5. Project Narrative

This application is for Class 4 Development Review of a proposed Tract 1C (which includes portions of the Existing Tract 1A and 1B) of the A Lift Neighborhood. The proposed land use is Hotel/Condo and Commercial. The Lodge and structured parking garage were previously approved through a Class 4 Site Plan Review (PLN24-039), and though this application includes minor changes to the layout and programming the intended uses remain the same for those buildings. The primary change for the Lodge and structured parking garage is that the PUD land use is changing from Hotel/Lodge to Hotel/Condo, which is needed with the addition of for-sale condo's into the Chalet building. The Chalet building now includes both for-sale condo's as well as the hotel rooms. The submission of this Class 4 application is intended to allow for the development to adjust the previously proposed phasing of the project, allowing for the Chalet Building to be included in the first phase of development with the development of the cabins to move to a future phase. Water, sewer, other utilities, and wetlands were addressed during the infrastructure phase of A-Lift Neighborhood and the work was completed under the Grading and Excavation Permit GE20-0021. As a result of that work the proposed Tract 1C has the required utilities and has addressed any wetland requirements.

The project is comprised of a 75 unit Hotel/Condo building referred to as the Chalet building, which includes 47 hotel keys, 27 for-sale condo units and 1 employee unit; an approximately 21,000 square foot Lodge building, providing check in/check out, restaurants, meeting rooms, recreation facilities, a spa, a ski members club and administration and back of house spaces for the hotel management, and 136 space parking structure (101 in the structured parking garage and 35 in the Chalet garage). The hotel rooms are provided in the Chalet building that is shown in the site plan, along with a structured parking garage and the Lodge building, where the restaurants, check-in/check-out, meeting rooms, spa and ski members club are located. The application proposes to adjust the property lines of the existing Tract 1A and 1B, to create 2 new parcels Tract 1C and Tract 1D. The applicant is preparing a Class 6 General Subdivision Exemption application to complete this lot line adjustment, and will submit that while this Class 4 application is under review. In addition to the 47 key Hotel/Condo use Tract 1C will also include 4,344 SF of Commercial uses, which includes the ski members club, that offers parking and a ski locker to its members, and the spa. The proposed Tract 1D is envisioned to include for-sale condominium cabin buildings but is not part of this site plan application. Any images or drawings of the individual cabin buildings are for reference only, as that project is anticipated to be a later phase project and is conceived of in a way as to allow it to be designed and permitted at a later date. The development on Tract 1D completed in a future phase will be included in the same condominium association as the development proposed on Tract 1C in phase 1 of the development.

Development Goals and Key Components

Activating the Neighborhood

The proposed site plan represents a continuation of the A-Lift Neighborhood contemplated in the Copper Mountain PUD and reinforces the A-Lift Neighborhood's character of architecturally significant structures connected by intimate and human-scale spaces. Creation of the hotel, restaurant and corresponding amenities will activate the neighborhood and publicly accessible spaces at the base of the Alpine Lift. That activation starts with the two-story Lodge building containing the hotel check in/out, restaurant, bar, club members locker room, fitness and spa facility, and meeting spaces. The lodging guestrooms are accommodated in a four-story Chalet building adjacent to the Lodge building.

All the buildings will be designed for high quality and durability, with natural and tactile materials, and respond to the high alpine mountain context. The buildings are intended to be simple and traditional in form but artfully crafted and contemporary in detail.

Neighborhood Connectivity, Site Context and Character

Connectivity is carefully considered in the proposed site plan. Visitors and guests are connected to the Alpine Lift through a pedestrian paseo from the hotel arrival along the east side of the Lodge. Sidewalks connect guests to the cabins and Born Club Drive for broader trail connectivity. The accessible path will have dark-sky compliant lighting and snowmelt to ensure safety of guests and allow for hotel operations to service guest rooms.

The Lodge and Chalet have been sited to adapt to the existing terrain. The two-story structured parking garage works with the existing topography so that the lower level is mostly below grade. The garage is accessed from Born Club Drive for the lower level and the second level is accessed off the entry drive to the Lodge building. The garage in the Chalet building is accessed off of Born Club Drive.

The exterior material palette has been selected to balance high performance and sustainability goals while blending with the colors found in the adjacent forests and meadows. Highly reflective materials are not proposed. The architectural features and massing of the buildings respond to the pedestrian scale and do not exceed the 65-foot height restriction from either natural or proposed grade, in accordance with the height limitations set forth in the Copper Mountain PUD (Chapter 3, Table 6) and as measured per Summit County Code section 3505.06.

Future Phases

A future phase of for-sale residential cabins are proposed for Tract 1D and is to be constructed at a later date. These cabins will be consistent with the previously approved Class 4 Site Plan that included the cabins as hotel guest rooms. For the purpose of this application, they are not included in the program area calculations described in the sections that follow.

Total Development Area

All development is proposed on portions of what is currently Tract 1A (3.6600 acres) and Tract 1B (0.5160 acres). This application proposes that the current interior property line between Tract 1A and 1B be moved and relocated to the proposed location to create Tract 1C (proposed development) and Tract 1D (future for-sale condominium cabins). All vertical development proposed in this application will be within Tract 1C while some areas of hardscape will be developed on Tract 1D to allow for access and egress from the buildings proposed in this application. The total development area for Tract 1C is approximately 1.3800 acres out of Tract 1C's total land area. No vertical development is proposed for Tract 1D at this time and the total land area proposed is 2.2760 acres.

Tract 1C and 1D are highlighted in the table below which shows a tabulation of the land use and parcel dimensions in relationship to the other parcels in the A-Lift Neighborhood. Tract 1C will have 47 hotel keys, 27 For-Sale Condo units and 1 employee unit divided within the Chalet building as well as the Lodge and structured parking garage, Tract 1D is proposed to be developed in a future phase.

Table 1: Total Area Per Land Use by Parcel in the A-Lift Neighborhhood

Parcel	Land Use	Area (acres)	Area (square feet)	Percent of Development Area
Tract 1D (previously Tract 1A)	Hotel/Condo	2.2760	TBD	TBD
Tract 1C (previously Tract 1B)	Hotel/Condo; Commercial	1.900	66,018	30.07%
Tract 3	Duplex Residential	0.3630	15,811	7.20%
Tract 4	Duplex Residential	0.4297	18,719	8.53%
Lot 1	Single-family house	0.2382	10,377	4.73%
Lot 2	Single-family house	0.4023	17,525	7.98%
Lot 3	Single-family house	0.2688	11,710	5.33%
Lot 4	Single-family house	0.2963	12,908	5.88%
Lot 5	Single-family house	0.3560	15,509	7.06%
Road Tract	Access and utility	1.1706	50,990	23.22%
Total		7.7010	219,567	100%

Table 2: Tract 1C Floor Area of Non-Residential Uses

	Area (gross square feet)	Percent of Area by Use
Commercial Space	4,564	6.91%
Hotel/Condo	31,369	47.51%
Lodging Services	9,910	15.01%
For Sale	20,175	30.56
Total Floor Area	**66,018**	**100%**

Table 3: Floor Area of Non-Residential Uses Proposed on Tract 1C (Previously Tract 1A + 1B)

Land Use	Building Description	# of Units	Total Area by Use* (square feet)
Hotel/Condo	The Lodge (includes the restaurant and bar, lobby, meeting rooms, public restrooms and recreation facilities)	0	10,200 SF
Hotel/Condo	Chalet Building (hotel rooms within the Building)	47	21,169 SF
Hotel/Condo	Chalet Building (27 for sale condominium units and 1 employee housing unit)	28	20,175 SF
Commercial	The Lodge (Spa)	0	2,370 SF
Commercial	The Lodge (Members Locker Room and Members Lounge)	0	2,194 SF
Lodging Services	The Lodge (all spaces used by service personnel only)	0	9,800 SF
Lodging Services	Relocated US Forest Service Cabin (constructed to be moveable)	0	110 SF
Total		**75**	**49,520 SF**

*Floor area is calculated per Chapter 1 (Definitions) of the Copper Mountain PUD Amendment.

Amount of any open space proposed in this application: no change

Table 4: Equivalent Unit Conversion

Equivalent Unit Conversion	A-Lift Neighborhood	
Unit Type	Actual Units	Equivalent Units
Single-Family (greater than 2,500 sf)	5	12.5
Townhome (less than 2,500 sf)	4	4
Hotel/Condo (less than 520 sf) (Hotel Rooms)	47 (proposed)	15.67
Hotel/Condo (less than than 520 sf) (For Sale Condominiums)	19 (proposed)	6.33
Hotel/Condo (greater than 520 sf) (For Sale Condominiums)	8 (proposed)	8
Total	56	46.5

Proposed Phasing

The Lodge, structured parking garage, Chalet building and corresponding infrastructure on Tract 1C will be developed concurrently. The future for-sale residential cabins and corresponding infrastructure on Tract 1D will be developed at a later phase. The Applicant understands that any future development on Tract 1D will require approval under a separate Class 4 application. The infrastructure required for Tract 1C will be installed under a new Grading and Excavation Permit application which will be submitted during this Class 4 application review period.

Commitments for Preservation of Open Space, Natural Features and Trails

The County has previously approved A-Lift Neighborhood applications that address the preservation of open space, natural features and trails. There is no change to the previous commitments to open space associated with the A-Lift Neighborhood as outlined in the Copper Mountain PUD (Recording #1242608).

Design Criteria for Development

Density (3505.02)

Tract 1C complies with the density requirements in the Copper Mountain PUD.

Dumpsters (3505.03)

Tract 1C will include centralized dumpsters and recycling facilities. A consultation with the trash hauler regarding the number of dumpsters, placement and design of dumpster enclosures has informed the design presented in this application. Dumpsters will be contained on the ground level of the structured parking structure and Chalet building accessed off of Born Club Drive and will be constructed according to the Summit County Code.

Drainage Improvements (3505.04)

Peak runoff rates from the proposed project will not exceed the level of runoff rates which occurred prior to construction with the implementation of the new detention ponds. The drainage improvements are designed and constructed in accordance with the Summit County Land Use and Development Code. The proposed neighborhood accomplishes goals set forth in the Copper Mountain Master Drainage Plan.

Building Architectural Design Standards (3505.05)

The proposed building architecture will comply with design standards as found in Summit County Land Use Code section 3505.05. Each building has been carefully sited to adapt to the terrain allowing for the preservation of trees and other natural features. Within a gable form, the dominant roof planes will have a minimum slope of 3:12 at the Lodge and Chalet. The exterior material palette has been selected to balance high performance and sustainability goals while blending with the colors found in the adjacent forests and meadows. Highly reflective materials have been minimized to the greatest extent possible. The architectural features and massing of the buildings respond to the pedestrian scale.

The structured parking garage has been designed to comply with all applicable Landscaping Regulations in Section 3600, Section 3700 and in Chapter 5 of the Summit County Land Use Code.

Height Limit (3505.06)

The two-story Lodge building will be 38'-6"in height, measured from average existing grade (9,784') to top of roof ridge (9822.5') well under the maximum 65' height limitations set forth in the Copper Mountain PUD (Chapter 3, Table 6) and as measured per the Summit County Land Use Code section 3505.06. The Chalet building will consist of a four-story structure, which is also below the 65' height limit as measured from existing grade.

Lighting (3505.07)

Proposed site lighting complies with Copper Mountain PUD section 3.7 Lighting Standards and Summit County Code section 3505.07. Lighting plan and cutsheets are provided with the graphic content.

Manufactured and Modular Structures (3505.08)

No such structures are proposed as part of this application.

Off-Street Loading Areas (3505.09)

Loading for Tract 1C will occur in a loading dock proposed north of the parking structure and as shown in the graphic content.

Open Space Area (3505.10)

No areas are proposed on Tract 1C.

Outdoor Storage Areas and Yards (3505.11)

All proposed storage areas will be accommodated in the interior of the building and/or enclosed in the lower level of the parking structure. No outdoor storage areas are proposed on Tract 1C.

Recreational Vehicle Storage Yards (3505.12)

No areas are proposed on Tract 1C.

Setbacks (3505.13)

Setbacks are in accordance with Copper Mountain PUD (Chapter 3, Table 7), as depicted on the A-Lift Neighborhood plat documents.

Site Area and Coverage (3505.14 and 3505.15)

Site coverage for Tract 1C is below the required 85 percent per Copper Mountain PUD Section 3.6A for Mixed-Use Buildings. Additionally, section 3.6B is applicable as when combined, Tract 1C and 1D will not exceed 85% site coverage. See below table for the calculated site coverage on Tract 1C.

Table 6: Site Area and Coverage

Parcel	Area (square feet)	Area (acres)	Site Coverage
Tract 1C	60,088	1.9	72.6%

Street, Driveway and Parking Areas (3505.16)

The proposed structured parking area's on Tract 1C comply with the Summit County Code requirements in Chapter 5, Section 3600 and Section 3700 and the Copper Mountain PUD. All parking will be done through valet services provided by the hotel operation. The proposed structured parking garage will be partially below grade to minimize its visual impact and accessed from adjacent grade at both lower and upper levels to eliminate any need for internal ramps and minimize its footprint. There will be a timber framed roof canopy at the drop-off area on the upper level, and the exposed above-grade portions of the garage will be clad in an open decorative screen. Mechanical ventilation will be provided as needed.

Three of the four access driveways proposed for Tract 1C were all previously approved in the Class 4 approval from 2025 (PLN24-039) and remain the same design. Those include the loading zone, the structured parking garage lower level and the structured parking garage upper level/Lodge and Chalet entry access drive. The only new access driveway is for the Chalet building garage access, which complies with the Summit County Code and PUD requirements as designed.

Walls and Fences (3505.17)

Retaining walls have been designed by a Colorado Licensed Professional Engineer with adequate subsurface drainage, and durable materials. All fences and screening proposed complies with requirements set forth in the Summit County Code.

Garages (3505.18)

No residential garages are proposed on Tract 1C of the A-Lift Neighborhood.

Snow Storage and Snow Shedding Standards (3505.19)

Snow storage maximizes snowmelt and drainage opportunities. Snow storage has been planned for a minimum of 25 percent of the paved and gravel areas that will be plowed. Snow storage areas are set back from buildings by a minimum of 10 feet and not located on steep slopes or wetlands. Publicly accessible spaces are not proposed to be located below snow and ice shedding areas of roofs. Per Section 6.2 and Exhibit J of the Copper Mountain PUD, snow may be transported and stored off-site.

Solar Access and Orientation (3505.20)

The proposed plan does not shade any existing neighborhoods. Landscaping will not impede solar access.

Outbuildings (3505.21)

An enclosed 110 SF food/drink-serving structure is proposed adjacent to the Event Lawn. This square footage is included as Lodging Services and will be used as a Lodging Services and Resort Support Facility for the Event Lawn. The proposed structure will be constructed using the repurposed materials from the

USFS cabin and will satisfy the Development Trigger from chapter 9 and is anticipated to be a moveable building that may move between areas on Tract 1C, and the Event Lawn area as contemplated in the PUD.

Required Trail Improvements (8104)

Development Triggers per Copper Mountain PUD, Exhibit P associated with the A-Lift Neighborhood require specific trail improvements. Construction of T21 was completed in 2022 and construction for T22 and T24 is anticipated to be completed prior to the Hotel/Condo receiving its Certificate of Occupancy as detailed in the 'Development Triggers' section below. The site layout has been designed and organized in a meaningful way to provide connections to these adjacent trails. Access to winter trail T23 will be managed and operated consistent with other trails the resort operator operates at the resort. No change is proposed for access to summer trail T17.

Development Triggers

Pursuant to the Copper Mountain PUD, Exhibit P, there are development triggers associated with the A-Lift Neighborhood and specifically the hotel phase of the project. See below for a summary of the PUD Development Trigger requirements that have been previously completed or that are associated with the project in this application and how they are being addressed:

- Construct 45 additional parking spaces for a total of 10 Day Use Parking spaces in Parcel 31 – Maintenance Lot – Complete as of 2021.
- Construct Improvements for snow storage area in Parcel 31 – Maintenance Lot – Complete as of 2021.
- Golf Course Improvements – Complete
- Wetland Mitigation as required by wetland mitigation plan – Complete and in required monitoring and reporting phase as of 2022.
- Construction of T21 / Transit Road "shuttle road" – Complete as of 2022.
- T22 and T24 Trail Construction – Applicant understands that this trigger must be completed prior to the hotel being able to receive a Certificate of Occupancy. Applicant anticipates submitting land use applications for this in 2027 and completing the work in 2028 prior to the completion of the hotel.
- West Ten Mile Creek restoration of Reach 3 - Applicant understands that this trigger must be completed prior to the hotel being able to receive a Certificate of Occupancy. Applicant anticipates submitting land use applications for this in 2027 and completing the work in 2028 prior to the completion of the hotel.
- Deliver 30 Affordable Housing bed credits; or 50 Employee Housing bed credits – Complete with the completion of the North Alpine (Sky Chutes) Employee Housing Project in 2021.
- Public restroom construction at the base of the A-Lift Terminal – Restroom proposed in the Chalet building that is part of this application will be open to the public and satisfy this requirement.
- USFS cabin restoration and relocation – A moveable building is being proposed as part of this application that will reuse the materials that have been stored since deconstructing the USFS cabin in 2021. That mobile building will serve as a Lodging Services building for the BMC Hotel and Condo project, and as a Resort Support Facility for the Event Plaza which is located on Private Open Space Parcel X.

- T23 winter trail access - Applicant understands that this trigger must be completed prior to the hotel being able to receive a Certificate of Occupancy. The Resort Owner will manage and operate this trail consistent with other trails it operates at the resort.

Statement of Intent to Subdivide

The applicant intends to submit a Class 6 GSE Application to perform a lot line adjustment to Tract 1A and Tract 1B to create Tract 1C and 1D (see graphic content for exhibit). Tract 1D is intended to be developed in the future as residential for-sale condominium cabins during a later phase of the project. A formal application for a General Subdivision Exemption will follow. All requirements will be met for water, wastewater treatment and utilities as stated in the County Subdivision Regulations in Chapter 8 of the code.