

Land Use Application

Lift One Lodge Planned Development

1 September 2020

710 S. Aspen Street, Aspen, CO (PID# 273513101001)



Detailed Review, Planned Development, Final Review, Certificate of Appropriateness for a Major Development

Represented By:



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PROJECT OVERVIEW

This application is submitted on behalf of Lift One Lodge Aspen LLC (the “Applicant”) for Detailed Review, Planned Development, Final Review, and Certificate of Appropriateness for a Major Development (the “Detailed/Final Application”) for the Lift One Lodge Planned Development (the “Lift One Lodge”) located 710 S. Aspen Street (the “Property”). The Planned Development involves, and three distinct lots: Lot 1 contains the Lodge structure and the historic Steakhouse Restaurant, Lot 2 contains a free-market residential building, and Lot 3 contains the historic Skiers’ Chalet Lodge, repurposed for use by the Aspen Historical Society and the Aspen Skiing Company, the historic Lift One towers, a new ski lift and public amenities relating to skiing and park access. This application is submitted in conformance with Conceptual Approval Ordinance 38, Series of 2018, the Pre-application Conference Summary dated 26 March 2019, and an Administrative Approval dated 24 December 2019, extending the time for Final Approval application.

Previous Approvals

The Lift One Lodge received City of Aspen voter approval on 5 March 2019 for Project Review of a Major Amendment to a Planned Development and Conceptual Review for a Certificate of Appropriateness for a Major Development through Ordinance No. 38, Series of 2018. Ordinance No. 38 granted approval of the Lift One Lodge Subdivision/Planned Development, with conditions, for a Major Amendment to a Planned Development, Subdivision (including exchange of City Land and Vacation of Public Right of Way), re-zoning, Growth Management Quota System, Commercial Design, and related reviews. HPC Resolution No. 16, Series of 2018 recommended support of the Lift One Corridor project and approved, with conditions, a Major Amendment to a Planned Development, Conceptual Major Development/Commercial Design and Relocation of Historic Resources. Copies of Ordinance No. 38, Series of 2018 and Resolution No. 16, Series of 2018 have been made a part of this application.

Ordinance No. 38, in conjunction with standard Final Development Plan Review criteria contained in the City of Aspen Land Use Code (the “LUC”) will provide direction on the application and its review. Resolution No. 16 also provides conditions of approval that the Applicant will respond to in this application.

Combined Reviews

This Detailed/Final Application will be reviewed by both the City of Aspen Planning and Zoning Commission (P&Z) and the City of Aspen Historic Preservation Commission (“HPC”). P&Z will have purview over Lots 1 and 2 of the Planned Development. Lots 1 and 2 are comprised of the Lift One Lodge building and the Skiers Chalet Steakhouse. P&Z will review parking, access to the site via Dean Street, and the interaction between Lots 1 and 2 with Lot 3. HPC will have purview over Lot 3 which includes a new City of Aspen park, the Skiers Chalet Lodge, which will be used for Skier Services and a Ski Museum, and the historic Lift 1 lift towers and gantry. HPC will also review the details of the relocation and restoration of the Skiers Chalet Steakhouse on Lot 1.

In addition to the combined reviews discussed above, the Applicant has coordinated extensively with the City of Aspen Parks Department (“Parks”) and the City of Aspen Engineering Department (“Engineering”). Parks will submit a 50% schematic design of the park facilities located on Lot 3 which will address the relationship of the park to Dean Street and how the park will interact with Lots 1 and 2. Engineering will review the project’s engineering plans as well as review compliance with the specified engineering requirements which were outlined in a memorandum prepared by Engineering.

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Finally, the Applicant has worked with the Aspen Skiing Company on obtaining the necessary approvals from the State of Colorado Tramway Board for the new lift to be provided as part of the project.

Project Details

The new LIFT ONE LODGE will feature:

- An extension of a lift replacement to a new base adjacent to Dean Street, the historic location of Lift One, including a sixty-foot (60-foot) skiway to serve return skiing to the new lift;
- Fifty-two (52) hotel rooms (including one 2-key suite for a total of fifty-three (53) lodging keys) and eleven (11) timeshare units with a total of fifty-one (51) keys (maintaining the one hundred four (104) lodging key total approved pursuant to the Ordinance No. 38);
- Subgrade parking garage with fifty (50) public parking spaces and seventy-six (76) spaces for Lift One Lodge use;
- Relocation and restoration of the Skiers Chalet Steakhouse building which will return to being used as a public restaurant and bar;
- Enhanced pedestrian and bicycle facilities on a reconstructed and improved Dean Street corridor;
- One (1) Employee housing unit;
- 16,125 SF of commercial space; and
- Six (6) free-market residential units.

The Applicant has also worked closely with the Aspen Historical Society and the Aspen Skiing Company to convert the Skiers Chalet Lodge building to provide for skier services, a Ski Museum and required public lockers per Ordinance No. 38. The Applicant will also undertake the restoration and relocation of the historic Lift One mechanical facilities.

The Applicant has worked diligently to create a revised proposal that complements the new Lift One ski lift and the park facilities on the newly added Dolinsek Gardens property. Taken together, these developments represent a very important milestone for the City of Aspen and the long-term vibrancy of the western portal to Aspen Mountain.

Conclusion

Throughout the extensive preliminary process exploring alternatives for the replacement of existing Lift 1A and the proposed Gorsuch Haus development, the Applicant has worked closely with City Staff and the various review boards to provide an overall plan for the South Aspen Street area that will provide many public benefits. The reimagining of the Lift One Lodge will meet the stated goal of the City to revitalize the western portal of Aspen Mountain.

The Applicant believes that the Lift One Lodge development appropriately responds to current conditions and expectations of visitors to Aspen. Moreover, the current proposal supports the economic viability of the project to ensure that this key component of the City's future can be constructed in an appropriate timeframe and coordinated with all other improvements to the area.

We look forward to continuing to work with staff, the City Council, HPC, and P&Z to provide for the compatible and aesthetic revitalization of the western portal to Aspen Mountain that meets the expectations of the citizens of Aspen who endorsed the project in the special election.

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Project Dimensional Table

Lot Area (Lots 1 and 2):

- Net Lot Size 44,830 SF
- Gross Lot Size 46,721 SF

Total Floor Area

- Allowable per Code 112,075 SF FAR 2.50:1
- Approved per Ord. 38 107,651 SF FAR 2.41:1
- Proposed 108,000 SF FAR 2.41:1

Lodge Net Livable

- Approved per Ord. 38 53,976 SF
- Average Room Size 519 SF/key or 1587.5 SF/unit

Free-market Floor Area and Net Livable

- Approved Floor Area 21,925 SF
- Proposed Floor Area 22,881 SF (owing to grading changes, building remains the same)
- Approved Net Livable 18,831 SF

Commercial Net Leasable (Steakhouse and Lodge Buildings) 16,125 SF

Affordable Housing Net Livable 791 SF (1.75 FTE)

Skiers Chalet Lodge

- AHS Ski Museum (Essential Public Facility) 8133 net SF
- Public Lockers (Essential Public Facility) 1150 net SF
- Aspen Skiing Company 907 net SF

Subgrade Garage

- Approved Parking: 126 spaces
 - Public parking - 50 spaces
 - Lift One Lodge Parking (FM, AH, and comm.) 76 spaces
- Aspen Skiing Company Ski Patrol Facility 1,482 net SF

Maximum Height

- Lift One Lodge:
 - West Building 53.3 feet (interpolated)
 - East Building 47.5 feet (interpolated)
- Skiers Chalet Steakhouse 29.0 feet (finished grade)
- Skiers Chalet Lodge 31.5 feet (finished grade)

Setbacks

- Lift One Lodge:
 - East Building - 12' north (vacated Gilbert Street); 0.0' west (from Lot 3); 5.00' east; 0.0 south (from Hill Street)
 - West building - 8.5' west (S. Aspen Street); 0.0' east (from Lot 3) 0.0' south (from Hill Street)
- Skiers Chalet Steakhouse – 0' north; 10' west
- Skiers Chalet Lodge – 10' north, 3' east (retaining wall to garage access)

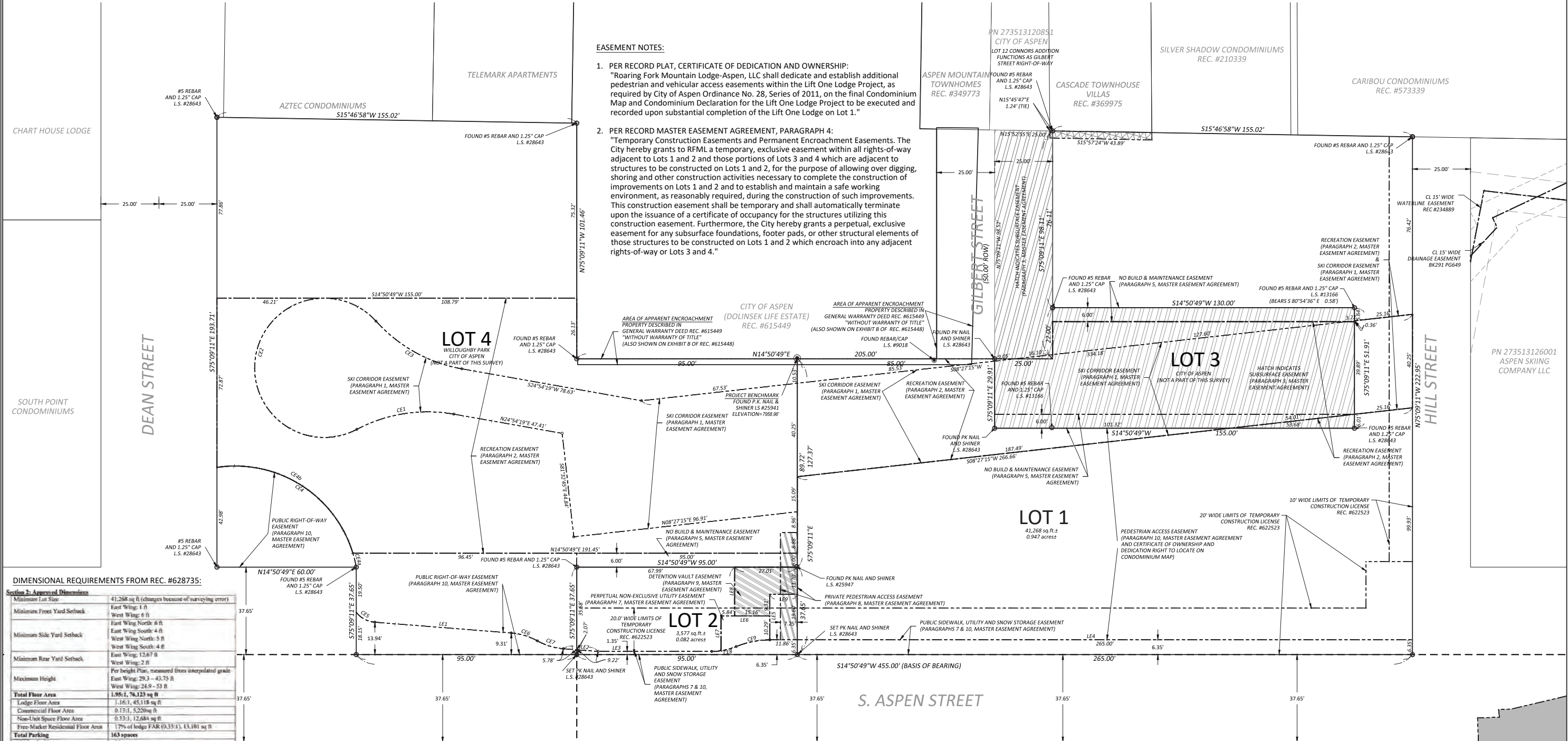
IMPROVEMENT SURVEY PLAT OF: LIFT ONE LODGE SUBDIVISION/PUD

SITUATED IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M. CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 2 OF 3
BOUNDARY DIMENSIONS AND EASEMENTS OF RECORD

EASEMENT NOTES:

- PER RECORD PLAT, CERTIFICATE OF DEDICATION AND OWNERSHIP:
"Roaring Fork Mountain Lodge-Aspen, LLC shall dedicate and establish additional pedestrian and vehicular access easements within the Lift One Lodge Project, as required by City of Aspen Ordinance No. 28, Series of 2011, on the final Condominium Map and Condominium Declaration for the Lift One Lodge Project to be executed and recorded upon substantial completion of the Lift One Lodge on Lot 1."
- PER RECORD MASTER EASEMENT AGREEMENT, PARAGRAPH 4:
"Temporary Construction Easements and Permanent Encroachment Easements. The City hereby grants to RFML a temporary, exclusive easement within all rights-of-way adjacent to Lots 1 and 2 and those portions of Lots 3 and 4 which are adjacent to structures to be constructed on Lots 1 and 2, for the purpose of allowing over digging, shoring and other construction activities necessary to complete the construction of improvements on Lots 1 and 2 and to establish and maintain a safe working environment, as reasonably required, during the construction of such improvements. This construction easement shall be temporary and shall automatically terminate upon the issuance of a certificate of occupancy for the structures utilizing this construction easement. Furthermore, the City hereby grants a perpetual, exclusive easement for any subsurface foundations, footer pads, or other structural elements of those structures to be constructed on Lots 1 and 2 which encroach into any adjacent rights-of-way or Lots 3 and 4."



DIMENSIONAL REQUIREMENTS FROM REC. #628735:

Section 2: Approved Dimensions

Minimum Lot Size	41,268 sq. ft. (changes because of surveying error)
Minimum Front Yard Setback	East Wing: 1 ft West Wing: 6 ft
Minimum Side Yard Setback	East Wing North: 6 ft East Wing South: 4 ft West Wing North: 5 ft West Wing South: 4 ft
Minimum Rear Yard Setback	East Wing: 13.67 ft West Wing: 2 ft
Maximum Height	Per height Plan, measured from interpolated grade: East Wing: 29.3 - 43.75 ft West Wing: 24.9 - 53 ft
Total Floor Area	1,996.1, 76,123 sq. ft.
Lodge Floor Area	1,167.1, 45,118 sq. ft.
Commercial Floor Area	813.1, 5,225 sq. ft.
Non-Market Space Floor Area	0.333, 12.684 sq. ft.
Free-Market Residential Floor Area	17% of lodge FAR (0.333 x 13,181) sq. ft.
Total Parking	163 spaces
Lodge Parking	66 spaces
Commercial Parking	24 spaces
Free-Market Residential Parking	5 spaces
Affordable Housing Parking	8 spaces
Public Parking	50 spaces
Private Lodge Members Parking	N/A
Other (Neighbors)	10 spaces

LINE TABLE

LINE	LENGTH	BEARING
LE1	58.95'	S19°21'03"W
LE2	15.00'	S19°20'58"W
LE3	48.36'	S14°50'49"W
LE4	276.86'	S14°50'49"W
LE4a	9.72'	N75°09'11"W
LE5	10.29'	S75°09'11"E
LE6	21.00'	N14°50'49"E
LE7	15.00'	N75°09'11"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
CE1	43.06'	65.00'	22.35'	37°57'24"	N 05°55'38" E	42.28'
CE2	134.00'	30.00'	38.46'	255°54'47"	N 65°05'41" W	47.31'
CE3	43.06'	65.00'	22.35'	37°57'24"	S 43°53'01" W	42.28'
CE4	81.64'	53.00'	51.42'	88°15'42"	N 50°27'52" E	73.81'
CE4a	6.18'	53.00'	3.09'	6°40'37"	S 88°44'36" E	6.17'
CE4b	75.47'	53.00'	45.74'	81°35'05"	N 47°07'33" E	69.25'
CE5	9.31'	11.51'	4.93'	46°20'23"	S 42°32'47" W	9.06'
CE6	11.82'	27.50'	6.00'	24°37'18"	N 31°39'42" E	11.73'
CE7	11.82'	27.50'	6.00'	24°37'24"	S 31°39'39" W	11.73'
CE8	10.86'	27.45'	5.50'	22°37'20"	S 03°32'09" W	10.79'
CE9	14.80'	37.49'	7.50'	22°37'28"	N 03°32'13" E	14.71'

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

HATCH INDEX

	SUBSURFACE EASEMENT (PARAGRAPH 3, MASTER EASEMENT AGREEMENT)
	DETENTION VAULT EASEMENT (PARAGRAPH 9, MASTER EASEMENT AGREEMENT)
	PRIVATE PEDESTRIAN ACCESS EASEMENT (PARAGRAPH 8, MASTER EASEMENT AGREEMENT)

Mark S. Beckler L.S. #28643 2020-07-29

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



Lift One Lodge

Aspen, Colorado

PLANNED DEVELOPMENT DETAILED REVIEW APPLICATION

LIFT ONE LODGE

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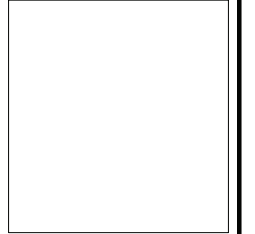
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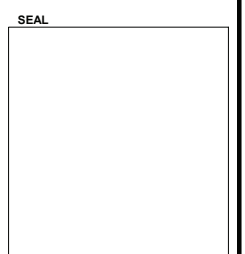
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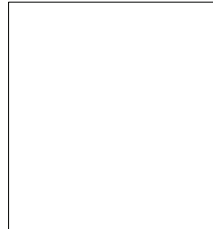
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SCALE

PROJECT # 1803

DRAWING TITLE:

RENDERINGS

DRAWING NO:

AR-006.00

SHEET:

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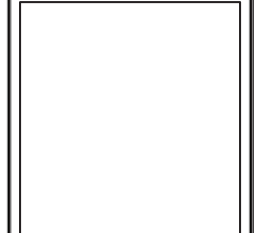
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SEAL



ISSUE	DESCRIPTION	DATE

1 Planned Development 09/01/20
Detailed Review
Application

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DRAWING

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