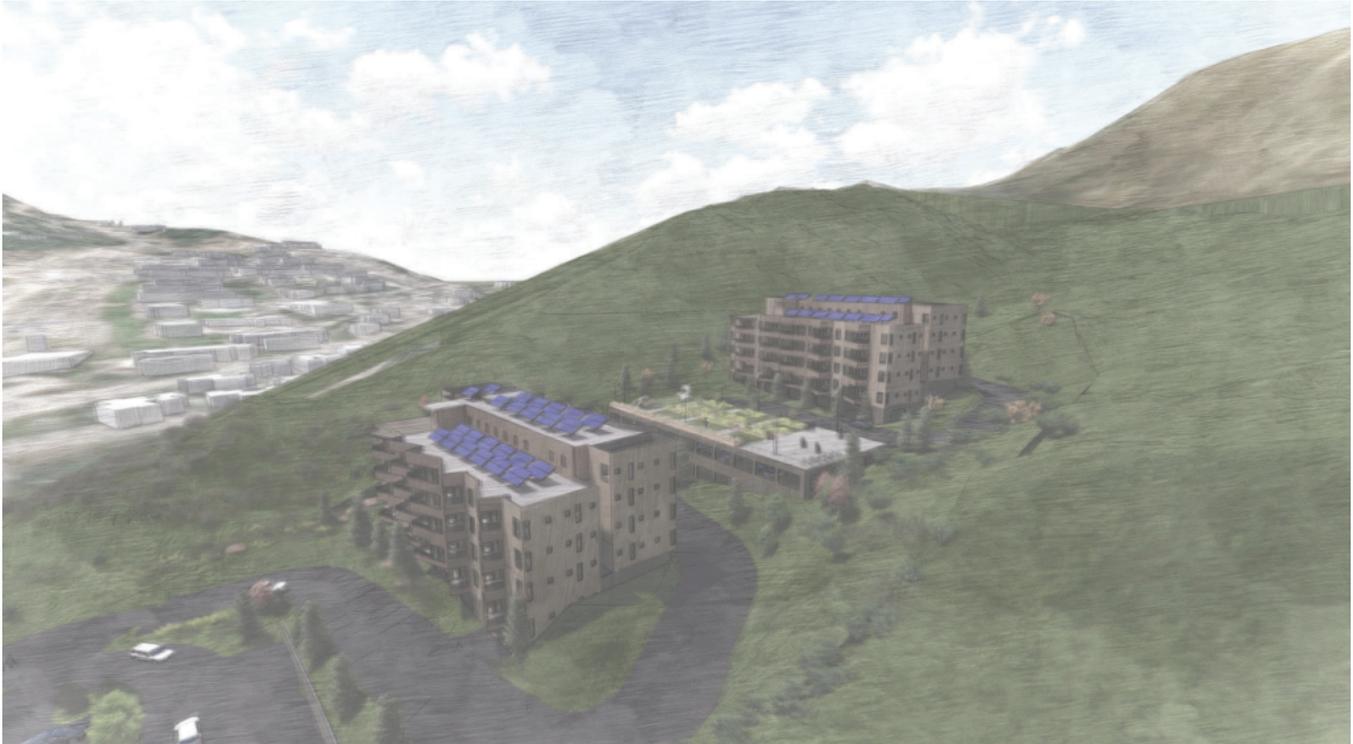


Development of 80 new employee housing units in Snowmass hits early stages

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Snowmass Village is looking to add 80 new affordable housing units to its stock with a proposed housing development above Town Hall.

Courtesy Image/Site Architects

The Snowmass Village Housing Office presented the first look at sketches for 80 units of affordable workforce housing, one of the largest projects for workforce housing coming from the town's [2021 housing master plan](#).

Snowmass Housing Director Betsy Crum and architects from Clauson Rawley Associates and Site Architects presented the planned unit development (PUD) sketches to the Snowmass Town Council and Snowmass Planning Commission at an informational meeting Monday night. The proposed development is for two apartment buildings at the Faraway Ranch North subdivision, directly northwest of Snowmass Town Hall. The apartments would add to the town's growing stock of affordable housing units and help it reach a goal set in the housing master plan of adding 185 more units of workforce housing.

"We're probably in as difficult a housing crisis as we've seen here in the upper valley maybe ever," Crum said.



Snowmass Village Housing Director Betsy Crum introduces planned unit development (PUD) sketches for 80 units of affordable workforce housing to the Snowmass Town Council.

Lucy Peterson/The Aspen Times

The development is still in early stages and is subject to changes, Clauson Rawley Associates Principal Patrick Rawley said. Rawley is the town's planning consultant for the project. But after a thorough site analysis and working through several proposals with Site Architects, Rawley said the proposal they landed on was a good starting point.

The current proposal includes two five-story buildings each with 40 units and a central parking garage with a rooftop common area and 97 parking spaces. The Faraway Ranch North subdivision was identified as a possible site for workforce housing development because it offered more space to develop a large amount of the 185 workforce housing unit goal, said Erica Golden, principal at Site Architects. It is also centrally located in Snowmass and is easily accessed by existing bus routes.

But the site itself is steep and will pose some challenges moving forward, Golden said. They landed on two buildings as opposed to three or four because it would be more costly and difficult to build further up the hill. Golden is still working with civil engineers to develop the switchback road that will access both buildings and a turnaround for trucks and buses at the top of the hill, she said.

The development would include a mix of one-, two-, and three-bedroom units, according to the workforce housing plan. The total anticipated cost is about \$62.3 million.

recommended site diagram

Strategy: "site first"

- best fit for height and density on site
- utilizes existing town hall road orientation
- fire turnaround concept to be hammer head
- incorporate bus turn around if possible
- pedestrian connectivity
- transportation connectivity
- on site amenities
- PV panels relocated
- 80 units, meeting parking counts, storage

Constraints:

- 10% and under road grades
- parking mostly limited to building footprints
- space between buildings limited to reduce retaining wall heights as road attempts to "keep up with existing grade"

Revisions proposed in response to joint pre-sketch meeting (07.10.23):

- **reduced parking under building - 1 level of parking**
- north side of 2nd level is dedicated to storage due to grade
- stepped building concept to keep lower height on south side of building - 62', 72' at highest level
- middle building dedicated to parking w/ green roof/open area at top level

Unit + Parking counts:

- **80 units**
 - 21 parking spaces per residential building = 42
 - 55 parking spaces in dedicated parking structure
 - = **97 parking spaces total**
 - 1 space per unit, 80 spaces
 - 17 spaces for car share, ada, ev, guest



A proposed affordable housing development in Snowmass Village would add 80 units to its affordable housing stock.

Courtesy Image/Site Architects

The proposed parking garage includes a level for storage. There is flexibility in the plan to add another level of parking, but Golden said she hopes the location along a bus route will limit the amount of cars at the site. The town will also begin exploring car share options in the coming development phases to also reach the Town Council's sustainability goals.

The Town Council approved the housing master plan in October 2021 after nearly two years of request for proposal issuances and development from the housing department. The plan identified several sites as viable opportunities to expand the housing stock, including a plot next to the public works facilities on Owl Creek Road, one at the Carriage Way apartments, and another along Daly Lane. The site behind Town Hall was initially proposed to house 90 units and 120 parking spaces. The town currently manages 300 workforce housing rental units and about 150 deed-restricted homes.

Rental rates for workforce housing units in Snowmass are between 30% and 70% of the area median income depending on the type of unit, according to the housing master plan. The monthly rent for a studio apartment is \$540-780, a one-bedroom is \$690-1,000, a two-bedroom is \$1,185-1,470, and a three-bedroom is \$1,815.

The proposal will go before the Planning Commission for approval of sketches on Dec. 20.