.**

#### **4.3 Structured parking access shall not have a negative impact on the character of the street.**

All parking is placed within a structure so that the visual impact of parking is minimized, and the site is most efficiently utilized, with a focus on pedestrians and human scale. The parking structure entrance is offset from the terminus of South Aspen Street and the structure is integrated into the overall Project.

### **C. Topography**

#### **4.4 A building on a sloping site should be designed to reduce the perceived mass and scale and reflect the natural slope of the site.**

#### **4.5 Design a building to integrate with the natural landscape.**

The building façade at the site entrance steps in relation to the steep slopes of the site. The building height steps with the topography. The roof form is segmented to create the appearance of distinct building components. A range of materials and details are utilized on the façade to express this modulation. The south side of the building is integrated into the ski mountain base, and favorable views of Aspen Mountain are captured. The natural setting is also addressed with the use of compatible materials such as stone, wood, and appropriate choices in landscape materials. Additionally, public access through and adjacent to the site seeks to connect people with this natural landscape.

#### **D. Public Amenity Space**

- 4.6 Locate Public Amenity Space such that it is conveniently accessible.**
- 4.7 Locate Public Amenity Space such that it is visible from the public way and takes advantage of solar potential for outdoor activities related to hotels.**
- 4.8 Provide pedestrian ways that accommodate convenient access.**
- 4.9 Provide Public Amenity Space which accommodates outdoor dining space adjacent or close to and directly visible from the public way.**

See Section 2: Public Amenity Space.

#### **E. Building Placement**

- 4.10 Use setbacks to reduce building scale, enhance public access and accommodate landscaping where appropriate.**
- 4.11 Orient a primary entrance to face the street or an area of open space adjacent to the street.**

The Lodge's primary entry is facing South Aspen Street. There will also be an entrance provided off the skier plaza into the lounge area of the Lodge. The primary entrance for the restaurant will be provided facing the ski area.

#### **F. Building Height, Mass & Scale**

- 4.12 A new building or addition should reflect the range and variation in building height of the Mountain Base Area.**
- 4.13 Incorporate varied heights of building components in a development.**
- 4.14 Provide variation in building height and roof profile**

The natural setting and mountain topography dictate the building heights and location of the building's massing. Wall planes and building components vary in setback and orientation. Multiple roof profiles include gabled roof forms and stepped green roofs. The face of the building's alignment changes position, adapting to topography and use which has the effect of scaling the main buildings mass to a minimum possible size.

**Design Workshop, Inc.**

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September 21, 2020

Garrett Larimer  
Community Development Department  
Copy to: Jennifer Phelan  
Capital Assets  
City of Aspen  
130 South Galena Street, 3<sup>rd</sup> Floor  
Aspen, CO 81611

Dear Garrett,

In response to the collective August 17<sup>th</sup>, 2020 Development Review Committee (DRC) Comments and subsequent requests for additional details/revisions to the Gorsuch Haus Detailed Review Application and Draft Plan Set submitted on March 2<sup>nd</sup>, 2020 we have prepared a package of updated materials with responses to questions raised in your review. The package also includes previously requested materials and additional studies useful for our upcoming Planning and Zoning review.

**Summary of Amendments**

The following summary of our amendments is organized around the comments we received from the Detailed Review Development Review Committee. Life safety and further detailing has required changes as detailed herein; the application is materially consistent with the Ordinance 39.

Tramway Board Approval

The Aspen Skiing Company airspace variance request for the Gorsuch Haus was approved by the Colorado Passenger Tramway Safety Board on September 9, 2020. The Project obtained approval following review and recommendations by the Technical committee.

These changes are:

- The addition of a lift tower between the previously located Tower 4 and 5. Tower 5 shifted upslope and was renumbered Tower 6.
- Tower heights increased to achieve greater vertical separation between the public amenity space below.
- The Gorsuch Haus roof overhang at the Northeast corner of the building was reduced and the face of building was modified to provide 12ft of horizontal clearance between the downhill carrier and face of building. To make this change, a reduction of the enclosed dining area at the World Cup Terrace occurred.

Tree Mitigation and Landscape Plan

As a result of the September 1, 2020 meeting with the Parks Department, it was determined the removal of all trees in South Aspen St. ROW would be necessary due to

grade changes below the drip line of the trees to accommodate mudflow and stormwater infrastructure. Submitted as part of this update are:

- Updated Survey identifying these trees to be removed and their size.
- Updated Existing Landscape Plan and tree mitigation fee calculation
- Updated Landscape Plan showing additional replacement trees and updates of street trees type to red maple.

#### Engineering

Meeting between the Applicant team and Engineering occurred on August 28 and September 10, 2020 to discuss the DRC comments received. The changes reflected in the draft Detailed Review Plan Set included as part of this update include:

- Minor changes documented in the West Swale Plan, Profile and Sections due to grade modification in ROW as a result of tree removal and the lower the cul de sac wall height.
- Minor changes documented in the Perimeter Grading Plan. On the west, changes have occurred to the top of wall heights as a result of the swale adjustments and also the modification the exiting on Level 4 from a door on the west side to a door and a new corridor on the east. East perimeter grades have been updated to accommodate this new exiting strategy.
- The Cul de Sac Plan, Profile & Grading Plan reflects the adjusted wall heights at the cul-de-sac walls and provides further clarification of spot elevations at the entrance to the garage – indicating that the entrance is also the high point.
- Bollards have been included at the cul de sac.
- The snow-melted concrete specification has been updated to reflect a higher strength psi.
- Design Workshop memos of August 26<sup>th</sup> and September 15<sup>th</sup> to the Engineering Department provided additional responses to the Department's comments.

#### Development Agreement, Easement Modifications and Plat Updates

The Applicant team discussed easement and plat modifications with Engineering during the discussions on August 28 and September 10, 2020. All modifications have been reviewed and verified with the Aspen Skiing Company. The noted changes to the Draft Development Agreements, Easements and Plat include:

- Additional language clarifying access for pedestrians and bicyclists on the Mountain Access Road.
- The access easement from the Project to Monarch Street has increased in width to 6ft.
- An access easement has been included for City maintenance of the mudflow inlet.
- A permanent encroachment license agreement has been included for the 16in water line in the Hill Street ROW.
- Drainage easements have been updated.

#### Dimensional Standards

The Applicant team engaged Community Development and Zoning in several discussions related to the classification of space and calculations of floor area. The Project design steps

with the topography so minor floor area adjustments have been driven by proportionate sub-grade area, as revised. This has resulted in updates listed below to the overall project. The revised floor areas are documented in the tables provided.

- Adjustments have been made to the classification of space from non-unit to lodge use. Greater detail of non-unit spaces has been provided. Additionally, calculations have been updated to include the following areas:
  - The Parking Level entry to garage
  - Level 4 Mechanical space
- Average net livable area for individual lodge units has been updated to comply with the method for measuring determined by Community Development. This resulted in a decrease of the average unit size – impacting Affordable Housing calculations.

Table 1. Floor Area Comparison

	Project Review	Detailed Review
Lodge	42,077	34,022
Commercial	7,730	7,483
Affordable Housing	730	730
Free Market Residential	8,633	8,000
<b>Total Floor Area</b>	<b>64,023</b>	<b>63,614</b>
<b>Total Number of Keys (Hotel Rooms)</b>		<b>81</b>

Table 2. Proposed Floor Area

TOTAL FLOOR AREA		Total Proposed Unit Space SF				Non-Unit Space AH, L, C, R	Total Above Grade Floor Area
Floor Level	% of Exposed Wall	Affordable Housing	Lodge	Commercial	Residential		
Below Grade Parking Level	0.0%	0	0	0	0	0	-
Level 1 Arrival	27.0%	0	806	49	0	2,595	3,450
Level 2	41.6%	334	3,400	308	0	1,137	5,179
Level 3	67.3%	0	1,923	3,852	0	1,793	7,568
Level 4	69.5%	0	6,094	582	0	1,138	7,815
Level 5	72.5%	0	9,496	0	0	718	10,214
Level 6	75.5%	0	8,226	0	0	747	8,973
Level 7	85.2%	0	10,217	0	0	488	10,705
Level 8 Rooftop Deck	100.0%	0	0	0	5,441	1,076	6,517
Level 9	100.0%		0	0	3,192	0	3,192
<b>Total Floor Area</b>		<b>334</b>	<b>40,163</b>	<b>4,791</b>	<b>8,633</b>	<b>9,693</b>	<b>63,614</b>
Total Lot Area (slopes and rights-of-ways excluded)		28,301					
PROPOSED FLOOR AREA RATIO		0.01	1.42	0.17	0.31		2.25

The Applicant maintains the request that the approved dimensions from the Project Approval pursuant to Ordinance 39 Series of 2016 remain in full effect. Minor adjustments to reflect programming changes as the project moves from planning to building permit shall be permitted, but in no instance shall any dimensions exceed what is outlined in said Ordinance.

Table 3. Proposed Net Livable/Net Leasable Calculations

Floor Level	Net Leasable / Livable Sq. Ft.			
	Affordable Housing	Lodge	Free Market Residential	Commercial
Below Grade Parking Level	-	-		-
Level 1 Arrival	-	-		180
Level 2	730	2,394		742
Level 3	-	1,944		5,723
Level 4	-	5,010		838
Level 5	-	7,704		-
Level 6	-	7,858		-
Level 7	-	9,112		-
Level 8	-	-	5,072	-
Level 9	-	-	2,928	-
<b>Total Net Livable / Leasable</b>	<b>730</b>	<b>34,022</b>	<b>8,000</b>	<b>7,483</b>
Total Number of Keys (Hotel Rooms)				81
<b>Average Net Livable Area of Individual Lodge Units</b>				<b>420.02</b>

Affordable Housing

Updated calculations will be conducted at final review and confirmed at building permit. The Affordable Housing requirement with the Density Standard incentives applied are derived using 26.470.100(A)<sup>3</sup> and interpolated from the chart in Code Section: 26.470.070.8.a.2 based on the average unit size of 420.

Table 4. Affordable Housing Mitigation Requirements

Lodging Take-offs <sup>1</sup>	
Regular Hotel Rooms	81
Total Number of Keys	81
Total Lodging Net Livable Area (sf)	34,022
Average Unit Size - Total Lodging Net Livable Area / Total Number of Keys (sf)	420.0

Required GMQS Pillow Allotments	2016 Pillow Allotments	2017 Pillow Allotments
162	112	50

Required Mitigation Percentage - Interpolated Chart - Sec. 26.470.070.8.a.2 Lodge Development <sup>2</sup>			
Chart / Average Unit Size - Net Livable Area of Lodge Units	Percent $(431.9-400)/100$	Mitigation % of Net Livable Area (Free Market) $((30-20)*0.20+20)*100$	Mitigation % of Employee Generation (Lodge/Commercial) $((40-20)*0.20+20)*100$
500		30	40
420.0	0.20	22.00%	24.00%
400		20	20

Table 5. Affordable Housing Mitigation Calculations

Required Mitigation Percentage								
Free Market - Net Livable Area Percentage Requiring Mitigation						0.00%		
Lodging/Commercial - Employee Generation Percentage Requiring Mitigation						24.00%		
Lodge Land Use Category <sup>4</sup>	Totals for Mitigation		Employee (FTEs) Generation Rate <sup>5</sup> (Code Generation)	FTE Employees Generated (81 x 0.6)	Percent of Employee Generation Required for Mitigation <sup>1</sup>	Required Mitigation (48.6 FTE x 26.39%)		
Lodge / Owner Restricted Condominiums	# of Keys	Average Unit Size						
81	420.0	0.6 Employees / Key <sup>4</sup>		48.60	24.00%	11.67		
Total Employee Generation Required (FTE)						11.67		
Total Square Footage Requirement <sup>9</sup> (at 400 sf per FTE)						4,666.56		
Commercial Land Use Category <sup>6</sup>	Net Leasable Square Feet (sf) <sup>7</sup>		Employees (FTEs) Generated for each 1,000 sf <sup>8</sup> (Code Generation)	FTE Employees Generated a.(5,958/1000)* b.(642/1000)*3. 5	Percent of Employee Generation Required for Mitigation <sup>1</sup>	Required Mitigation		
Total Commercial Net Leasable	7,483							
Total Commercial Net Leasable At Grade	5,368			4.7	25.23	24.00%		
Total Commercial Net Leasable Subgrade [Level 2 & 3]	2,362			3.5	8.3	24.00%		
Total Employee Generation Required (FTE)						8.04		
Total Square Footage Requirement <sup>9</sup> (at 400 sf per FTE)						3,216.34		
Free Market Multi-Family Residential	Net Livable Square Feet (sf) <sup>7</sup>				Percent of Square Footage Required for Mitigation	Required Mitigation (8,000 x 30%)		
Net Livable Area	8,000				0.00%	-		
Total Employee Generation Required (FTE) <sup>3</sup>						0.00		
Total Square Footage Requirement <sup>9</sup> (at 400 sf per FTE)						-		
AFFORDABLE HOUSING REQUIREMENTS SUMMARY:								
Total Employee Mitigation Required (FTEs) (Lodging FTE + Commercial FTE +,Free Market Net Livable Conversion to FTE)						19.71		
Total Square Footage Mitigation Requirement (sq. ft.)						7,882.90		

**Notes:**

1. For lodging projects with flexible unit configurations, also known as "lock-off units," each separate "key" or rentable division shall constitute a unit.
2. With the density bonus established at 550 sf of gross lot area per lodging key through the dimensional standards for the Gorsuch Haus Planned Development within the Lodge zone district, the employee generation mitigation requirements are established utilizing the chart applicable to lodging development pursuant to the chart in Section 26.470.070.8.a.2 of the Land Use Code. The chart requires an interpolation of the percentage of mitigation required based on the average net livable area of the lodging units for the Gorsuch Haus development. When the average unit size falls between the square-footage categories (in this case between 400 sf and 500 sf) the required affordable housing is determined by interpolating the schedule illustrated in the chart for Section 26.470.070.8.a.2 (in this case between 20% and 30% for the Affordable Housing Net Livable Area required as a percent of free-market net livable area and between 20% and 40% for the percentage of employee generation requiring the provision of mitigation).
3. Per Code Section 26.470.100 (A) for lodge projects only: An efficiency or reduction in the number of employees required for the lodging component of the project may, at the discretion of the Commission as a City of Aspen Land Use Code Part 400 – GMQS Page 9 means of incentivizing a lodge project, be applied as a credit towards the mitigation requirement of the free-market residential component of the project. Any approved reduction shall require an audit to determine actual employee generation after two (2) complete years of operation of the lodge.
4. AH employee generation for Lodging is based off of the number of lodging units, other uses including administration, back of house, living room, front desk, ski concierge, ski locker, valet, storage, conference space, business center, etc. are classified as accessory uses and therefore they do not generate employees. The spa is also under the accessory use category as it is not anticipated to be open to the public and will serve only lodging and residential guests. Additionally, the unit space for lodging does not include circulation, mechanical, and other space that is not included in the calculations for net-livable or net leasable space.
5. Employee Generation Rate for the Lodge zone district pursuant to code section 26.470.100.A.1. Employee generation is 0.6 per lodging bedroom and 4.7 employees generated per 1000 sf of net leasable space
6. Commercial uses include Food and Beverage, Retail, Service and Recreation. The accessory lodging uses such as the spa area and conference facilities are not included in the mitigation for affordable housing as these are accessory lodging uses.
7. AH calculations for commercial and residential areas are based on the Net Leasable and Net Livable areas within a development as defined Per Code Section 26.575.020.I Measurement of Net Leasable Area and Net Livable Area.
8. Section 26.470.100.A states that per the Lodge or Commercial district zoning 4.7 employees are generated per 1,000 sf of net leasable space; however, for basement and upper floors the rates of employee generation shall be reduced by 25% (does not apply to lodge units) this equates to an employee generation rate of 3.525 employees per 1,000 sf of net leasable commercial space.
9. Per code section 26.470.100.A.4. Employee/square footage conversion. Whenever an affordable housing mitigation requirement is required to be converted between a number-of-employees requirement and a square-footage requirement, regardless of direction, the following conversion factor shall be used: 1 employee equals 400 square feet of net livable area.

### Building

Code compliance review performed by Jensen Hughes in addition to DRC comments from Building resulted in modifications to the existing strategy and construction to improve life safety. Changes are listed below:

- Emergency egress and exiting change occurred at Level 4. Exiting was redirected from the west to the east through a new corridor and discharge door.
- Additional wall sections and code compliance reviews are included to provide greater detail.
- The Jensen Hughes Code Compliance narrative of September 8, 2020 was provided to the City of Aspen Building Department to provide detailed support for the project's IBC compliance.

### Measurement of Height

Community Development, Zoning and the Applicant Team have engaged in detailed discussions to confirm the method for measuring height. Following is the method defined by the Land Use Code and the approach the Applicant is utilizing for this Project:

- At the perimeter of the building, height is measured from the most restrictive of proposed or interpolated grade measured at the midpoint of the continuous roof plane. The midpoint is defined by Aspen Land Use code section 26.575.020.f.2.b. It is our understanding from this code section that the midpoint of each roof plane and all portions below the midpoint of the roof line must be to be under 40ft of the most restrictive grade.
- Within the proposed grade definition, our understanding of what is considered finished grade is either the dirt or occupiable surface at the face of the building as would be defined by measuring grade under the IBC.
  - Within 15ft of that perimeter, we are using interpolated grade (per code section 26.575.020.f.3.b).
- For the west elevation, proposed grade is measured at the top of the western most retaining wall as documented in Ordinance 39 Series of 2016.

Additional modifications related to height include:

- The roof top deck amenity has been lowered and a 50% transparent pool deck railing has been included.
- Building perimeter has been modified due to revised exiting strategy at Level 4
- The Height Plan has been updated to document all changes

### Special Review

The Applicant team maintains the request for special review of the transformer, recloser and switchgear currently proposed on the east side of the Project, within the property setback and crossing into the proposed Lot 2. This utility vault design will include a metal, mesh-screen lid and is considered as exterior space. No additional construction is proposed within the setbacks.

**Supplemental Materials Package:**

The materials included provide additional details and refinements to the plans submitted as an amendment to the application on September 1<sup>st</sup>, 2016. While some of the calculations have changed slightly due to conversations/clarifications with Staff, no substantial changes have been made.

1. Gorsuch Haus CPTSB Variance Request – Submitted May 25, 2020  
Approved September 9, 2020
2. Gorsuch Haus Subdivision and PD Development Agreements
3. Certificate of Ownership, Dedication and Reservations

**Draft Plan Set Exhibit Revised Materials:**

Only the updated materials have been included in this package of updated exhibits. Sheets *italicized* indicate new materials prepared as requested by review agency.

P001 Draft Gorsuch Haus Subdivision/Detail Review Plan Set Cover Sheet  
P002 Site Improvement Survey  
P003 Proposed Illustrative Site Plan  
P004.1 Existing and Proposed Development Overlay  
P004.2 Proposed Development Enlargements  
P004.3 Proposed Development Enlargements  
P005 Existing Landscape Plan  
P006 Proposed Landscape Plan  
P008 Illustrative Perspective  
P010 Illustrative Plan arrival at South Aspen St.  
*P011 Illustrative Perspective South Aspen St. Approach*  
R100 Reference Plan - Level P1  
R101 Reference Plan - Level 01  
R102 Reference Plan - Level 02  
R103 Reference Plan - Level 03  
R104 Reference Plan - Level 04  
R105 Reference Plan - Level 05  
R106 Reference Plan - Level 06  
R107 Reference Plan - Level 07  
R108 Reference Plan - Level 08  
R109 Reference Plan - Level 09  
R110 Reference Plan - Roof  
*G021 Code Summary*  
*G022 Code Summary*  
*G023 Code Summary*  
*G024 Code Summary*

*G025 Code Summary*  
*G026 Code Summary*  
*G031 Proposed Floor Area Calculations*  
*G032 Proposed Floor Area Calculations*  
*G033 Proposed Floor Area Calculations*  
*G034 Height Plan - Proposed Grade*  
*G090 Code Analysis – Fire Separation Distance*  
*G091 Code Analysis – Fire Separation Distance*  
*G100 Code Analysis – Occupancy & Fire Rated Walls*  
*G101 Code Analysis – Occupancy & Fire Rated Walls*  
*G102 Code Analysis – Occupancy & Fire Rated Walls*  
*G103 Code Analysis – Occupancy & Fire Rated Walls*  
*G104 Code Analysis – Occupancy & Fire Rated Walls*  
*G105 Code Analysis – Occupancy & Fire Rated Walls*  
*G106 Code Analysis – Occupancy & Fire Rated Walls*  
*G107 Code Analysis – Occupancy & Fire Rated Walls*  
*G108 Code Analysis – Occupancy & Fire Rated Walls*  
*G109 Code Analysis – Occupancy & Fire Rated Walls*  
*G110 Exterior Stair Protection*  
*G200 Code Analysis – Egress and Travel Distance*  
*G201 Code Analysis – Egress and Travel Distance*  
*G202 Code Analysis – Egress and Travel Distance*  
*G203 Code Analysis – Egress and Travel Distance*  
*G204 Code Analysis – Egress and Travel Distance*  
*G205 Code Analysis – Egress and Travel Distance*  
*G206 Code Analysis – Egress and Travel Distance*  
*G207 Code Analysis – Egress and Travel Distance*  
*G208 Code Analysis – Egress and Travel Distance*  
*G209 Code Analysis – Egress and Travel Distance*  
*D200 Building Elevations*  
*D201 Building Elevations*  
*D202 Building Elevations Conceptual Approval vs Detailed Review*  
*D306 Height Study – Section 1*  
*D307 Height Study – Section 2*  
*D308 Height Study – Section 3*  
*D309 Height Study – Section 4*  
*D310 Height Study – Section 5*  
*D311 Height Study – Section 6*  
*D312 North Height – Section 1 and 2*  
*D312 North Height – Section 3 and 4*

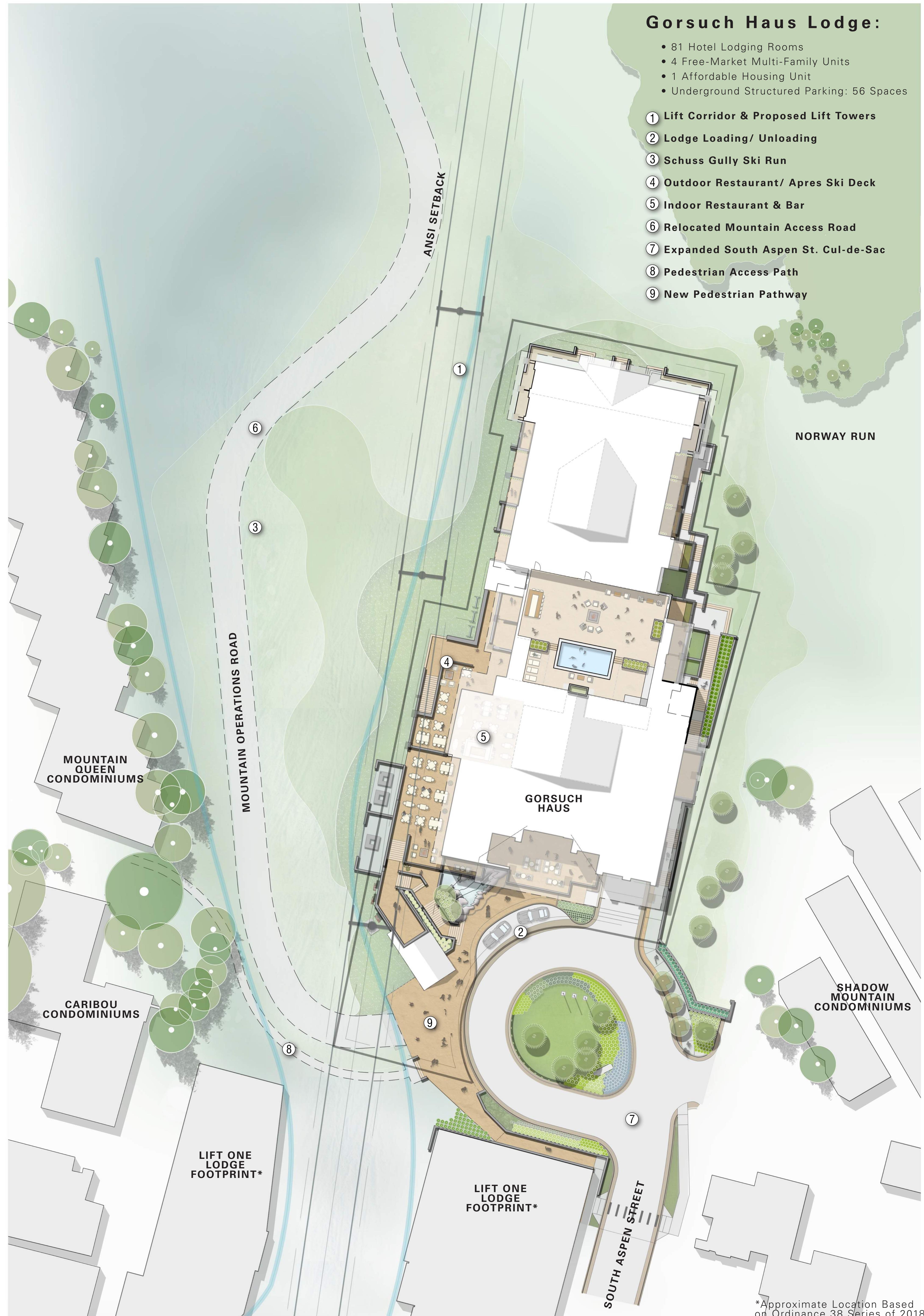
G050 Snow Shedding Roof Plan  
G051 Dormer Plan  
A801 Material Board  
C.2.00 Cul-de-sac Plan, Profile and Grading  
C.2.03 Conceptual Perimeter Grading Plan  
C.2.06 West Swale Plan, Profile & Sections  
S.101 Gorsuch Haus PD/ Subdivision  
S.102 Gorsuch Haus PD/ Subdivision  
S.103 Gorsuch Haus PD/ Subdivision  
S.104 Gorsuch Haus PD/ Subdivision  
*S.105 Gorsuch Haus PD/ Subdivision*

## Gorsuch Haus Lodge:

- 81 Hotel Lodging Rooms
- 4 Free-Market Multi-Family Units
- 1 Affordable Housing Unit
- Underground Structured Parking: 56 Spaces

- ① Lift Corridor & Proposed Lift Towers
- ② Lodge Loading/ Unloading
- ③ Schuss Gully Ski Run
- ④ Outdoor Restaurant/ Apres Ski Deck
- ⑤ Indoor Restaurant & Bar
- ⑥ Relocated Mountain Access Road
- ⑦ Expanded South Aspen St. Cul-de-Sac
- ⑧ Pedestrian Access Path
- ⑨ New Pedestrian Pathway

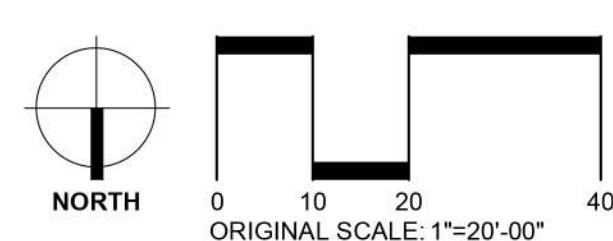
NORWAY RUN



\*Approximate Location Based on Ordinance 38 Series of 2018

**Gorsuch Haus**

Aspen, Colorado



**DESIGN WORKSHOP**

Landscape Architecture • Land Planning • Urban Design • Tourism Planning

120 East Main Street • Aspen, Colorado 81611 • 970-925-8354 Facsimile 970-920-1387

SITE PLAN P003



**Gorsuch Haus**  
Aspen, Colorado



# Gorsuch Haus

Aspen, Colorado

ILLUSTRATIVE PERSPECTIVE ARRIVAL AT SOUTH ASPEN STREET

P010

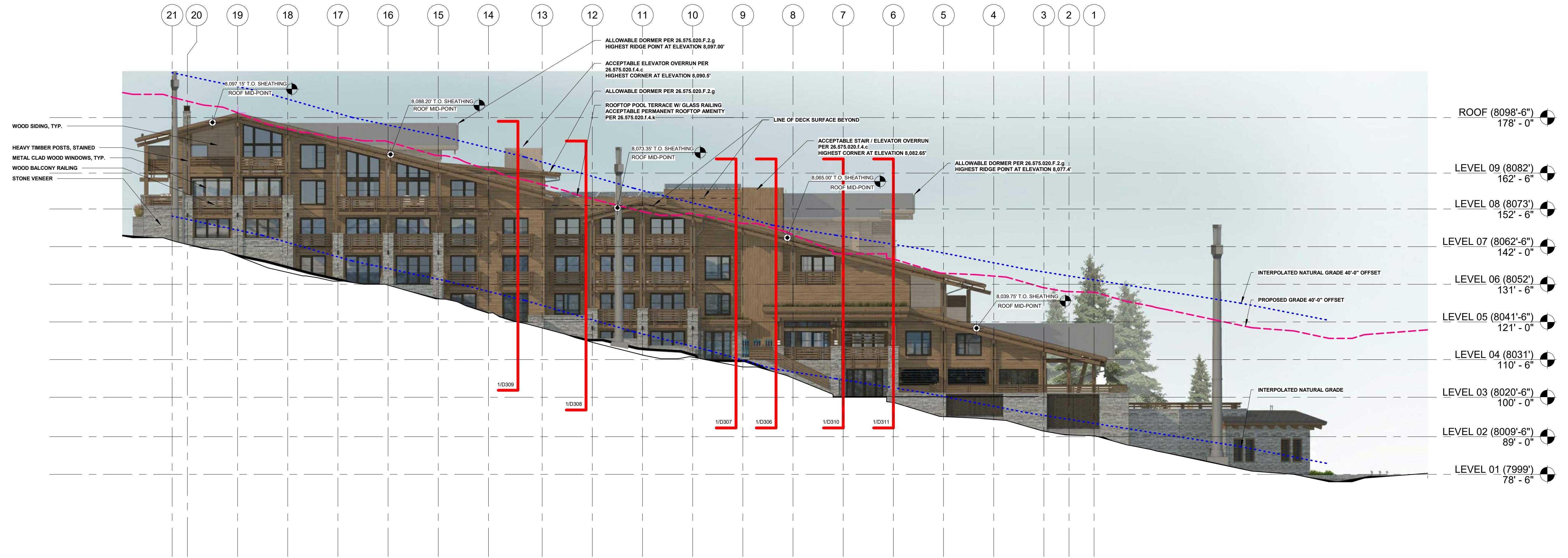


# Gorsuch Haus

Aspen, Colorado

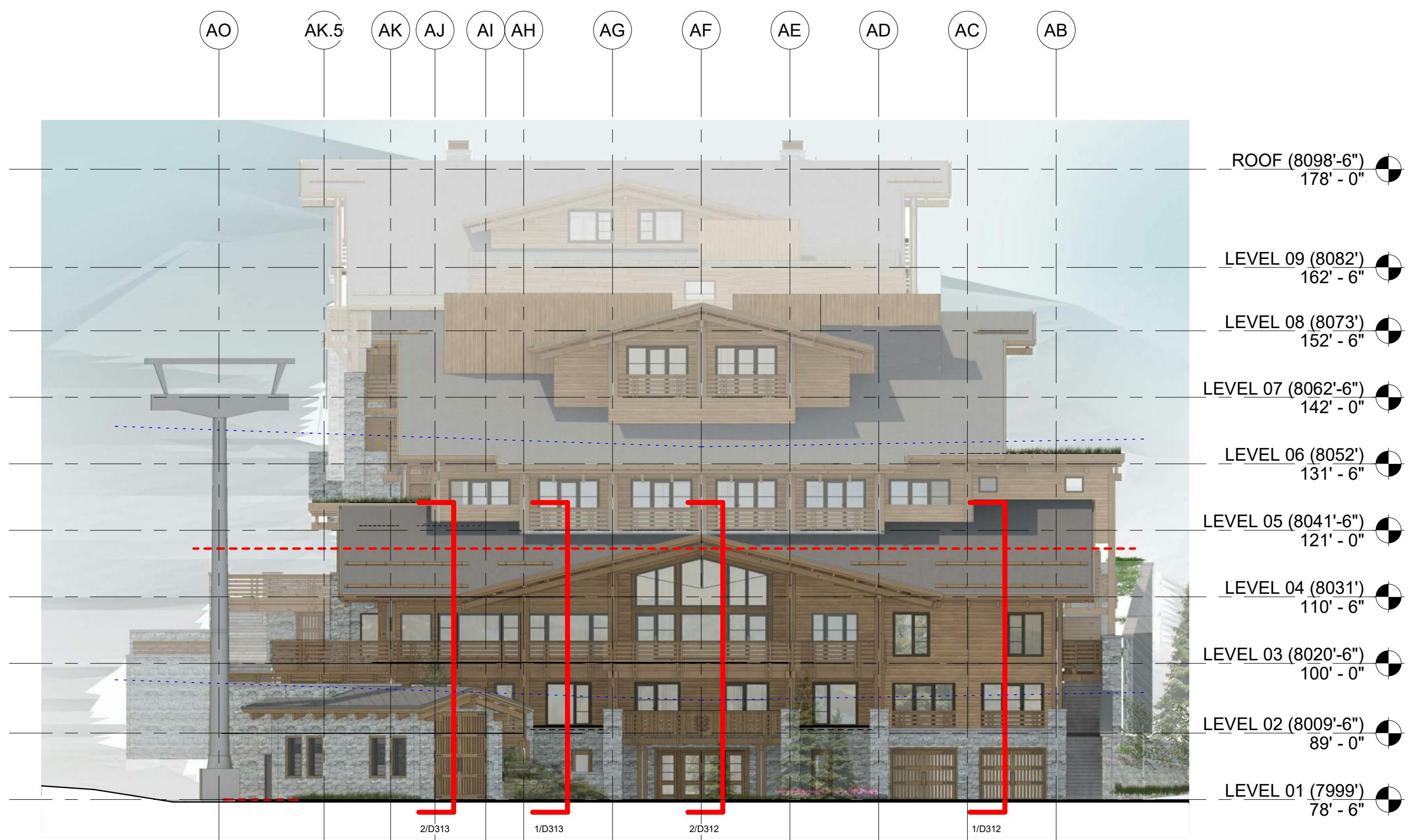
ILLUSTRATIVE PERSPECTIVE FROM THE SOUTH ASPEN STREET APPROACH

P011



## **2 EAST ELEVATION**

SCALE: 1/16" = 1'-0"



# 1 NORTH ELEVATION

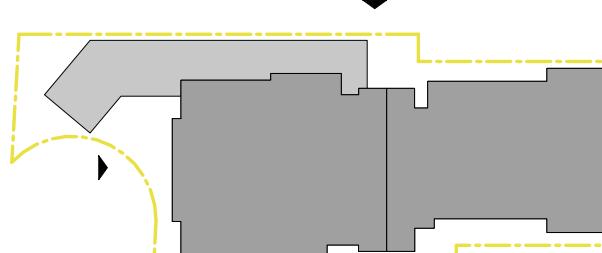
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# GÖRSUCH HAUS

ASPEN, CO 81611

Detailed Review  
Application\_Revised

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



## KEY PLAN

## BUILDING ELEVATIONS

# D200



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4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC  
ASPEN, CO 81611

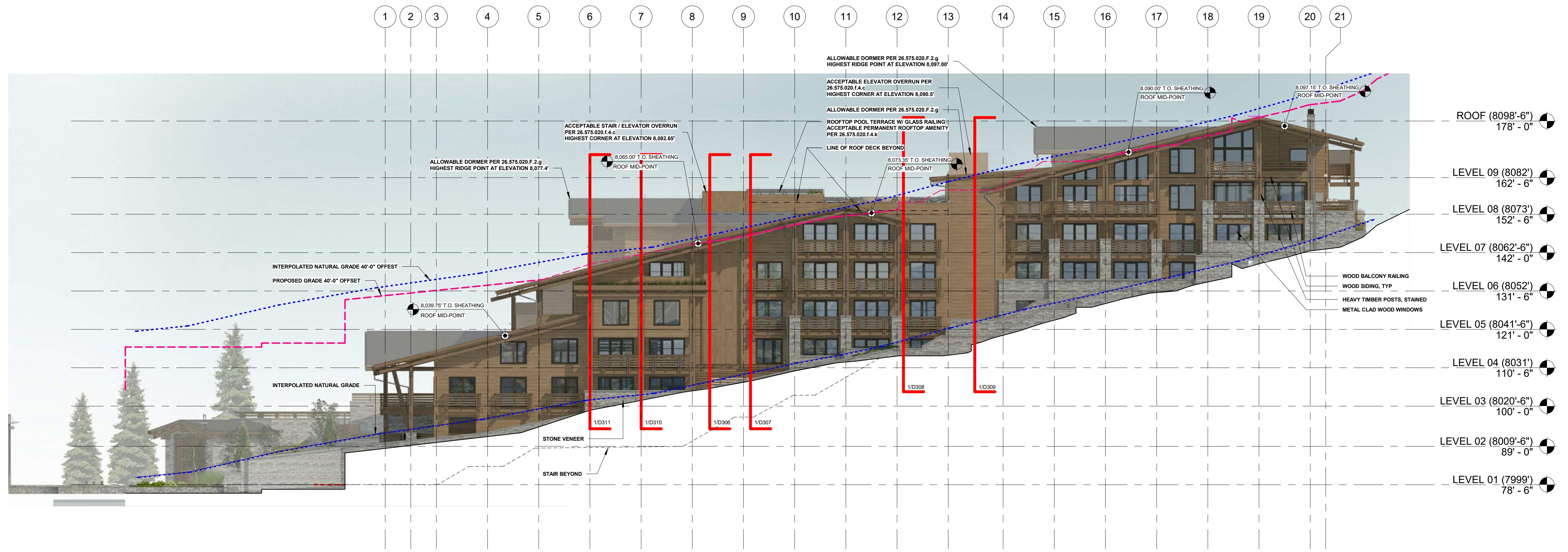
STRUCTURAL ENGINEER STUDIO NYL  
2995 BASELINE RD., SUITE 314  
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS  
1626 COLE BLVD. SUITE 300  
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP  
3000 LAWRENCE STREET  
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES  
12355 E. CORNELL AVENUE  
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP  
1200 BANNOCK STREET  
DENVER, CO 80204



2 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

GORSCUCH HAUS

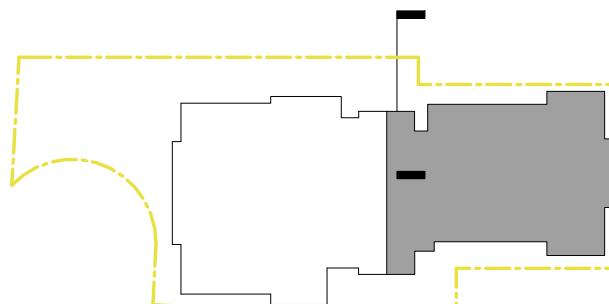
ASPEN, CO 81611



1 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

Detailed Review 14 SEP 2020  
Application\_Revised

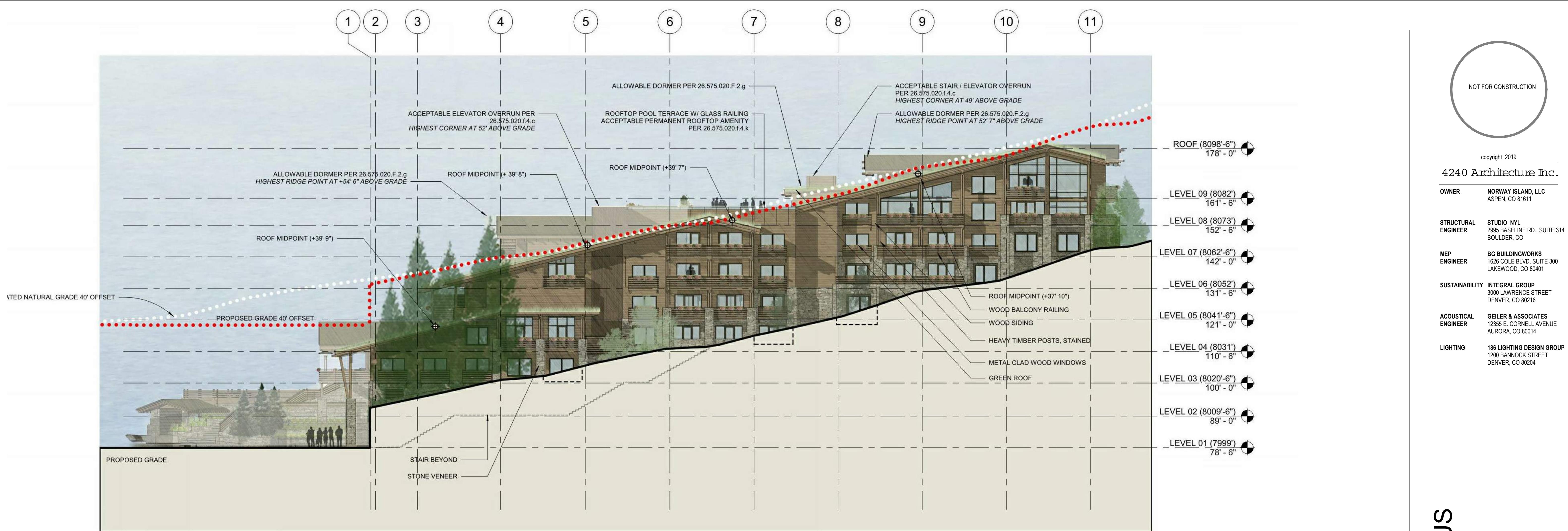
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DESIGNER: Designer  
DRAFTER: Author  
CHECKER: Checker  
APPROVED BY: Approver



KEY PLAN

BUILDING ELEVATIONS

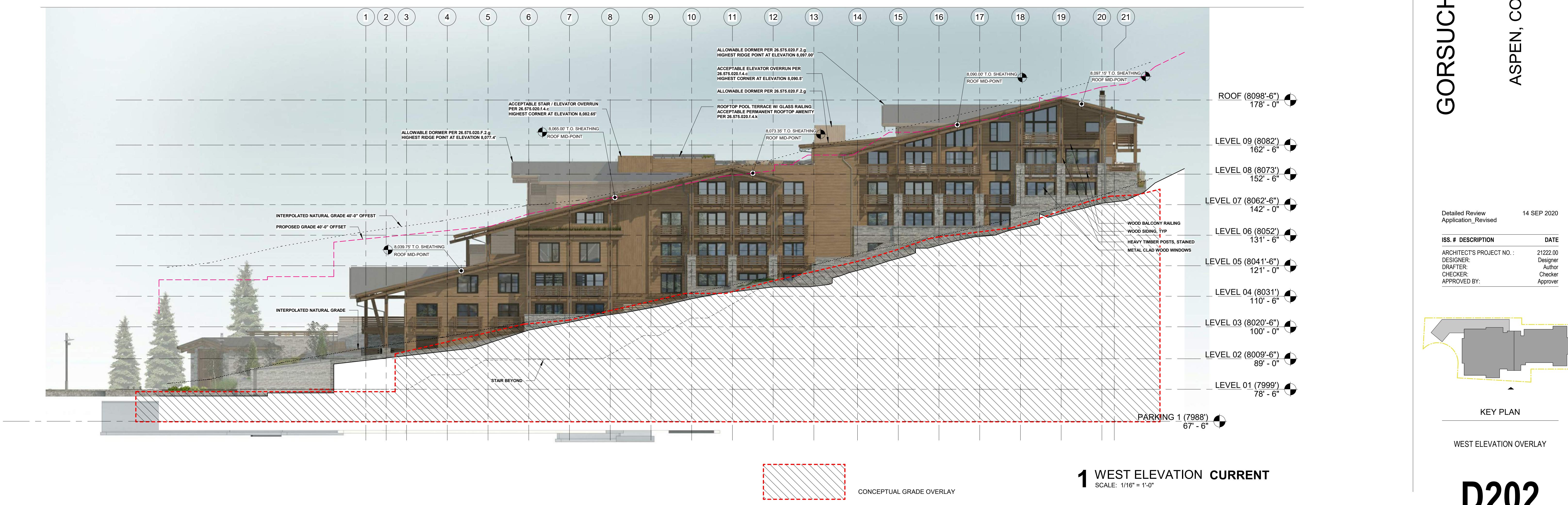
D201



# 1 WEST ELEVATION CONCEPTUAL APPROVAL

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



# D202