

7 Firehouse Road Post Office Box 100 Taos Ski Valley New Mexico 87525

(575) 776-8220

E-mail: vtsv@vtsv.org Web Site: www.vtsv.org

PLANNING & ZONING COMMISSION:

Thomas P. Wittman, Chair
Henry Caldwell
Richard Duffy
Yvette Klinkmann
Susan Nichols
J. Christopher Stagg
Jim Woodard

VILLAGE ADMINISTRATOR:

John Avila

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT:

Patrick Nicholson

VILLAGE CLERK:

Ann Marie Wooldridge

PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

Monday, February 6, 2023 1:00 P.M.
Via Zoom TeleConference
See www.vtsv.org for information to attend the meeting
TAOS SKI VALLEY, NEW MEXICO

AGENDA

- I. CALL TO ORDER & ROLL CALL
- II. APPROVAL OF THE AGENDA
- III. APPROVAL OF THE MINUTES OF THE NOVEMBER 14, 2022 P&Z COMMISSION MEETING
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - **A. Consideration to Approve** <u>Resolution 2023-526</u> Concerning Planning Commission Meetings and Notice Required.
 - **B. PUBLIC HEARING:** Consideration to Approve a Conditional Use Permit at 112 Sutton Place for the Reconstruction of the Hotel Saint Bernard by Taos Ski Valley, Inc.
- VI. MISCELLANEOUS
- VII. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT MEETING
- VIII. ADJOURNMENT



7 Firehouse Road Post Office Box 100 Taos Ski Valley New Mexico 87525

(575) 776-8220

E-mail: vtsv@vtsv.org Web Site: www.vtsv.org

PLANNING & ZONING COMMISSION:

Thomas P. Wittman, Chair Henry Caldwell Richard Duffy Yvette Klinkmann Susan Nichols J. Christopher Stagg Jim Woodard

VILLAGE ADMINISTRATOR:

John Avila

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT:

Patrick Nicholson

VILLAGE CLERK:

Ann Marie Wooldridge

PLANNING & ZONING COMMISSION REGULAR MEETING DRAFT MINUTES

Monday, November 14, 2022 1:00 P.M.

Via Zoom TeleConference
See www.vtsv.org for information on attending the meeting

TAOS SKI VALLEY, NEW MEXICO

MINUTES

I. CALL TO ORDER & ROLL CALL

The Planning and Zoning Commission Meeting for the Village of Taos Ski Valley was called to order by Commission Chair Wittman. Commissioner Duffy joined after item III, and all other Commissioners were in attendance: Commissioner Caldwell, Commissioner Klinkmann, Commissioner Nichols, Commissioner Stagg, Commissioner Wittman, and Commissioner Woodard.

II. APPROVAL OF THE AGENDA

Commission Chair Wittman asked that the item under Miscellaneous, Hotel St. Bernard Conditional Use Permit Review Process, be removed from the agenda.

MOTION: To approve the agenda as amended

MOTION: Commissioner Caldwell SECOND: Commissioner Stagg

PASSED: 6-0

III. APPROVAL OF THE MINUTES OF THE JULY 11, 2022 P&Z COMMISSION MEETING:

MOTION: To approve the minutes as written

MOTION: Commissioner Stagg SECOND: Commissioner Woodward

PASSED: 6-0

Commissioner Duffy joined the meeting.

IV. APPROVAL OF THE RECORD OF DECISION FOR A CONDITIONAL USE PERMIT AT 3 COYOTE LANE

MOTION: To Approve the record of decision for a conditional use permit at 3 Coyote Lane.

MOTION: Commissioner Stagg SECOND: Commissioner Nichols Homeowner Francie Parker expressed her Neighborhood Association's opinion that this went against the intention of the Village Zoning.

Director Nicholson explained that this item is not up for rediscussion at this time, it is just a confirmation in writing, of the Commissioners' decision at the July 11, 2022 meeting.

Commission Chair Wittman called for a vote. PASSED: 7-0

V. OLD BUSINESS: No Reports

VI. NEW BUSINESS

A. ACTION: Consideration to Approve under NMSA Section 3-19-11 a request to dispose and remove from the Village Parks & Open Space Program, 4.43 acres of Village Open Space, identified as Kachina Subdivision Block 0 Parcel 3

Director Nicholson explained that the Village was approached recently to sell, through private sale, Block 0 Parcel 3, within the Kachina Subdivision, to TSVI. This parcel, along with four others within the Kachina Area, was donated by the Kachina Property Owners Association and accepted by the Village during the summer of 2019. The spirit and expressed intent of the dedication and as stipulated on the deed restrictions require the property to remain as Open Space with trails and/or other recreational uses and that the property shall never be used for any access or utility easements.

It is understood that TSVI wishes to locate supporting towers for a proposed new gondola, which would transport passengers from the Base Area to Kachina Basin. It is unknown whether the granting of an easement for the tower structures and the gondola would suffice for the expressed purpose. Regardless, at the time of submission of a development proposal for the gondola, the applicant would be required to petition the Commission for a Conditional Use Permit under existing zoning regulations.

The Planning Commission is asked to consider two actions at this time. First, the advisability to remove this parcel from the Village Open Space and Trails Program. Currently, the Village Comprehensive Plan, Capital Improvement Plan, Village Trails Master Plan, and other planning documents identify Parcel 3 as a key linkage for trail development and permanent open space. Additionally, the Village last month was awarded as a sub-recipient, \$225,000 from the State of New Mexico's Outdoor Recreation Division to build-out several Village trails segments, including Parcel 3, beginning early summer 2023.

A Motion to Approve the disposal and removal of this asset from the Village Parks & Open Space Program is required under NMSA Section 3-19-11.

Second, the Commission is asked to advise the Village Council whether to accept the offer for private sale under NMSA Section 3-

54-1 through 3-54-3 and provide any conditions on such sale (see Exhibit D TSVI-VTSV Real Estate Purchase Agreement).

Recommendation from Director Nicholson:

If legally permissibly given the deed restrictions in effect, staff recommends retaining Village ownership of Parcel 3 and granting an easement to the ski corporation for the construction of supporting towers and gondola, acknowledging the public benefit of an alternative transportation link to the Kachina basin.

Alternatively, and again if legally permissible, Staff recommends a motion to Approve the disposal and removal from the Village Parks & Open Space program, 4.43 acres of Village Open Space, identified as Kachina Subdivision Block O Parcel 3 with the following Conditions of Approval:

- 1. The property is maintained as fully accessible public open space in perpetuity;
- Public trails, which transverse the parcel, are built and fully funded by TSVI to the specifications and acceptance of the Village of Taos Ski Valley. All trail work shall be completed within two years. Public assess easements shall be recorded indicating the locations of the public trails. No Development Impact Fee credits shall be requested nor allowed for trail development and construction costs nor associated expenses.
- A reversionary clause shall be included in the purchase agreement stating that if TSVI fails to adhere to all of the conditions stated above, the property reverts to the Village of Taos Ski Valley.

TSVI CEO David Norden spoke about TSVI's intent to provide a needed service to the community and their willingness to work with the Village and the community to create an additional amenity for residents and visitors.

Kachina Property Association President and Homeowner Ben Cook said that he was in favor of the gondola service but also touched on the intent and purpose of the open space designation. Further discussion included dedication stipulations, cost of changing the route, and purpose and use of Village open space properties.

MOTION: To Approve under NMSA Section 3-19-11 a request to dispose and remove from the Village Parks & Open Space Program, 4.43 acres of Village Open Space, identified as Kachina

Subdivision Block 0 Parcel 3, with the three conditions presented by Staff.

MOTION: Commission Chair Wittman SECOND: Commissioner Woodard

FAILED: 3-4 Voting Nay: Commissioner Caldwell, Commissioner Klinkmann, Commissioner Stagg, and Commissioner Woodard

B. ACTION: Consideration to Recommend under NMSA Section 3-54-1 through 3-54-3 to offer for private sale, 4.43 acres of Village Open Space, identified as Kachina Subdivision Block 0 Parcel 3.

THIS ACTION WAS CANCELLED BECAUSE ITEM (A) FAILED

C. PUBLIC HEARING: Consideration to Approve a Variance on roofing material and color at a new residence located at 6 Porcupine Road

Director Nicholson explained that the applicant, Trey Balch, is completing construction of his residence at 6 Porcupine Road. Installation of a metal roof requires compliance with current land use regulations stipulated within Ordinance 2022-30. Roof material, color, slope, and other related items require review and approval prior to installation.

The recently installed roof does not comply with Zoning Ordinance Section 9:4:2 and causes glare to reflect off-site to adjacent properties and the Carson National Forest.

The applicant provided a narrative justification and response to the Variance criteria. In summary, the owner explained that due to supply chain issues, the intended roof paneling hadn't been available. The applicant noted that the chosen patina appeared to be like that of other structures along the road.

The subject property is located at 6 Porcupine Road and is zoned Residential (R). Director Nicholson noted that a variety of roof slopes can be used in the design of buildings in Taos Ski Valley, and generally no roof slope should be less than 3:12 and not exceed 12:12.

Rooflines shall be designed so as not to create a hazard or deposit snow on parking, garbage storage areas, stairways, decks or entryways, properties, public open spaces, or above ground utility services. Secondary roofs, snow clips and snow guides, and snow guards should be utilized to protect these areas from roof snow shedding if necessary. Retention of snow

on roofs is encouraged. Because of strong sunlight in the Village, roofs should be built of or coated with materials that do not cause glare.

The applicant failed to provide roof material selection for timely review. The installed roof does not comply with Section 9:4:2 and causes glare to reflect off-site to adjacent properties and the Carson National Forest.

Staff recommends a motion to Deny the Variance and require the building to be brought into compliance with Ordinance 2022-30 Section 9:4:2.

Exhibits presented were a justification letter from the applicant, the variance criteria response, the stamped building permit Pages 12-13, and roof photos taken on 11.10.22

PUBLIC HEARING: Commission Chair Wittman opened the Public Hearing. Speaking in favor of granting the Variance was homeowner Tom McCullough. No one spoke against. The Public Hearing was closed.

MOTION: To Approve a Variance on roofing material and color at a new residence located at 6 Porcupine Road MOTION: Commissioner Stagg SECOND: Commissioner Duffy PASSED: 5-2 (Voting nay were Commissioners Caldwell and Klinkmann.)

VII. MISCELLANEOUS

 Hotel St. Bernard Conditional Use Permit Review Process (ITEM REMOVED)

VIII. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT MEETING:

The next meeting of the Planning and Zoning Commission will be December 5, 2022 at 1:00 p.m. (Note: This meeting was later cancelled.) The next meeting of the P&Z was scheduled for February 6, 2023 at 1:00 pm via Zoom.

IX. ADJOURNMENT:

MOTION: To Adjourn

MOTION: Commissioner Caldwell SECOND: Commissioner

Woodard PASSED: 7-0

The meeting adjourned at approximately 2:30 pm.

VILLAGE OF TAOS SKI VALLEY PLANNING & ZONING COMMISSION AGENDA ITEM

AGENDA ITEM TITLE:

Consideration to Approve <u>Resolution No. 2023-556</u> A Resolution Concerning Commission Meetings and Public Notice Required

DATE: February 6, 2023

PRESENTED BY: Ann M. Wooldridge, Village Clerk

STATUS OF AGENDA ITEM: New Business

CAN THIS ITEM BE RESCHEDULED: Not recommended

BACKGROUND INFORMATION: Required annually by the State of New Mexico, this is the open meetings act that governs when and how meetings will be conducted.

RECOMMENDATION:

Motion to approve <u>Resolution No. 2023-556</u>, A Resolution Concerning Commission Meetings and Public Notice Required

VILLAGE OF TAOS SKI VALLEY

RESOLUTION No. 2022-556

A RESOLUTION CONCERNING COMMISSION MEETINGS AND PUBLIC NOTICE REQUIRED

WHEREAS, Section 10-15-1(B) of the New Mexico Open Meetings Act, NMSA 1978 as amended, provides that "All meetings of a quorum of Village Council or any board, commission or other policy-making body of any state agency, or any agency or authority of any county, municipality, district or any political subdivision held for the purpose of formulating public policy, discussing public business or for the purpose of taking any action within the authority or the delegated authority of such board, commission of other policy-making body, are declared to be public meetings open to the public at all times, except as otherwise provided in the constitution or the provisions of the Open Meetings Act"; and,

WHEREAS, any meetings subject to the Open Meetings Act at which the discussion or adoption of any proposed resolution, regulation or formal action occurs shall be held only after reasonable notice to the public; and,

WHEREAS, Section 10-15-4, NMSA 1978 provides that "Any person violating any of the provisions of Section 10-15-1, NMSA 1978 is guilty of a misdemeanor and upon conviction shall be punished by a fine of not more than five hundred dollars (\$500) for each offense"; and,

WHEREAS, Section 10-15-1(D) of the Open Meetings Act requires the Village of Taos Ski Valley to determine annually what constitutes reasonable notice of its public meetings;

NOW, THEREFORE BE IT RESOLVED by the Planning and Zoning Commission of the Village of Taos Ski Valley, New Mexico that:

- 1. All meetings shall be held via Zoom, at 1:00 p.m. or as indicated in the meeting notice.
- 2. Unless otherwise specified, regular meetings shall be held each month on the first Monday. The agenda will be available at least seventy-two hours prior to the meeting from the Village Clerk whose office is located above the Taos Ski Valley Firehouse, 7 Firehouse Road, Taos Ski Valley, New Mexico. Notice of any other regular meetings will be given ten (10) days in advance of the meeting date. The notice shall indicate how a copy of the agenda may be obtained.
- 3. Special meetings may be called by a majority of the Commission upon three (3) days' notice. The notice shall include an agenda for the meeting or information on how the Commission or the public may obtain a copy of the agenda. The agenda shall be available to the public at least seventy-two hours before any special meeting.
- 4. Emergency meetings will be called only under unforeseen circumstances which demand immediate action to protect the health, safety, and property of citizens or to protect the public body from substantial financial loss. The Village of Taos Ski Valley will avoid emergency meetings whenever possible. Emergency meetings may be called by a majority of the Commission upon twenty-four (24) hours' notice, unless threat of personal injury or property damage requires less notice. The notice for all emergency meetings shall include an agenda for

the meeting or information on how the public may obtain a copy of the agenda.

- 5. In addition to the regular meetings of the Village there are Briefings and Workshop Meetings at which no action will be taken and are held principally as information and study sessions. When these meetings are scheduled, Notice will be provided.
- 6. The notice requirements of Sections 1, 2, 3, 4 and 5 of this Resolution are complied with if the proposed agenda with the meeting date, time and location is posted at the Village's offices above the Taos Ski Valley Firehouse, 7 Firehouse Road and at the board in Box Canyon, the U.S. Post Office for Taos Ski Valley, New Mexico, and four other public places within the Village, as provided by Section 3-1-2 NMSA 1978. Revised agendas may be posted up to seventy-two (72) hours prior to the meeting. In addition, written notice of such meetings shall be mailed, or hand delivered to federally-licensed broadcast stations and newspapers of general circulation which have provided a written request for such notice.
- 7. Notwithstanding any other provisions of Sections 1 through 6 of this Resolution, the Commission may establish such additional notice requirements as may be deemed proper and advisable to comply with the provisions of the Open Meetings Act.
- 8. If any meeting is closed pursuant to exclusions contained in Section 10-15-1, Subsection H, NMSA 1978, such closed meetings called by the Commission shall not be held until public notice, appropriate under the circumstances, and in compliance with Sections 1 through 6 of this Resolution, has been given. In addition, such notice shall state the exclusion or exclusions in Section 10-15-1, Subsection H, NMSA 1978 of the Open Meetings Act, under which such closed meeting is permitted.

PASSED, ADOPTED, AND APPROVED this	_ day of	, 2023.
THE VILLAGE OF TAOS SKI VALLEY PLANNING AND ZONING COMMISSION		
Thomas P. Wittman, Chair		
Attest:		
Ann M. Wooldridge, Village Clerk		
Vote: For Against		



Planning & Zoning Commission

Thomas P. Wittman, Chair Henry Caldwell Richard Duffy Yvette Klinkmann Susan Nichols J. Christopher Stagg Jim Woodard

Staff Report

(Revised and Updated)

Conditional Use Permit: Hotel Saint Bernard 112 Sutton Place

1. Case Summary

Date of Hearing:

December 5, 2022 - postponed per the request of the

applicant.

Rescheduled to: February 6, 2023

Application Received: August 2, 2022

Date of Posting: November 17, 2022

Reposted: January 19, 2023

Plan Review Fees: \$1,500 - Variance Request

Development Impact Fees: \$1,865,560.00 (estimated)

Project Description:

The ski corporation, TSVI, has proposed an extension redevelopment of the Hotel Saint Bernard (HSB) property. The current facilities and buildings and the adjacent Mogul Medical building will be removed, and the entire area reimagined into a high-end multiple structure luxury resort. The proposal consists of three separate hotel buildings, a pedestrian plaza. commercial space for two fine dining restaurants, a spa facility, and underground parking. Access to the site is at the southern terminus of Sutton Place within the Core Village Zone.

The project conception and articulation masterfully adheres to and gives extensive consideration to the Village Comprehensive Plan as it relates to the redevelopment potential, desired land use. recreational focus, and village aesthetic character for this parcel within the Core Village Zone.

Extensive site redevelopment specifications, plans,

renderings, and Code compliance documents are provided by the applicant and are attached as Exhibits – see Exhibit A: Conditional Use Permit and Certificate of Compatibility Application Narrative, Aug. 1, 2022; and Exhibit B: Hotel Saint Bernard CUP Submission, Aug. 1, 2022.

Prior Actions/Approvals: None

2. Zoning Analysis:

The subject property is located 112 Sutton Place and is zoned Core Village (CVZ).

A. Section 9. Design Standards

The design standards promulgated in Section nine are intended to ensure proper site planning and architectural compatibility to established and desired Village aesthetic norms. The submitted plans comply with the stipulated standards and guidelines.

B. The CVZ augments its zoning principles with performance standards expressed through Supplemental Regulations and Development Requirements. Performance standards are intended to encourage mixed-use development/redevelopment and employ flexible zoning principles that guide density, massing, and setbacks to encourage a combination of residential, hotel, commercial, and/or office use to help the Core Village Zone ensure a socially vibrant and economically sustainable environment. These standards should also encourage pedestrian-level commercial and amenity uses that animate the pedestrian experience within this zone, integrate building massing along pedestrian-friendly streets, plazas, walkways, and the river walk and create places and spaces in which residents and resort guests enjoy spending time.

The applicant has taken great care to meet and at times exceed these Requirements.

C. The Planning and Zoning Ordinance 2022-30 instructs the Commission in Section 26:4 to follow the criteria below when considering and granting a Conditional Use Permit request:

The Commission <u>shall not approve</u> any Conditional Use Permit unless satisfactory provision has been made concerning the following, where applicable:

1. Access to property and proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic control, and emergency access in case of fire, flood, avalanche or catastrophe.

- 2. The economic, noise, glare, or odor effects of the Conditional Use on adjoining properties.
- 3. General compatibility with adjacent properties and other properties in the Village with regard to height, landscaping, setbacks, lighting, signs, parking, and design standards when adopted by the Village Council.
- 4. Compliance with supplementary regulations as delineated in zone in which the property will be located.
- 5. All improvements required by the Village Planning Department and/or Village Engineer in the Public Works Plan have been completed or completion plans, designs and costs are approved by an agreement approved by the Village Council.

At present, the applicant complies with most, but not all, of the CUP Guidelines. For the project proposal to be fully compliant with the Village Zoning Code and Development Regulations, the <u>Conditions of Approval stipulated below are necessary</u> and are highly recommended for adoption by the Commission.

3. Project Findings & Issues:

A. Water Supply

Currently, there is insufficient water supply, caused by on-going extreme system leakage, to serve the proposed redeveloped Hotel Saint Bernard property – see Exhibit C: Redline response to TSVI by Village Public Works Director, Nov. 2, 2022; and Exhibit D: DRT Review Nov. 2, 2022 Summary of the TSVI Letter, dated Oct. 17, 2022. It is anticipated that within the next one to three years, repairs will be successfully completed on the water distribution system to allow the Village to provide water in adequate quantity to meet the increased demand at the project site. However, at this time, the date is uncertain, and water utility service cannot be guaranteed.

No Will Serve Letter will be issued at this time nor until the Village Public Works Director can assure the Village Council that all current fire suppression and existing water utility customers needs are met. The Director will base his determination upon quantitative data generated by the Village water utility system, which regularly tracks and measures supply, storage, and demand levels.

B. <u>Development Impact Fees</u>

Development Impact fees are estimated at \$1,865,560.00. The Project Assessment Sheet was provided to TSVI on August 30, 2022. The exact figure will be determined upon submission of detailed square footage plans with the building

permit application. The assessed amount could also be significantly lower given the prevailing Master Development Agreement (MDA) with the developer. The MDA states that a 25% discount is provided upon formal request and a further credit is allowed for direct financial contributions to Capital Improvement Projects.

At present, no discounts nor credits have been requested nor are expected. From a thorough record review by the Village Clerk and Attorney, any previous credits, including system development fees, which may have applied to the property, have been extinguished and are no longer valid.

C. Off Site Parking Requirements

From Village Ordinance 2022-30:22:2 and per the revised Parking Diagrams and tables – (see Exhibit E: HSB CUP Parking Diagrams, Aug. 30, 2022) provided by the applicant, 109 total parking spaces are required for the proposed facilities. This total includes calculations for hotel and commercial use designations as well as for projected staff at the required 1:5 ratio. On-site underground parking is shown to accommodate a maximum of 65 spaces – 62 spaces by mechanical stacker, and three (3) handicap spaces. The two (2) service loading spaces indicated are not eligible to be added per Ordinance 22-30:22:1.

Parking for uses located within the Village core area may be located in a dedicated and approved off site location as long as adequate provisions are made for on site loading and unloading.

The remaining 44 spaces are newly proposed to be located on-site within a proposed expanded HSB property parcel. See Exhibit I – Sketch of Proposed Lot Line Adjustment & HSB Remote Parking diagram.

to be divided between the off-site skier day lot (19) and the employee Deer Lot (25). No dedicated and approved off-site parking agreement has been provided to Village staff. It is unclear, if the off-site parking lots can accommodate the increased volume necessitated by the project proposal. No comprehensive parking plan has been provided, which acknowledges all the existing parking obligations from various commercial and hotel establishments located within the Village Core. A saturation point may soon be reached given the present geographic limitations and the no parking restrictions in place on municipal roads and NM State Highway 150.

Sutton Place Pedestrian Safety

Pedestrian safety at the southern terminus of Sutton Place is negatively impacted by the Hotel Saint Bernard redevelopment proposal – See Exhibit E: *Upper Sutton Streetscape Improvements, Dec. 2022*. Increased deliveries and patron vehicle traffic on Sutton Place, directly resulting from the greater density and intensity of

use of the property, will conflict with children and other users accessing the nearby Gondolita. The Gondolita primarily carries young skiers and their families to the Rio Hondo Learning Center (formerly the Children's Center) and back to the main Village Plaza and commercial center. Streetscape improvements are necessary to address this situation and are requested by the Village Public Safety Director – see Exhibit F: Traffic Safety Concerns, Oct. 2, 2022. Lacking a detailed traffic study, which the applicant has not provided, the proportional project traffic impact will be estimated by Village staff and assigned to the ski corporation.

E. Avalanche Safety Measures

TSVI has provided a report by Rachel Moscarella, TSVI's Director of Snow Safety, analyzing the potential avalanche hazards at the HSB redevelopment site – see Exhibit G: TSVI Letter Nov. 14, 2022. What remains to be submitted, per Village Ordinance 2022-30:7:1-2, is a report indicating -

potential physical forces created upon the proposed improvements and structures and a structural analysis of the proposed building or structure prepared and sealed by a New Mexico licensed engineer reflecting an engineering analysis and design which states that the design of the building or structure can withstand the potential force from an avalanche as set forth in the avalanche report referred above. This analysis shall be required only if the referenced report indicates that an avalanche hazard exists.

F. <u>Drainage Plan</u>

A stamped project drainage study and stormwater prevention plan will be provided by TSVI upon submission for a Certificate of Compatibility – see Exhibit H: Vertex, Sept. 21, 2022. All costs bore by the Village for outside consultants necessary for a thorough review, by Ordinance, shall be assigned to the applicant.

G. Wastewater Treatment Capacity

According to the Village Public Works Director, at the present moment, there is sufficient capacity to service and treat all project generated waste upon full build-out at the off-site expanded Village Waste Water Treatment Plant.

H. New Buildings Roof Height

In the CUP Submission packet pgs. 50-59, the applicant has provided preliminary roof height calculations and diagrams. These will be re-evaluated upon building plan set submission. The plans, as presented, are in compliance with the roof height requirements, stipulations, and design guidelines.

I. Environmental Considerations

There is a delineated wetland adjacent to the newly proposed on-site parking lot, located directly to the west of the Edelweiss and south of Rio Hondo. The U.S. Corps of Engineers (US COE) identifies this wetland as SPA-2018-00105 - Taos Ski Valley Strawberry Hill Wetland Adjacent to the Rio Hondo.

If the wetland (or the Rio Hondo, or other water of the US) is impacted due to a discharge of fill or dredged material, a permit from the Corps of Engineers would likely be required under Section 404 of the Clean Water Act. If a permit is required, the Corps would require mitigation for impacts resulting in the loss of greater than 0.1 acres of wetland or the loss of 0.03 acres of streambed (temporary impacts generally do not require mitigation beyond restoration to pre-existing conditions). If the project is not going to impact a water of the US, the Corps of Engineers is also able to review a project to confirm that no permit would be required.

- **4.** Recommendation: Staff recommends a motion to Approve the Conditional Use Permit with the following Conditions:
 - The applicant shall submit revised Streetscape and Roadway Improvements to the satisfaction and approval of the Village Directors of Public Safety and Public Works, which addresses the pedestrian safety issue on Sutton Place. These planned improvements will be forwarded to the Village Public Safety Committee for review and a recommendation made to the Planning Commission for final acceptance no later than six (6) months from issuance of a Conditional Use Permit.

Project costs, including design and construction, associated with realizing the Village approved Improvement Plans, shall be funded by TSVI, proportional to its increased traffic impact attributable to the Hotel St. Bernard redevelopment project. No deduction shall be granted for activities at the former HSB site. All improvements shall be completed prior to issuance of a Certificate of Occupancy.

- 2. Due to the current lack of water supply capacity, attributably to deficiencies in the delivery system, to serve the proposed project, the developer, TSVI, proceeds at their own risk. After considering fire suppression requirements and existing water demand needs among other factors, the Village Public Works Director, upon review of quantitative data generated by the Village water utility system and in consultation with Village staff, shall determine when to issue a Will-Serve Letter.
- 3. All Development Impact Fees must be received by the Village of Taos Ski Valley prior to issuance of any project related Building Permit, which includes a Foundation Permit. If any discount is requested subsequently, such as through the prevailing Master Development Agreement, then all negotiations shall be concluded with six (6) months from issuance of a Conditional Use Permit, or the permit is cancelled.

- 4. Submit lot line adjustment request or similar deed instrument prior to Certificate of Compatibility approval.
- 5. Provide a written report which indicates the potential physical forces created upon the proposed improvements and structures. If the reports indicates that an avalanche hazard exists, then prepare a structural analysis of the proposed building or structure, sealed by a New Mexico licensed engineer, reflecting an engineering analysis and design which states that the design of the building or structure can withstand the potential force from an avalanche.
- Provide a dedicated and approved off-site parking agreement prior to submission of a Certificate of Compatibility.
 - Given the close proximity of the proposed on-site parking lot to a delineated wetland, provide a letter from the US Corps of Engineers affirming that either no Section 404 permit is required or a permit is required.
- 7. The design and installation of the roof snow retention system shall be independently reviewed by a Village authorized professional, experienced and credentialed in such matters. The Village Building Official and other Staff members will participate in any recommendation to change the current roof configuration in consultation with TSVI. As permitted under Ord. 22-30, the developer shall pay all fees and associated expenses related to this matter.
- 8. Any substantial changes to the application must be approved by the Planning and Zoning Commission; all other changes may be approved administratively by the Planning Officer.
- 9. If no Building Permit is issued, the Conditional Use Permit will expire three (3) years from issuance.

5. Public Notice & Public Comments

The notice of public hearing was mailed to all abutting property owners within 100 feet on November 17, 2022. A public notice sign was placed on the property on November 17, 2022.

A second notice of public hearing was mailed to all abutting property owners within 100 feet on January 18, 2023. A public notice sign was placed on the property on January 19, 2023.

The application materials and Staff Report were made available at the Villages Office for public review. The following written comments were received by the public:

A. None

6. Staff Endorsements

Submitted by:

Patrick Nicholson Director, Planning & Community Development Department

7. Exhibits

- A. Conditional Use Permit and Certificate of Compatibility Application Narrative, Aug. 1, 2022.
- B. Hotel Saint Bernard CUP Submission, Aug. 1, 2022.
- C. Redline response to TSVI by Village Public Works Director, Nov. 2, 2022.
- D. DRT Review Nov. 2, 2022 Summary of the TSVI Letter, dated Oct. 17, 2022.
- E. HSB CUP Parking Diagrams, Aug. 30, 2022. Upper Sutton - Streetscape Improvements, Dec. 2022
- F. Traffic Safety Concerns, Oct. 2, 2022.
- G. TSVI Letter Nov. 14, 2022.
- H. Vertex, Sept. 21, 2022.
- I. Exhibit I Sketch of Proposed Lot Line Adjustment & HSB Remote Parking diagram.

HART HOWERTON

NEW YORK - SAN FRANCISCO

Taos Ski Valley 'Hotel St. Bernard' Redevelopment

Taos Ski Valley 'Hotel St. Bernard'

Conditional Use Permit and Certificate of Compatibility Application Narrative

August 1st, 2022

Introduction:

This document is the narrative section of the application to the Village of Taos Ski Valley (VTSV) for a Conditional Use Permit and Certificate of Compatibility Permit for the redevelopment of the Hotel St. Bernard within the 'Core Village Zone' of the VTSV. The application is being submitted on August 1st, 2022 for review with the VTSV Planning Commission scheduled for August 1st, 2022.

The applicant, Taos Ski Valley, Inc. (TSVI) is represented by Peter Talty & David Norden assisted by a team consisting of the following professional organizations:

- Hart Howerton, Ltd.: Architecture, Planning, Landscape Architecture, Interior Design
- Alpine Creations Beatrice Rosenthal
- Page: Architect of Record, Landscape Architect of Record
- The Vertex Companies: Civil Engineering
- MDP Engineering: MEP & FP Engineering
- Red Tail Surveying: Professional Land Surveying
- Bradbury Stamm Construction: General Contractor

TSVI Goals:

- 1. Create new on mountain and Village Core improvements to elevate the ski experience.
- 2. Revitalize and improve the existing iconic Hotel St. Bernard of Taos Ski Valley while maintaining its spirit and heart.
- 3. Continue to provide public amenities in the form of gathering spaces, F&B, nightlife, and wellness venues while adding additional open space activated by multi-season activities and gathering elements; drawing skiers and non-skiers to the Village core by adding amenities and a destination.
- 4. Introduction of a fine dining restaurant to the village core, elevating the overall village dining experience.
- 5. Improve skier services, circulation and amenities at the base of the ski area to enhance the guest experience.
- 6. Increase the quantity and quality of accommodations in the core to add value, energy and activity to the Village and resort.



With the proposed redevelopment of the Hotel St. Bernard, TSVI is making a very strong and meaningful gesture toward achieving these goals. This project serves both the hotel guests and TSVI skiers, offering premiere hotel accommodations anchored in a public podium that engages the mountain with ski-in access. A recreation of the existing St. Bernard Dining Room, a symbol for the spirit of TSVI itself, will serve hotel guests and the public alike. These improvements will secure the Hotel St. Bernard and TSVI as a premier skiing destination, while preserving the longstanding history, tradition, and symbiotic relationship between Taos Ski Valley and the Hotel St. Bernard.

Overview of Hotel St. Bernard Redevelopment:

The application proposes the redevelopment of the Hotel St. Bernard within the Core Village Zone of the Village of Taos Ski Valley. The redevelopment will include the removal of the existing Hotel St. Bernard, A-Frames, Chalet Mowgli, and the existing Mogul Medical building. To accommodate the project, HSB lot line will be adjusted in the future. The lot line relative to the adjacent Snakedance Condominiums will be maintained and all setbacks will conform to Core Village Zone requirements

The revitalized Hotel St. Bernard will be developed along with an Arrival Court and adjacent site alterations. The Hotel St. Bernard consists of (4) four main components: The Lodge, Chalet Alpenhof, Chalet Mayer & the Pedestrian Plaza over the Parking Garage. The Lodge and Chalets appear as stand-alone structures on top of a pedestrian podium with parking below. The podium will be a space for both hotel guests and the community, featuring ski-in / ski-out access, The Deck, F&B exterior dining, landscaping & site furniture, and a several outdoor stairs to connect the podium level to the existing network of pedestrian circulation within the Core Village Zone. Adjacent to the Hotel will be site alterations such as regrading portions of the ski hill, planting, improvements to Allée Mayer, and the new Arrival Court, with improvements starting at the Gondolita Plaza. The character of the Arrival Court will strengthen the access between Snakedance and the Hotel St. Bernard, with site improvements to engage pedestrians while also providing emergency vehicle access.

The location of the proposed building engages the side of the mountain, allowing ski-in / ski-out access and providing spectacular up-mountain & down-valley views. The south face of the building meets grade at 9452 ft, pedestrian plaza level, and the north face of the building meets grade at 9434 ft, parking level. To mitigate the steep site, redevelopment will include regrading to some of the ski trails surrounding the hotel as well as the access from Sutton Place in the location of the current Mogul Medical & Gondolita Plaza. The access from Sutton will be snow-melted and match the character of the Arrival Court. The Arrival Court is a circular motor court mitigating the difference in elevation between the corner of Snakedance and the proposed Hotel St. Bernard entry. This motor court would be designed to accommodate emergency vehicle access. The Motor Court is the point of access for hotel guests, as they unload luggage and allow valet to unpack their cars. The hardscaping in the arrival court complements the pedestrian podium wall, which features niches, windows, and exterior stairs to engage pedestrians at street level and invites them to the podium level above.

Great measures have been taken to document the existing Hotel St. Bernard and its memorabilia. The existing building has been digitally archived and laser scanned, and its inventory of art, memorabilia, and furniture has been catalogued. The intention behind this effort is that pieces of the existing hotel will be reused or recreated in the revitalized Hotel St. Bernard. This will achieve a luxurious, contemporary design that preserves the essence of the existing Hotel St. Bernard. The new Hotel St. Bernard is a 53-key boutique on-mountain hotel featuring the Deck overlooking the Ski Beach, recreation of the St. Bernard Dining, Bar & Lounge spaces, addition of a fine dining restaurant, and a multi season spa & parking below the

podium. The Lodge contains (4) four stories above the podium. Above the (1) one public plaza level, the upper (3) three floors of the Lodge feature guestrooms, the top floor of which features larger suites. Chalet Alphenhof features (4) four floors of hotel flats, the top floor being a penthouse flat. Chalet Mayer features a new fine dining restaurant at the pedestrian plaza level, with (2) two floors of flats above, the top floor being a penthouse flat. The floor levels are offset between the Lodge and the chalets to create differentiation and allow for the impression that each is its own building within the village. The tripartite massing of the Hotel St. Bernard reduces the overall size of the hotel and works to preserves existing view corridors.

Major Project Statistics

The following are the major development and dimensional statistics associated with the proposal:

Development Summary

- Total Gross Floor Area: 201,300 SF
- Commercial Area:
 24,000 SF (Food & Beverage, Spa)
- Hotel Amenity Area:9,900 SF (Lobby(s), Ski Valet, Kids Club, Fitness & Pool)
- Hotel Support Area:
 23,950 SF (Back of House, Storage, Service Areas)
- Guestroom Product Mix:
 (53) Keys Including (41) 1 BR keys, (7) 2 BR keys, (4) 3 BR keys, (1) 4BR key.
 - Parking: 14,000 SF (31 stackers x 2 spaces per stacker = (62) stacked spaces) & (3) ADA spaces in garage. (2) service parking spaces provided between garage and basement level. Parking Requirements for the 30,000 SF of commercial will be supplemented with off-site at the skier day lots. The required accessible space for the retail SF is accommodated in the garage.
- Plaza Amenity Area:
 17,870 SF (Deck) (Public Restrooms provided per code)

Dimensional Summary:

• Podium

Total number of Floors: (1) Partially Submerged Story at Parking and Spa

Level + Limited Basement & Loading Level Below.

• Total Building Coverage: 46,500 sf

Average Building Height: +/- 21.5ft to F.F. Public Plaza (measured from Allée

Mayer to top of Podium)

The Lodge

• Total number of Floors: (3) Stories Over Garage Podium + Additional Story in

Roof: (1) Food & Beverage Level, (2) Guestroom Levels + Additional Guestroom Level in Roof

• Total Building Coverage: 17,300 sf

• Average Building Height: +/- 36.5ft to B.O Eave (measured from the Public

Plaza to typical eave height)

Chalet Alpenhof

• Total number of Floors: (3) Stories Over Garage Podium + Additional Story in

Roof: (3) Guestroom Levels + Additional Guestroom

Level in Roof

Total Building Coverage: 5,900sf

Average Building Height: +/- 44.5ft to B.O. Eave (measured from the Retail

Pedestrian Street to typal eave height)

Chalet Mayer

• Total number of Floors: (3) Stories Over Garage Podium: (1) Food & Beverage

Level (2) Guestroom Levels

• Total Building Coverage:

7,500sf

Average Building Height:

+/- 35.5ft to B.O. Eave (measured from the Retail

Pedestrian Street to typical eave height)

Public Spaces and Amenities Summary:

- Public Plaza above Podium: ski-in/ski-out access; network of terraces that offer planting; public seating, and gathering spaces
- The Deck at Ski Beach: lively biergarten-style terrace overlooking ski beach; ski-in access from mountain side; captures program and atmosphere of current HSB; walk up concessions window and public restrooms; exterior furnishings such as decorative wooden drink rails, stone pavers, picnic tables.

- Spa, Wellness & Aqua Therapy (Including Pool Terrace at western edge of Chalet Mayer)
- St. Bernard Dining Room / Bar & Lounge
- Fine Dining Restaurant & Dining Terrace
- Sutton Place Arrival Court: 96' diameter arrival court at terminus of Sutton Place; stone staircases leading to terrace level plaza and fine dining terrace; stone pavers with accent paving to delineate lanes and road edge; moveable planters with evergreen shrubs and colorful annuals
- Allée Mayer: cobble-lined service alley between Snakedance Condominiums and Hotel St. Bernard; connects to Ski Beach at eastern end; improvements to the paving, furnishings & safety of road; moveable planters; removable bollards to prevent vehicular traffic from entering Ski Beach
- New Public Site Furnishings, Signage, Wayfinding to enhance pedestrian experience

Master Plan Conformance

The Hotel St. Bernard project has been developed with the VTSV 2017 Comprehensive Plan as guiding documents which in turn was based on the 2012 Conceptual Master Plan approval for the Core Village zone. The team recognizes the time and energy that was put forth in the creation of these documents, and the importance of conforming to both documents to fulfill the expectations and needs expressed during the long-range planning process. The Hotel St. Bernard project is positioned to effectively implement and facilitate 'big picture' recommendations and requirements of the comprehensive plan. Major points of emphasis relative to conformance with the 2017 Comprehensive Plan include:

Community Placemaking:

- 1. Maintain the Village Character
 - The Hotel St. Bernard (HSB) has helped define Taos Ski Valley's Culture and Architecture. It is one of the primary goals of the HSB redevelopment to draw on its architectural character and community nature while continuing to elevate its impact and experiences. This will be done through continuing the European Mountain Architecture that helped make the HSB an icon and maintaining the openness of its venues to the public and Village.
- 2. Create a central location in the village for orientation & wayfinding
 The HSB will offer gathering spaces that work as the transition from the mountain
 to the Village and will help to orient people at the edge of the village. The project
 will incorporate Village wayfinding as well as provide vantage points for visual
 orientation from its terraces.
- 3. Promote natural & other amenities that are in the Village
 As stated, the HSB will define the edge between the ski mountain and the Village, and it is the intent of the design to be the blending of these (2) environments while providing sun-soaked terraces for all season enjoyment. Terrace sunlight will be filtered by the strategic replanting of many on-site trees. Additionally, the Wellness program will be informed by and celebrate the special Taos Ski Valley unique environment.
- 4. Preserve green space within development areas
 While the current "green" space on the HSB site is limited, the proposed design is

looking to increase the exterior public spaces that can be enjoyed by the public and guests. Site work reinforces pedestrian & public circulation to such spaces through measures including ski-in access, site stairs & ramps, the Arrival Court, and improvements to Allée Mayer.

Master Planning Goals & Action Items

1. Improved Streetscape

The HSB project is looking to improve the Sutton Place steep condition that currently exists between Snakedance Condominiums and Mogul Medical. In addition, the pedestrian access to the south of the Snakedance Condominium (Allée Mayer) will be improved, made safer and activated.

2. Improved Pedestrian friendly design

Pedestrian access to the HSB and along the access roads will be improved. There will be exterior stair access to upper terraces and dining locations. Additionally interior elevator circulation will be available. After the guests' initial arrival, the intention is that their cars will be kept in hotel parking for the remainder of their stay. Cars will be kept out of sight while guests access the Village by foot. Terraces and drives will be snow-melted, improving the safety and limiting the winter maintenance. Such improvements will reestablish the Hotel St. Bernard as the circulation hub of the ski valley.

3. Protect view corridors

In the development of the HSB design a conscious decision was made to break the building up into (3) masses to help preserve vies from the Village up to the mountain.

- 4. Support multi-use developments that encourage walking over vehicular traffic.

 The proposed HSB project will primarily serve a hotel function, however the amenities of the hotel will be open to the public. These include, the Deck, the HSB Dining Room, the Bar & Lounge, and the Wellness Spa. Additionally, the Hotel will contain a Ski Valet. To help with vehicular traffic, roadways will be improved, and guest vehicles will be valeted primarily in the podium.
- Promote a general style of a European Alpine Village within the CVZ
 Drawing on the existing architecture of the HSB, the proposed design elevates the European Alpine aesthetic while using some of the finest European alpine hotels as president.

6. Require good urban design

We see the HSB as component of a much larger master plan for the Taos Ski Valley, with the goal of improving pedestrian and vehicular circulation & providing new and improved amenities that improve the resident's and guest's experience.

Accompanying this goal is the overarching mission to provide a diverse opportunity to drive the economy and provide employment.

7. Parking behind or below buildings

The primary Parking will be located in the Garage podium that links all (3) buildings. This garage will be a valet garage serving the hotel, fine dining, and spa guests. The HC spaces in the garage will be self-park.

8. No gated streets

There is no intension of gating the street, removable bollards would be placed to prevent vehicles from accessing pedestrian areas.

9. Buildings that form a street wall

The intension is that the HSB building would operate as a street wall along the entry drive and in the easement south of Snakedance Condominium.

10. Doors accessible from the sidewalk

Pedestrian access will occur both at the entry drive & pedestrian street level and

- public terrace level. The public areas of the hotel will be accessible by a snow-melted pedestrian way or by stairs leading up to the terrace levels.
- 11. Active ground floor uses, including storefronts, stoops, porches or forecourts

 The Arrival Level will be activated by the Hotel Lobby, The Ski Valet, Kid's Club,
 Wellness Spa entry and the Chalet Lobbies. The Terrace Level will be activated by
 the Deck, HSB Dining Room, Bar & Lounge, Hotel Lobby and Fine Dining
 Restaurant. The Terraces will contain outdoor furniture and a firepit.
- 12. Pedestrian scaled signage Similar Village wayfinding and pedestrian signage will be utilized at the HSB to give direction, orientation and promote the activities and venues.

Village Core Development Criteria- Recommendations

- 1. The Village Core is the location of the highest density, intensity and building height in the Village The HSB development is in line with the VTSV zoning guidelines and increases the density over the existing HSB
- 2. All building entrances must open onto one of the pedestrian plazas
 All building entrances would be accessible off the pedestrian walkways, motor court
 or public terraces. Many of these are new or improved public spaces.
- 3. Building height is in scale with the mountains

 The Building height is increased from the existing HSB, and conforms within the VTSV zoning guidelines as measured from the pedestrian plaza over the parking structure.
- 4. The ground floor of all buildings is at least 50% retail use

 The Plaza Level of the Building is 60.3% (18,500 SF/30,700 SF) retail/commercial use, comprised of the Deck, HSB Dining, Bar & Lounge, Hotel Lobby & Fine Dining. The Arrival Level is 50.5% (23,500 SF/46,500 SF) retail/Commercial use, comprised of the Hotel Arrival Lobby, Ski Valet, Fine Dining Lobby, and Wellness Spa.
- 5. All streets are designed with sidewalks and pedestrian facilities

 All dives will be designed for designated pedestrian areas, in addition all pedestrian and vehicular areas will be snow melted.
- 6. Parking is below grade in structures

 The parking will be accommodated within the building podium. Any overflow for high season will be valeted to the skier lots.

Zoning Ordinance Conformance

The sire plan and architectural design of the Hotel St. Bernard are proposed to meet the standards and regulations in the VTSV Ordinance NO. 2017-30. Following is a summary of the Hotel St. Bernard conformance with the major regulations of the zoning ordinance.

Core Village Zone

The Hotel St. Bernard is located on the perimeter of the Core Village Zone, the most southward development and closest to the mountain. Engaging the mountain directly, the hotel serves as a vital link between the pedestrian experience within the village and the on-mountain experience of the skier. HSB will provide an elevated stay for guests along with amenities for the Village. This development serves as a celebrated conclusion to Sutton Place with its new Arrival Court as well as the visual terminus from the Blake Residence Bridge Crossing to the Resort Center promenade.

Site Design

The site design of the Hotel St. Bernard redevelopment is a direct response to the challenges associated with the severe grade change from the hotel's south face to its north face. With a change of appx. 33' (+54 to +21) across the building footprint and appx. 59' (+80 to +21), the site regrading fastens the podium to the ski trails without disrupting any of the existing skier routes down the mountain, all while minimizing the use of retaining walls, opting for more natural alternatives such as boulder walls or natural sloping. Elevating the terraces and Dining Room provides natural light and outward views, resolving the existing condition where the HSB Dining Room sits down in a gulley. The building is oriented toward the existing grading to minimize site intervention. Snow shedding is mitigated in this development as the building steps back off the podium level, and roofs are of shallower pitch when present on the ground floor. Upper-level roofs are equipped with snow guards, heated edge & gutters. Building orientation is set to take advantage of the solar orientation throughout the day and over the seasons.

Architectural Design

The architectural style of the Hotel St. Bernard complies neatly with the requirements set forth in the Zoning Ordinance. Like many of the other buildings within the Core Village Zone, the hotel draws upon historical precedents from alpine environments. The Hotel St. Bernard is a single building that has the look and feel of (3) three smaller buildings. The unique massing of the hotel allows for the feel of an alpine village, each of the three components seemingly separate with their own architectural character but still belonging to the same language of European mountain chalets. The conscious decision to break the building into the Lodge, Chalet Alpenhof & Chalet Mayer helps the hotels fit into the scale of the Village and preserve view corridors. Although drawing much inspiration from alpine architecture, the Hotel St. Bernard strives to serve as a timeless piece, guided by its form, function, and massing that respect its surroundings while extending the village up to the mountain edge. Like its precedents, the Hotel St. Bernard generates interest with setbacks, balconies, and compact massing. The roof is further broken down with major and minor gables, some of which are asymmetrical.

Wood, stucco, and stone are the primary building materials, like what one finds with European chalets. Connected to the earth and mountain out of which the hotel rises, the podium is articulated as a rugged stone base above which the stucco-clad ground floor of the hotel sits. The upper floors of the Lodge and chalets are wood composite.

Height Analysis

The proposed Hotel St. Bernard meets the VTSV code height requirement for principal structures per zoning ordinance 2017-30. As stated in the zoning ordinance:

"Building height of principal structures shall not exceed forty-eight feet (48'-0") to the primary eave line of the roof edge with the reference datum being pedestrian plaza or walkway (especially over a parking structure), this eave height shall be measured from the top of the plaza or walkway elevation."

The height datum for the Hotel St. Bernard is the public podium which is proposed at an elevation of 9452.5 ft & 9455.5 ft. The proposed building height measured from this datum at the Lodge is 36.5 ft; at Chalet Alpenhof is 44.5 ft; and at Chalet Mayer is 35.5 ft.

Please reference the building elevations and building sections submitted with this narrative.

Building Massing

The proposed Hotel St. Bernard building meets the VTSV code for building massing per zoning ordinance 17-30. The building is divided into (3) three components: The Lodge, Chalet Alpenhof, and Chalet Mayer. All 3 components are connected via a podium but provide the appearance of (3) three individual buildings. Breaking down the massing in such a way provides density to the Core Village Zone, while still preserving existing view corridors. Great care was taken in the design process to preserve the view of the mountain from Sutton Place. The Lodge and both chalets step back off the podium, minimizing the perceived height at the Arrival Court. Each of the (3) three distinct masses is capped with a gable roof, further broken down into major and minor gables, (some of which are asymmetrical). Where applicable, top stories are tucked into the volume of the roof to reduce building height. The divided massing allows for variation across the building, providing each component with its own architectural details while still adhering to a common architectural language. The building steps with the existing topography. Floor heights vary between the Lodge, Chalet Alpenhof, and Chalet Mayer to minimize the need for regrading. Building material changes between the podium, plaza level and guest levels further breaks down the building massing.

Roof Design

The roof design will be carefully considered to control snow and ice, protect pedestrians, and shed away from entries and public spaces. Snow will be shed into landscaped areas where applicable. The use of snow guards, heated gutters and hot edges will minimize the effect of falling snow on public spaces. Building entryways and protected by gable ends, low roofs, terraces above or covered walkways. Snow is intended to be retained on pitched roofs. All terrace roofs above structure will be snow melted. Edges of balconies will be heated. All gutters & downspouts will he heat traced. Roofs are pitched at 5:12.

Exterior Building Elements

The Hotel St. Bernard will feature a stone base wrapping the podium level. This will provide a natural finish where the building meets the hillside into which it is anchored. This level of the building features moments of glass, meant to welcome guests to areas such as the ski valet, spa, and the guest check-in. However, even at these areas, the focus is commanded by the massing at higher levels where materials transition to natural colored stucco, and then wood composite material above. The type and color of materials, specifically wood composite, will differ between the Lodge and the chalets, creating architectural interest. Balconies will be featured at both the lodge and the chalets and will stack vertically. Many exterior elements such as railings, lighting, roof shingles, doors, and windows are used to imitate the existing Hotel St. Bernard and help continue its legacy in this new building.

Service and Delivery

Service and delivery will occur at (2) locations of the building. Each location will be internal of the podium and will occur behind architectural grade garage doors. Garbage will be stored and serviced behind these garage doors as well. All exterior trash receptacles will be bear rated and match what is used on other TSVI related projects. There will be no propane tanks on this project as it will be connected to the gas service in Sutton Place.

Plazas, & Streetscape Design

Overall site furnishings, signage, and wayfinding elements should be a refined, luxury take on

those traditionally found in Swiss Alpine village in the existing HSB. In public areas signage will be consistent with other TSVI signage.

Building Code Analysis

1. Occupancy Classification (Chapter 3)

There are (4) main Occupancy Classifications throughout the building

Parking Garage – (S-2) Low Hazard Storage (Section 311.3)

Spa – (B) Business (Section 304.1)

Food & Beverage – (A-2) Assembly (Section 303.3)

Hotel – (R-1) Residential Dwelling Units (Section 310.1)

2. Construction Type and Fire Rating

Option 1: Wood Construction Above Non-Combustible Podium

Podium Level (L0) - (S-2 & B) Occupancy with Type 1-A Construction

Plaza Level (L1) - (A-2 & R-1) Occupancy with Type V-A Construction

Guestroom Levels (L2-L4) – (R-1) Occupancy with Type V-A Construction

Option 2: Structural Steel

All Levels (L0-L4) – (S-2, B, A-2, & R-1) Occupancy with Type II-A /II-B Construction

3. Building Heights per VTSV and 2015 IBC

VTSV Ordinance No 14-30 Restricts Building Height in the Core Village as follows:

Building Height of principal structures shall not exceed forty-eight feet to the eave line of the roof edge with the reference datum being the finished pedestrian surface within five feet beyond each corner of the structure. When the development provides a pedestrian plaza or walkway (especially over a parking structure), this eave line height shall be measured from the top of the plaza or walkway elevation.

4. IBC 2015 Height Per Occupancy and Construction Type (Sprinklered)

Option 1: Wood Construction Above Non-Combustible Podium

Garage (S-2 Occupancy Classification)

Type I-A Construction

Allowable Area Per Tier w/ Sprinkler (S) – Unlimited (Table 506.2)

Allowable Number of Stories w/ Sprinkler - Unlimited (Table 5.04.4)

Allowable height above grade plane – Unlimited (Table 5.04.3)

Spa (B Occupancy Classification)

Type I-A Construction

Allowable Area per Story w/ Sprinkler (SM) – Unlimited (Table 506.2)

Allowable Number of Stories w/ Sprinkler – Unlimited (Table 5.04.4)

Allowable above grade plane – Unlimited (Table 5.04.3)

Spa (A-2 Occupancy Classification)

Type V-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 34,500 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler - 3 (Table 5.04.4)

Allowable above grade plane – 70' (Table 5.04.3)

Hotel Guestrooms (R-1 Occupancy Classification)

Type V-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 36,000 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler – 4 (Table 5.04.4)

Allowable above grade plane – 70' (Table 5.04.3)

Option 2: Structural Steel

Garage (S-2 Occupancy Classification)

Type II-A Construction

Allowable Area Per Tier w/ Sprinkler (S) – 117,000 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler – 6 (Table 5.04.4)

Allowable height above grade plane – 85' (Table 5.04.3)

Spa (B Occupancy Classification)

Type II-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 112,500 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler – 6 (Table 5.04.4)

Allowable above grade plane – 85' (Table 5.04.3)

Spa (A-2 Occupancy Classification)

Type II-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 46,500 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler – 4 (Table 5.04.4)

Allowable above grade plane – 85' (Table 5.04.3)

Hotel Guestrooms (R-1 Occupancy Classification)

Type II-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 72,000 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler – 5 (Table 5.04.4)

Allowable above grade plane - 70' (Table 5.04.3)

Note: Use Section 509 Special Provisions 509.2 Horizontal Building Separation Allowance, to separate Parking Podium from Residential Type 2B construction above for area, fire walls and stories limitations and type of construction.

5. Total SF for Each Occupancy Class

A-3 Occupancy (Assembly) Lobby –

Podium

S-2 Occupancy (Low Hazard Storage) Garage, BOH - B Occupancy (Business) Spa, Admin Kitchens - A-4 Occupancy (Assembly) Pool-A-3 Occupancy (Assembly) Pool Deck –	33,121 SF 17,166 SF 1,793 SF 6,755 SF
Lodge	
S-2 Occupancy (Low Hazard Storage) BOH -	2090 SF
B Occupancy (Business) Admin, Kitchens -	7,000 SF
R-1 Occupancy (Residential) Hotel- (53 Units)	35,907 SF
A-2 Occupancy (Assembly) F&B-	1,793 SF
A-3 Occupancy (Assembly) Pool Deck –	6,755 SF
Chalet Alpenhof	
S-2 Occupancy (Low Hazard Storage) BOH -	2090 SF
R-1 Occupancy (Residential) Hotel – (53 Units)	16,628 SF
Chalet Mayer	
S-2 Occupancy (Low Hazard Storage) BOH -	141 SF
B Occupancy (Business) Kitchens -	2,286 SF
R-1 Occupancy (Residential) Hotel- (53 Units)	11,314 SF
A-2 Occupancy (Assembly) F&B-	3,890 SF

362 SF

- 6. Show Required Occupancy Separations (Table 508.4)
 - S-2 / A Separation Requirement No Separation Requirement (Sprinklered)
 - S-2 / B Separation Requirement 1 Hr. (Sprinklered)
 - S-2 / R Separation Requirement 1 Hr. (Sprinklered)
 - R / A Separation Requirement 1 Hr. (Sprinklered)
 - R / B Separation Requirement 1 Hr. (Sprinklered)
 - A / B Separation Requirement 1 Hr. (Sprinklered)
- 7. Show Type of Construction for Each Occupancy

Option 1:

- S-2 Occupancy (Garage) Would be Type 1A Construction
- B Occupancy (Business) Would be Type 1A Construction
- A Occupancy (Assembly) Would be Type VA Construction and sit on the 1A Podium
- R-1 Occupancy (Residential) Would be Type VA Construction

Option 2:

- S-2 Occupancy (Garage) Would be Type IIA Construction
- B Occupancy (Business) Would be Type IIA Construction
- A Occupancy (Assembly) Would be Type IIA Construction
- R-1 Occupancy (Residential) Would be Type IIA Construction
- 8. Describe Sprinkler System

Garage Sprinkler System would be Dry Standpipe to prevent freezing if Garage is not conditioned, Wet Standpipe if Garage is semi conditioned

Residential, Assembly & Business Sprinkler System would be wet system

9. Parking Requirements per VTSV and 2015 IBC & 2010 DOJ ADA

Hotel:

Per VTSV in CVC and CB for Hotels and Motels: One Space per 300 square feet of public area plus one space per every five employees per shift

9,900 SF Public Hotel Space = 33 Required Spaces

Employee parking will be provided off-site at skier day lots.

Eating and Drinking Establishments:

Per VTSV in CVC and CB for Eating and Drinking Establishments: One Space per 300 square feet of public area plus one space per every five employees per shift

9000 SF Public F&B = 30 Required Spaces

Employee & overflow parking will be provided off-site at skier day lots.

Offices & Retail:

Per VTSV in CV and BC retail requires (1) space per 500 SF area

7,400 SF Offices and Retail = 15 spaces required

Overflow retail parking will be provided off-site at skier day lots.

Summary

There are **(65) Parking Spaces** provided within the Hotel Parking Garage to accommodate (53) guestroom keys. (3) of these spaces are ADA. Additionally, there are (2) spaces for service loading.

Per VSTV, the total number of required parking spaces is 75:

- (33) for the Hotel
- (30) for F&B
- (15) for Retail.

Overflow commercial parking will be provided off-site at skier day lots to accommodate the ISO Form 54| 10/09/2017

difference of (10) keys. Per 2015 IBC Chapter 11(Section 1106.1) Providing 51-75 Parking Spaces will require a minimum of 3 Accessible Spaces

Certificate of Compatibility

The Hotel St. Bernard application requires for TSVI to meet the requirements of the VTSV Certificate of Compatibility as deemed appropriate by the VTSV prior to issuance of a building permit. The intent of the Certificate of Compatibility is to ensure structures have the appropriate land planning, architecture, and aesthetics to fit within zoned properties in the Village.

At the time of this submittal on August 1st, 2022, a majority of the items required for the Certificate of Compatibility have been initiated and are being submitted as in-progress documents to allow a preliminary review and feedback from VTSV staff prior to the meeting with the Planning Commission. As a reference, the attached Certificate of Compatibility Checklist indicates the items that are currently included with the application.

The following plans developed by Vertex Engineering are currently included in the application. A brief description of each plan, as well as how it relates to the corresponding infrastructure development plan or master plan is included below.

1. Existing Conditions Plan

This is an overall view of the existing infrastructure in and around the proposed site including adjacent parcels, easements, and R.O.W dedications. It also provides an overview of existing topographic conditions.

2. Civil Site Plan

This sheet provides an overview of non-utility infrastructure improvements and how they relate to the site, adjacent properties, easements, and R.O.W dedications. This includes all proposed structures and associated improvements. 3 section cuts along the property have also been provided to convey the pedestrian, driving, and landscaping scheme.

3. Civil Utility Plan

For the proposed development, the civil utility plan proposes the use of new utility infrastructure tying into existing utility infrastructure around the site, as well as some existing infrastructure being rerouted to accommodate the above ground changes to the property. The proposed development has all new water service, storm mains, sanitary mains, and all dry utilities (gas, electric, communication) tying into existing lines around the property. Many of the improvements tie into utilities that reside under Sutton Place to the north, with other others such as portion of the storm network and some dry utilities tying into other areas around the property boundary. All sanitary and water improvements will be within the goals set forth in the VTSV Sanitary Sewer Development Plan and the VTSV Water Master Plan, respectively. All unused utilities within the project boundaries will be abandoned/demolished. All utilities that must remain in use that do not work with the proposed improvements will be rerouted and meet any standards required for them.

4. Civil Drainage Plan

In this plan the general drainage patterns and collection systems are indicated based on the existing and proposed topography and how they tie in together. Within each sub-basin, flow arrows, proposed imperviousness, and type of flow have been indicated. The site will utilize detention, treatment, and existing and proposed conveyance structures to adequately handle drainage concerns within the site. Most of the drainage on the eastern and southern portion of the site (PDA-1 & PDA-2) will drain into infrastructure that flows to the east and the proposed pavement in those areas will be treated with the use of hydrodynamic separators

ISO Form 54 10/09/2017

indicted on the utility plan. The remaining flow on the northern portion of the site (PDA-3) will flow into infrastructure draining to the north within Sutton Road and also will be treated with a hydrodynamic separator. Finally, flow on the western portion of the site will sheet flow to the northwest. Roof flow from the proposed structure will flow into infrastructure draining

5. Civil Snow Storage & Removal Plan

Snow storage and removal plans highlights the existing snow melt area, the heated drive area, and the heated terrace area. Close coordination and combination of the proposed heated areas with storm water treatment infrastructure allow on-site snow melt to be treated and conveyed.

6. Cut Fill Plan

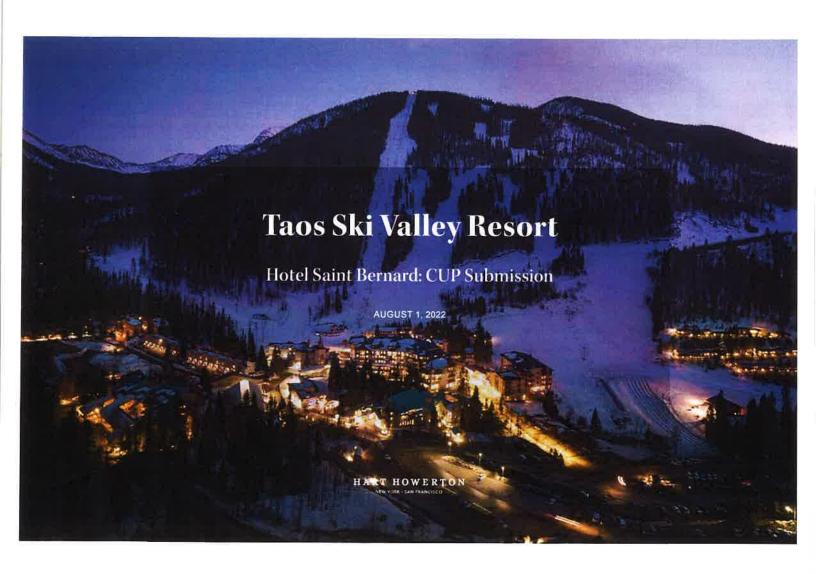
This plan shows the areas of cut (red) and fill (green) and their associated quantities within the limits of grading around the exterior of the proposed structure. The current proposed grade within the limits of grading has a cut value of 2,703 cubic yards with 284 cubic yards of fill being required for a net cut of 2,419 cubic yards. This cut/fill values are color coordinated to indicate the height of cut/fill required.

The understanding is that the project team will continue to supplement the information required in the Certificate of Compatibility as the VTSV determines the needs associated with the project and as the design evolves in greater detail. Ultimately the Certificate of Compatibility requirements must meet the approval of the VTSV before building permit application can be made.

Conclusion

The planning and design of the project are being handled with the utmost care and consideration for the long-term future and well-being of the Village of Taos Ski Valley and Taos Ski Valley, Inc. The team looks forward to a continued coordination with the VTSV so the resulting outcome of the project is of mutual benefit to the ski resort operation, the Village, its residents and guests.

-End of Narrative-



Presentation Topics

- 1. Project Team / Project Goals
- 2. VTSV Core Village Concept Plan Overview
- 3. Hotel Saint Bernard Proposed Design Master Plan Conformance
- 4. Hotel Saint Bernard Proposed Design Zoning Ordinance Conformance
- 5. Conclusion
- 6. Q&A

Project Team

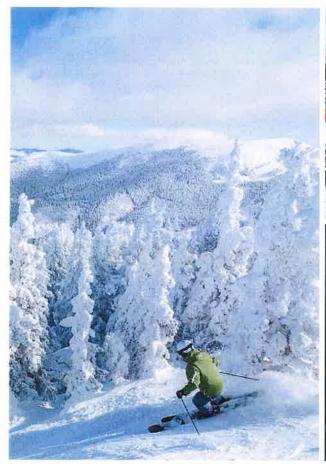


HART HOWERTON

GOAL #1

Create New On Mountain and Village Core Improvements to Elevate the Ski Experience

- Public Podium with Ski-in Access
- · Skiier Amenities
- Allée Mayer &, Sutton Place Iprovemetns, New Arrival Court





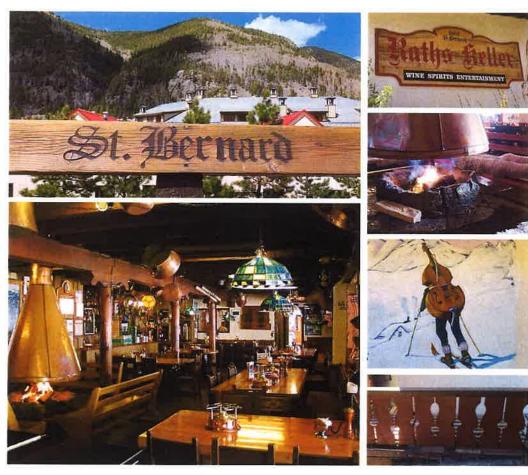


BARY BOWERTON

GOAL #2

Revitalize and Improve the Existing Iconic Hotel St. Bernard While Maintaining its Spirit and Character

- Recreation of St. Bernard Dining Room
- Installation of Existing St. Bernard Collection of Art, Furniture
- Preservation & Documentation
- "There is No Hotel Saint Bernard Without Taos Ski Valley & There is No Taos Ski Valley Without the Hotel Saint Bernard"



HART HOWERTON

Provide Public Amenities to Draw Skiers & Non-Skiers to the Village Core

- Enlarged Public Terraces & Connection to the Village
- F&B, Nightlife
- Wellness (Spa and Hydrothermal)
- Multi-Season Activities & Programming









HART HOWERTON

Elevating the Overall Village Dining Experience

- Introduction of Fine Dining Restaurant, with Valet Parking
- Apres Venue
- St. Bernard Restaurant
- The Deck & Concessions
- Improved Pedestrian Access to Venues











HART HOWERTON

Improve the Guest Experience

- Provide Luxury Ski In Ski Out Hotel
- Maintain Ski Week, Instruction, Dining & Accommodations
- On Snow Ski Valet & Kid's Club
- Improvement of Trail Grading for Multiple Ski In/Out Opportunities
- Amenities at Base of Ski Area,
 Specifically on the Ski Beach









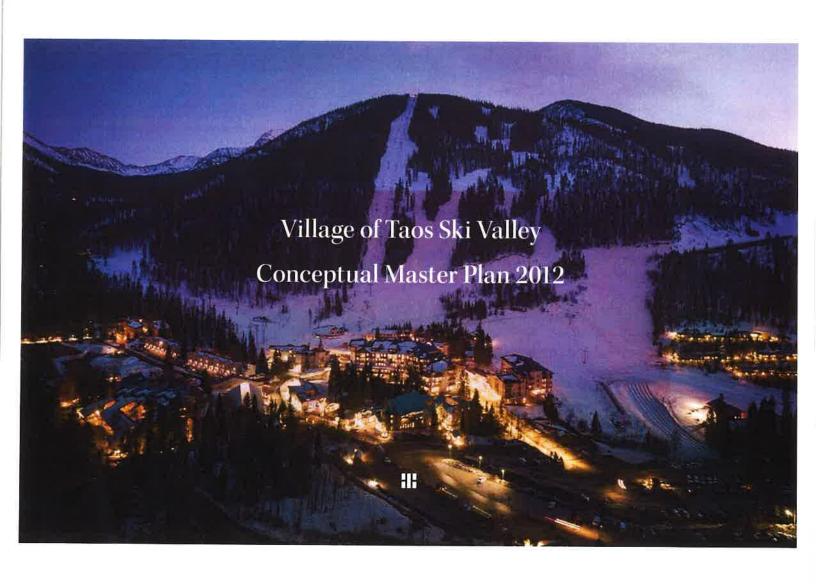
HART HOWERTON

Add Value, Energy, and Activity to the Village and Resort

- Increase Quantity & Quality of Accomodations
- Create 5-Star Destination
- All-Season Activities
- Link Between Mountain and Village Core

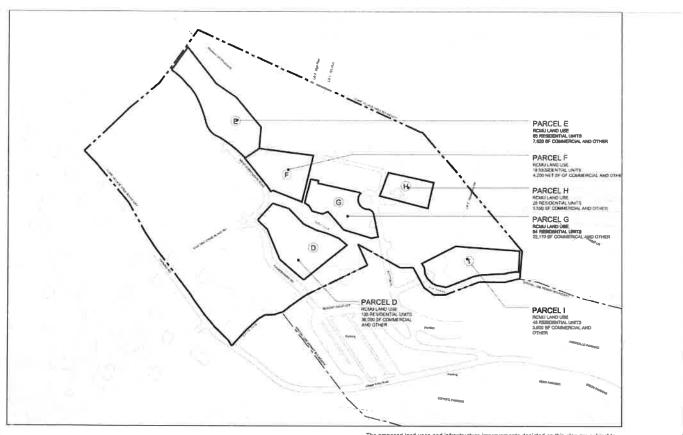


HART HOWERTON



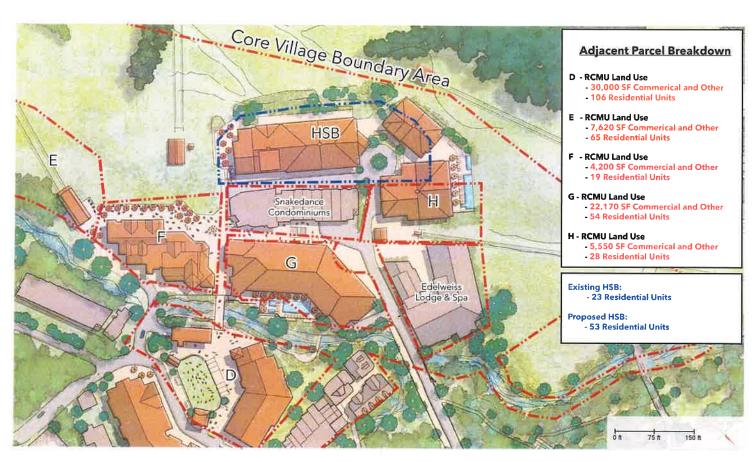


Village Core Zone Master Plan

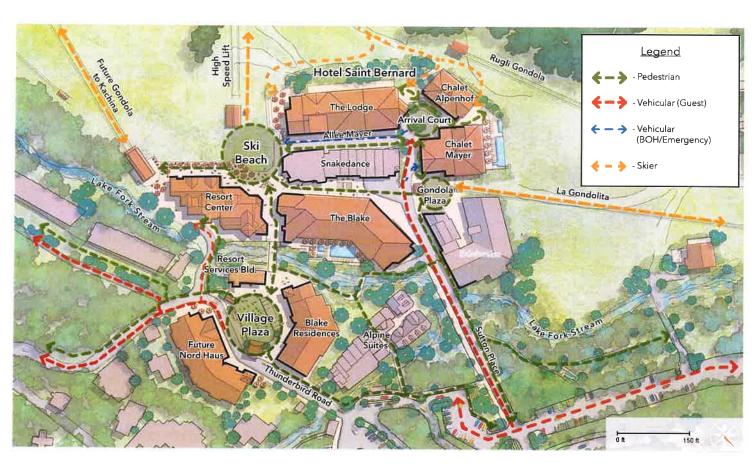


TAOS SKI VALLEY CORE VILLAGE REVITALIZATION (SOUTHERN PORTION)

The proposed land uses and infrestructure improvements depicted on this plan are subject to review and modification by the Village of Taos Ski Velley and the respective property owners and thus subject to change without notice. This plan should not be relied upon as an accurate depiction of the final development or infrestructure for the Core Village at Taos Ski Velley.



Village Core Zone Land Use Diagram



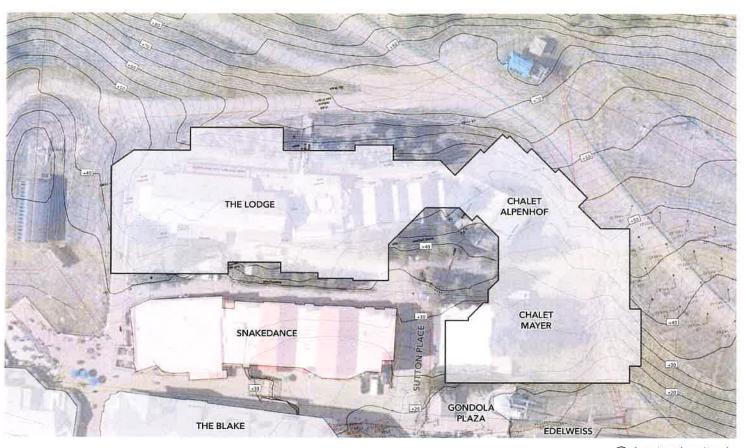
Connecting Hotel St. Bernard to Resort Center & Ski Beach

Hotel Saint Bernard CUP Submission Landscape Reception Acting transport and my frame from the first transport transport



Existing Conditions

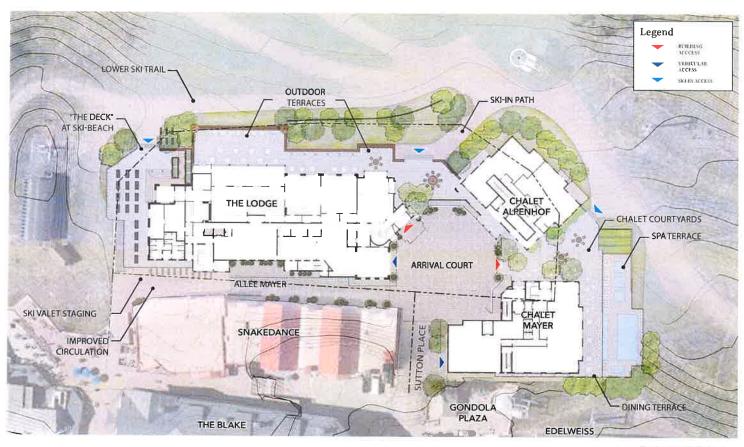
15 # 40° ac 15° k 27°



Existing Conditions + Proposed Building Overlay

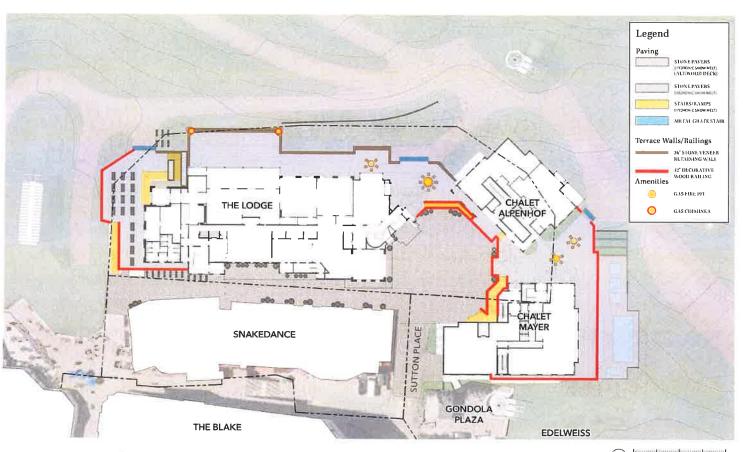
1°= 40° at 11° 2 17°

HART HOWERTON



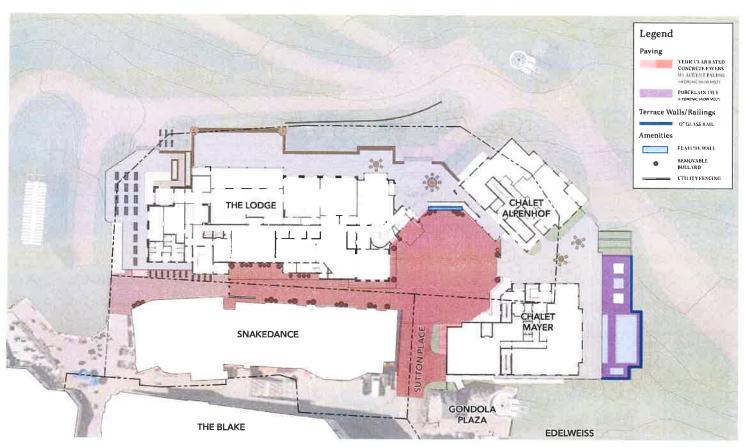
Overall Site Plan





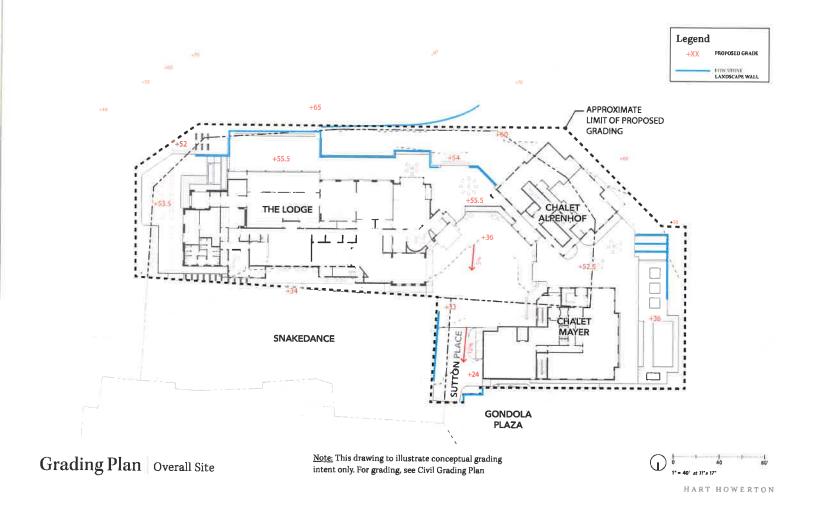
 $Materials\ Plan\ |\ {\tt First\ Floor\ (Terraces)}$

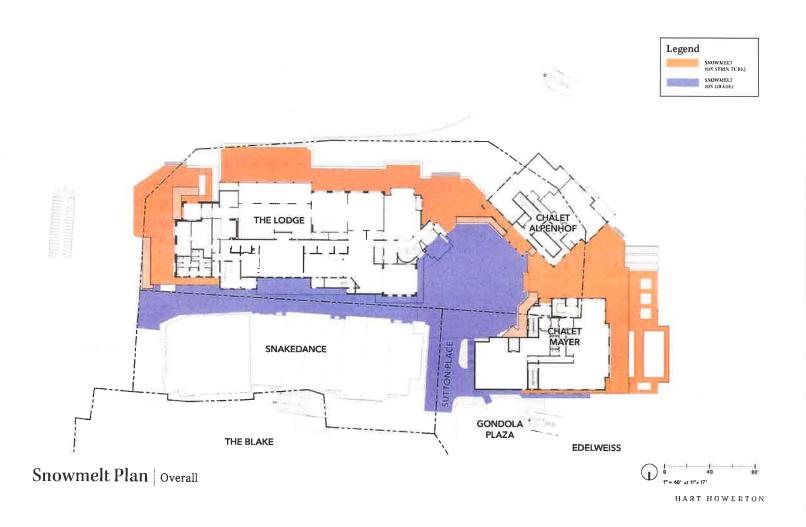
1,**40, 3t 11,*12,



 $Materials\,Plan\mid {\tt Ground\,Floor}$

0 40 80°







Planting Plan | Overall Site



White Fir Abies concolor Coniferous Tree



Hawthorn Crataegus erythropoda Deciduous Tree, Ornamental



Common Yarrow Achillea millefolium Native Perennial



Douglas Fir Pseudotsuga menziesii Coniferous Tree



Serviceberry Amelanchier utahensis Deciduous white flowering



Nodding Onion Allium cernuum Native Perennial



'Mountbatten' Juniper Juniperus chinensis 'Mount-batten' Coniferous Tree (non-native)



Bearberry Arctostaphylos uva-ursi Evergreen shrub/ groundcover



Wild Bergamot Monarda fistulosa Native Perennial



Aspen Populus tremuloides Deciduous Tree

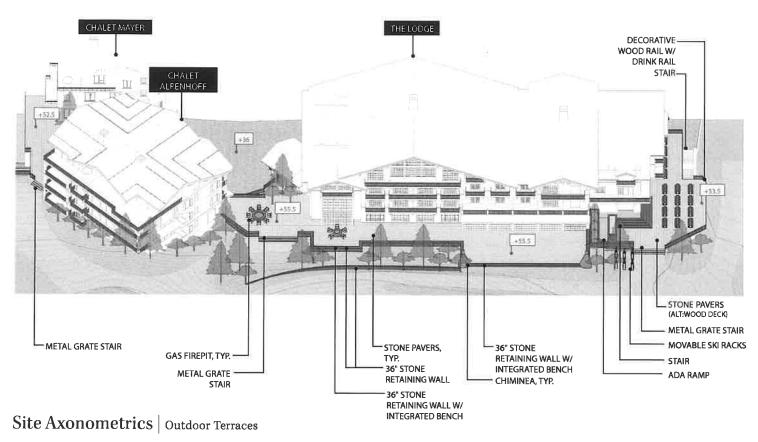


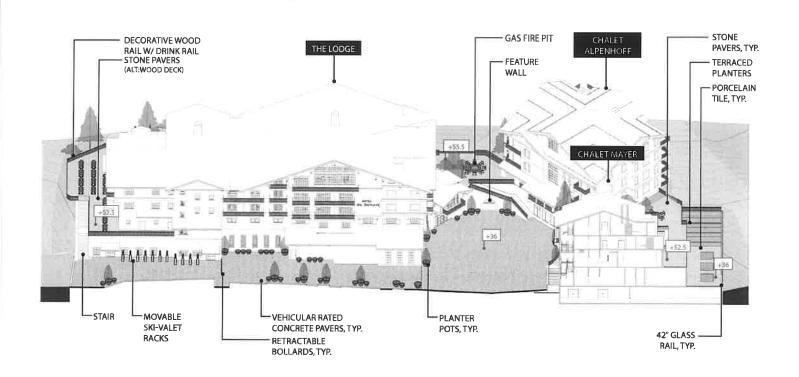
Mountain Lilac Ceanothus fendleri Deciduous white flowering



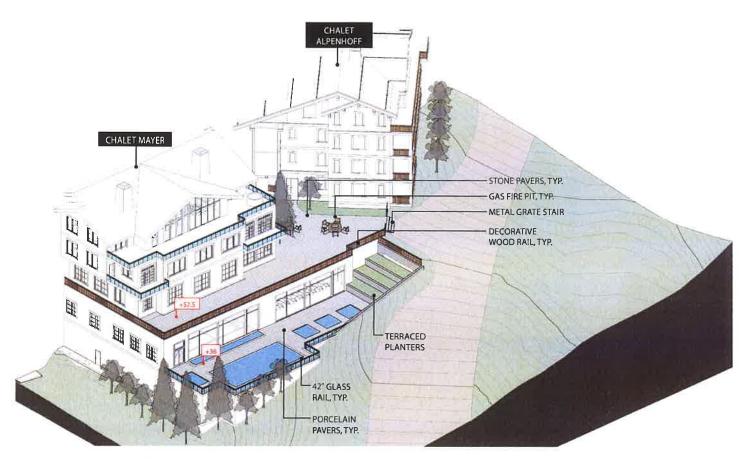
Rocky Mountain Penstemon Penstemon strictus Native Perennial

Planting Character | Native Fir Aspen Plant Community

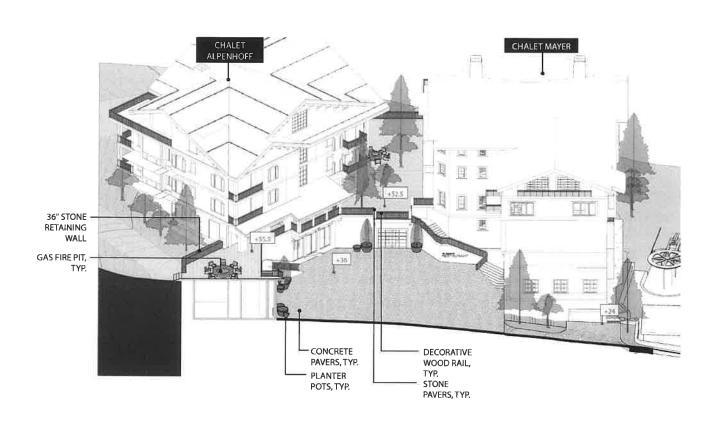




Site Axonometrics | Arrival Court + Snakedance Alley



 $Site \ Axonometrics \ | \ {\tt Spa+Fine \ Dining \ Terraces}$



Site Axonometrics | Arrival Court + Sutton Place

Hotel Saint Bernard **CUP Submission** Master Plan Conformance

Hotel Saint Bernard

• Parking:

Total Gross Floor Area: 201,278 SF
Commercial Area: 23,925 SF
Hotel Amenity Area: 9,856 SF
Hotel Support Area: 23,950 SF
Plaza Amenity Area: 17,870 SF
Residential Product Mix: 53 keys

	HOTELST, BEHNAMD - NET AREA																		
Location		Servi Rooms	Armenities					Public Areas		Designan		ě		Vehiculae		45. 45.	Paterine		REA
			90.00	Sal Vales.	District Plan	Mar PropAterture	Spe & Wellman	(mongition/Lobby		Mallacherthales	Vertical	Admin	Mise	Section	Existing/BOH	COTAL NET INTERICR SF	te lan	Halvemies	TOTAL MET FLOCIL ANEA
Basement						1,459					576	24,211	Townson.		1,021	17,269			17,265
	Floor Total		-	UT.		1,419	- 1			_	3/8		14,211	1,023				-	
Ground Noor	: Floor Total		763	1.100	1	51	12,087	1,776	301	3.076	3,400	1,270	8,606	13,822	580 14,502	41,955	3,213 3,213		45,168
fint Floor	todge				4,660	1.857		515	2,761	1.772	971	300	450		11000	15,107	11.662	AT.	43,95
	Chalet Alpenhoff	(A)854-						295		200	186.2		257			4,556		-41	6.20
	Chalet Mayer				3,041	30E		206	\$45.	651	6/1					6,955	5.904		19,814
	Floor Tutul	3,252			2,703	6,060			400		4,457		2,008		-	26,618	18.793	534	45,935
Second Floor	Lotter	300,799								1,624	812	100	545			12,750		1,820	18,611
	Chalet Alperdicit	1,910		-						835	375		121			5,050		580	6,86
	Chalet Mayer	5.420								571	394		230			6,821		157	8,475
	Floor Total	20,114					- 1		197		4,411		836		36	25,821		1.219	28,640
Third Floor	toope	11,800								1,561	754		593			14,728		1.761	J8 945
	Chalet Alpertuiff	1910								377	441		121			5 049		180	6,868
	Chalet Mayer.	4,595								254	394					5 243		1,193	7.284
	Floor Tatel	22,503				7	- 27		-T-		4,001		724			25,620		1.861	28,380
Fourth	Lodge	6,522								1,234	827		1,184			9.760		.992	34,003
	Chalet Alperhalt	2.00%								717	443		328			3,614		1,475	6,097
	Floor Total	9.137		-	-	-	_		7		2,741		2,512			23,380		2,463	25.847
Overall		51.000		1,551	(£301)	7.518	11,537		5.834	1 3	21.661		34,947		25,525	143,883	22.004	THE PERSON	181,233

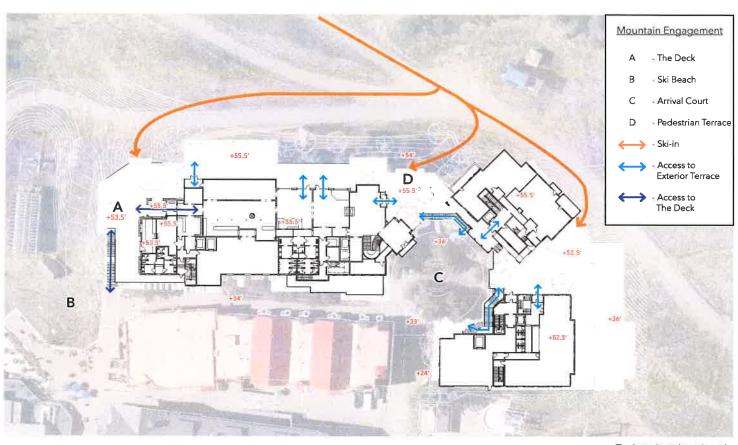
Major Project Satistics | Dimensional Summary

14,082 SF 67 spaces

Hotel Saint Bernard

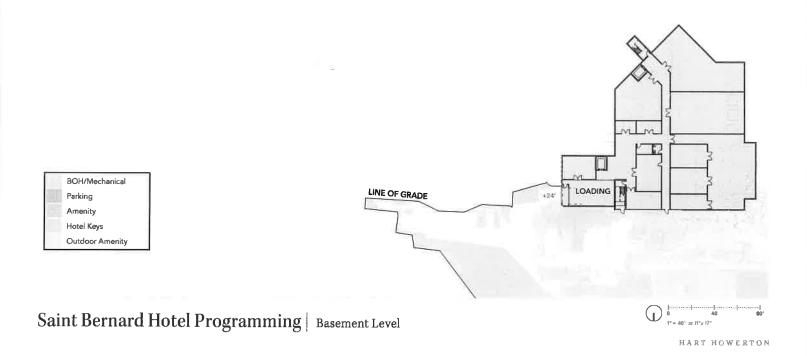
- Public Plaza above Podium: ski-in/ski-out access; network of terraces that offer planting; public seating, and gathering spaces
- The Deck: lively biergarten-style terrace overlooking ski beach; ski-in access from mountain side; captures program and atmosphere of current HSB; walk up burger window and public restrooms; exterior furnishings such as decorative wooden drink rails, stone pavers, picnic tables.
- Spa, Wellness & Aqua Therapy (Including Pool Terrace at western edge of Chalet Mayer)
- St. Bernard Dining Room / Bar & Lounge
- Fine Dining Restaurant & Dining Terrace
- Sutton Place Arrival Court: 96' diameter arrival court at terminus of Sutton Place; stone staircases leading to terrace level plaza and fine dining terrace; stone pavers with accent paving to delineate lanes and road edge; moveable planters with evergreen shrubs and colorful annuals
- Allée Mayer: cobble-lines service alley between Snakedance Condominiums and Hotel St. Bernard; connects to Ski Beach at eastern end; improvements to the paving, furnishings & safety of road; moveable planters; retractable bollards to prevent vehicular traffic from entering Ski Beach
- New Public Site Furnishings, Signage, Wayfinding to enhance pedestrian experience

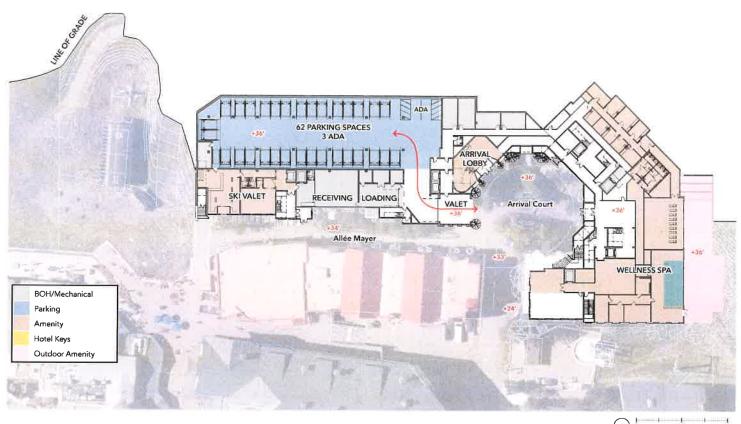
Public Spaces & Amenity Summary



Public Engagment of Mountainside | Ski-in & Pedestrian Plaza Access

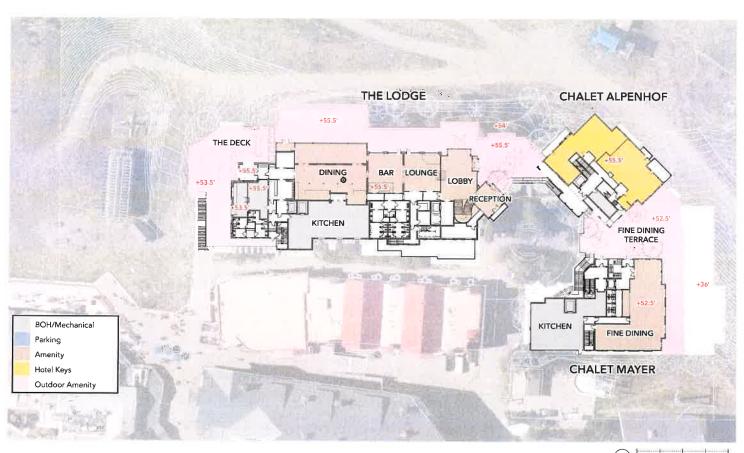
0 40 80'





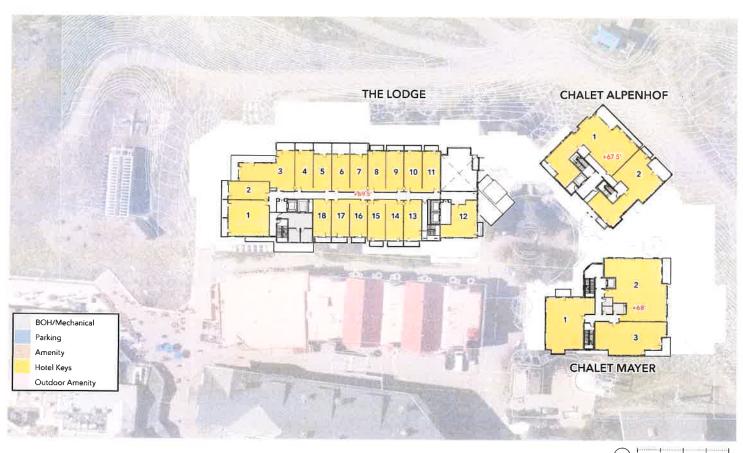
 $Saint\ Bernard\ Hotel\ Programming\ |\ \ {\tt Ground\ Floor}$

1" = 40" at 11" x 17"

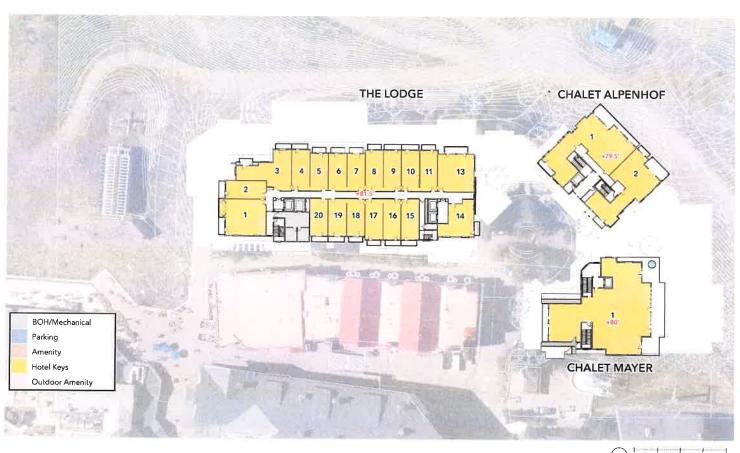


 $Saint\ Bernard\ Hotel\ Programming \mid \ {\tt First\ Floor}$

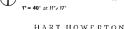
0 40 80°

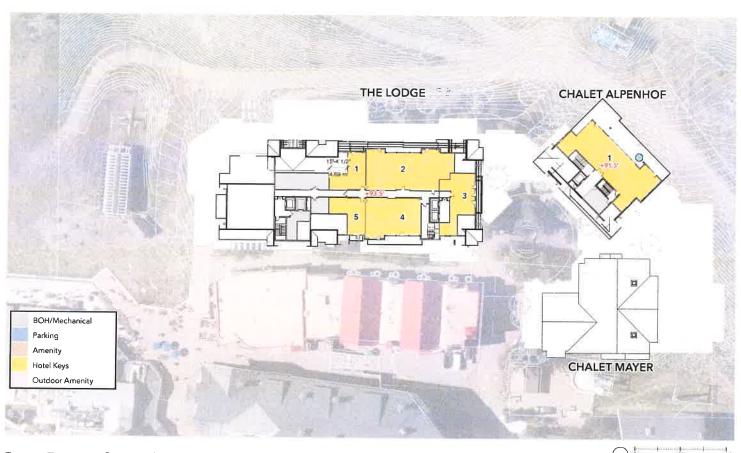


 $Saint\ Bernard\ Hotel\ Programming \ |\ Second\ Floor$



 $Saint\ Bernard\ Hotel\ Programming \mid \ {\tiny Third\ Floor}$



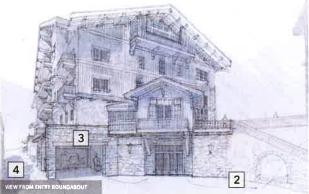


Saint Bernard Hotel Programming | Fourth Floor



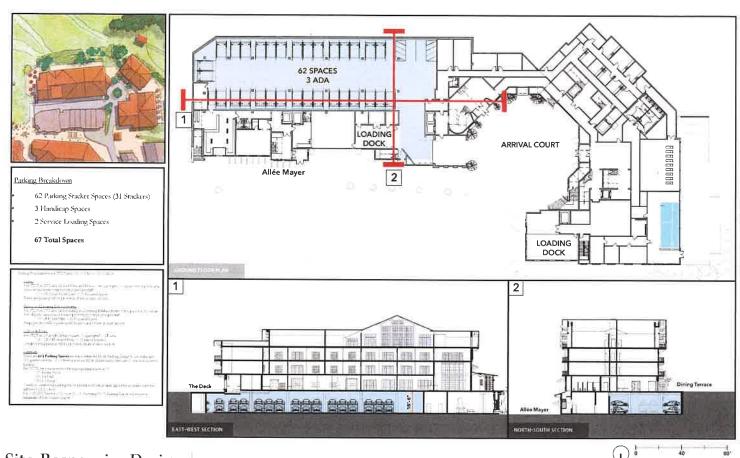
Managing Traffic and Vehicles is a Critical Aspect of Making a Great Space Proposed Design ...

- 1 Chalet Mayer Main Loading Dock
- 2 Arrival Court
- 3 Hotel Saint Bernard Valet & Guest Parking Access
- Existing Fire Lane & Emergency Vehicle Access to Ski Beach

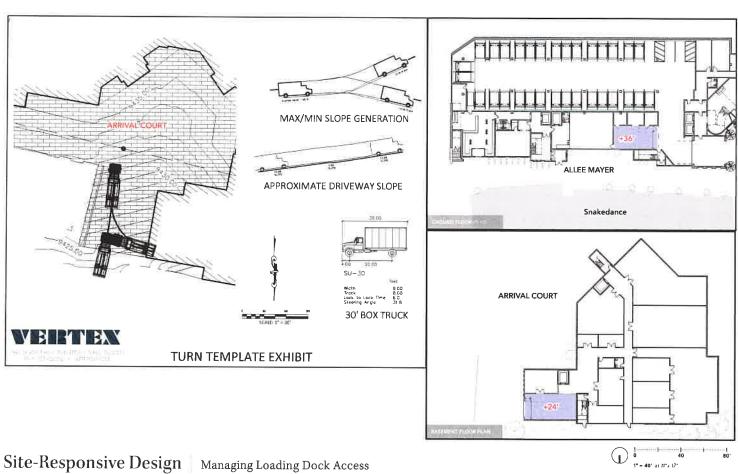


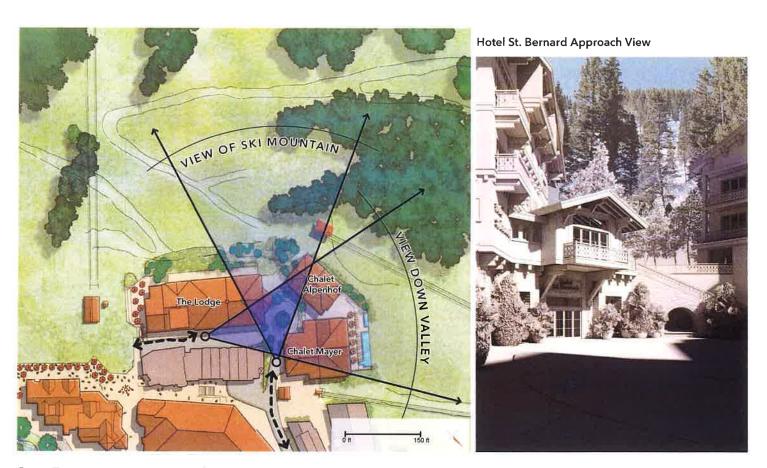
Site-Responsive Design

Managing Parking and Garage/Loading Dock Access



 $Site-Responsive\ Design\ |\ {\tt Managing\ Parking\ and\ Garage\ Access}$





 $Site-Responsive\ Design\ ig|\$ Respect Established View Corridors and Orient to the Public



View From Strawberry Hills



View From Skyway



View Toward Ski Beach



Core Village Rendering

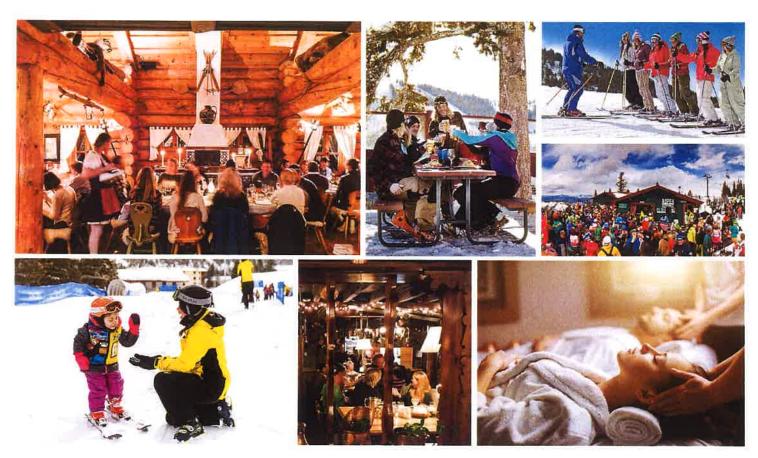
Hotel Saint Bernard CUP Submission

Zoning Ordinance Conformance





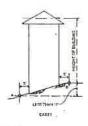
Architectural Inspiration

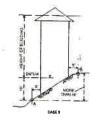


Activity and Programming

AN ORDINANCE ADOPTING ZOWING REGULATIONS, CONT.

The elevation of the highest grade when it is ten feet or less above the lowest grade; or





DETERMINATION OF BUILDING HEIGHT IN FEET (mm)

- An elevation len feet higher than the lowest grade when the highest grade is more than ten feet above the lowest grade.
- $c_{\rm ii}$. The height of a stepped or terraced building is the maximum height of any segment of the building,

Figure 1 R and C-B Zone Building Height

18. Core Village Zone (CVZ) Building Height

- a. CVZ "Building Height" means the vertical distance above a reference datum measured to the eave line of the roof edge. Grade shall be taken as a point on the ground five horizontal feet from two opposite sides of the building. The reference datum shall be the finished pedestrian space within five feet beyond each corner of the structure. When the development provides a pedestrian plaza or walkway, especially over a parking structure, the building height shall be measured as the vertical distance from the top of the plaza or walkway elevation to the eave line height. Stepped building masses should be measured by building segment rather than overall height.
- Building Height of principle structures shall not exceed 48 feet from reference datum to eave line.
- c. Tower elements and secondary building features may exceed this 48-foot eave limit to a maximum of 60 feet at the eave line.

Building Height Compliance

| Huilding Crité Analysis
| J. Occupancy Classification (Chapter 3)
| There are (4) min Occupancy Classifications throughout the building Parking Carage (8-2) Law Hazard Storage (Section 311.3)
| Spa - (B) Business (Section 304.1)

Food & Beverage – (A-2) Assembly (Section 303-3) Hotel – (R-1) Residential Dwelling Units (Section 310.1)

2 Construction Type and Fire Rating

Option 1: Wood Construction Above Non-Combustible Podium
Podium Level (11) – (8-2 & B) Occupancy with Type 1- \ Construction
Plaza Level (1.1) – (\(\nu - 2\) & R-1) Occupancy with Type V-\ Construction
Guestroum Levels (12-14) – (R-1) Occupancy with Type V-\ Construction

Option 2: Structural Steel All Levels (L0-L4) = (S-2, B, A-2, & R-1) Occupancy with Type II-A /II-B Construction

3. Brakhing Houghts per VESV and 2015 IDC.
NESV Ordinators No. 13-30 Bestricts Building Height in the Core Village as features.
Building Playle of procedur distance shall not excel perception for the new foreign feet of the new foreign feet per person dates many feet parties procedures region within the performance feeture many feet persons personal to per feet person dates and the new feet persons.

4 IBC 2015 Height Per Occupancy and Construction Type (Sprindered)
Option 1: Wood Construction Above Non-Combustible Podium
Garage (S-2 Occupancy Classification)
Type 1-A Construction
Allowable Avera Per Tier w/ Sprinder (S) – Unlimited (Table 306.2)
Allowable Number of Stories w/ Sprinder – Unlimited (Table 504.4)
Allowable height above geade plane – Unlimited (Table 504.3)

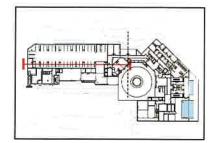
Spa (B Occupancy Classification)
Type I-A Construction
Allowable Area per Story w/ Sprinkler (SM) – Unlimited (Table 506.2)
Allowable Number of Stories w/ Sprinkler – Unlimited (Table 5.04.4)
Allowable above grade plane – Unlimited (Table 5.04.3)

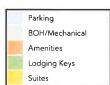
Spa (A-2 Occupancy Clustification)
Type V-A Construction
Allowable Area per Story w/ Sprinkler (SM) = 34,500 SF (Table 506.2)
Allowable Aurhor of Stories w/ Sprinkler = 3 (Table 5.04.4)
Allowable above grade plane = 70° (Table 5.04.3)

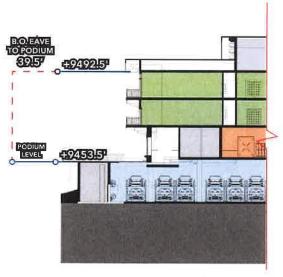
Hotel Guestrooms (R-1 Occupancy Classification)

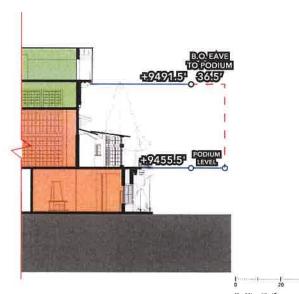
Hutel Guestrooms (R-1 Accupancy Sprinkler (SM) = 36,000 SF (Table 506.2)
Allowable Area per Story w/ Sprinkler (SM) = 36,000 SF (Table 506.2)
Allowable Number of Stories w/ Sprinkler = 4 (Table 5.04.4)
Allowable above grade plane = 70° (Table 5.04.3)

ISO Form 54| 10/09/2017

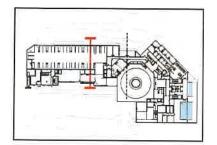




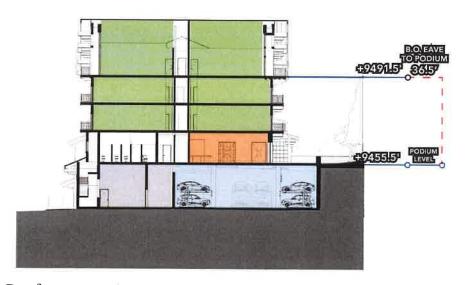




HSB Building Height Conformance The Lodge East-West Section



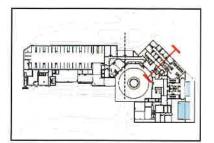


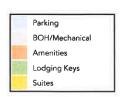


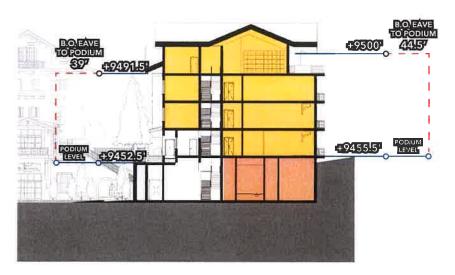
 $HSB\ Building\ Height\ Conformance \ |\ {\tt The\ Lodge\ North\ -South\ Section}$



HART HOWERTON

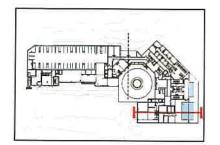


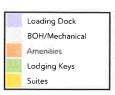


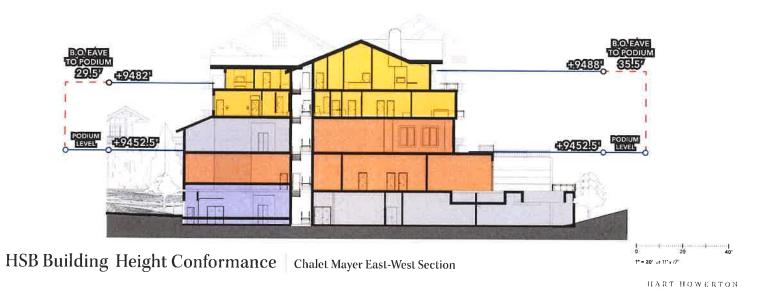


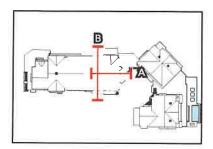
 $HSB\ Building\ Height\ Conformance\ |\ {\tt Chalet\ Alpenhof\ NorthEast-SouthWest\ Section}$

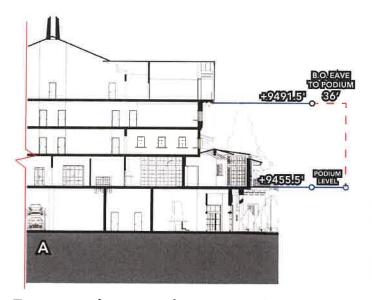




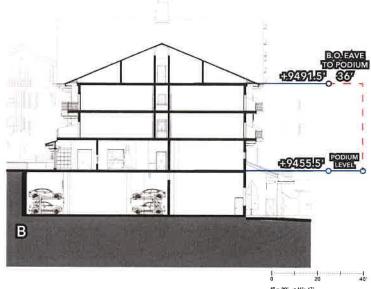




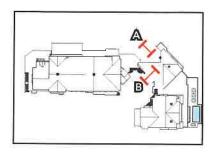


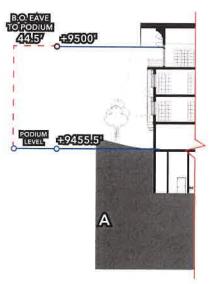


Eave to Podium Height Analysis $\ \ \$ The Lodge

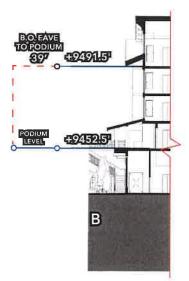


HART HOWERTON

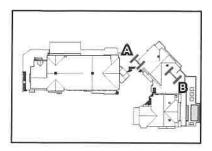


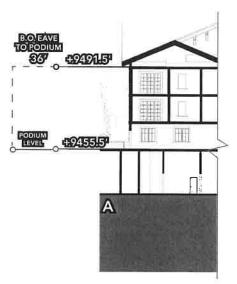


Eave to Podium Height Analysis | Chalet Alpenhof

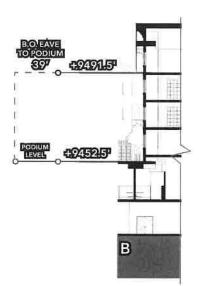


0 20 40 1" = 20" of 11" x 17"

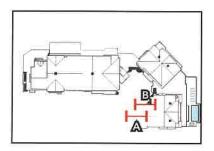


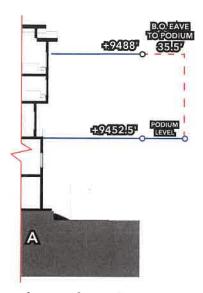


Eave to Podium Height Analysis | Chalet Alpenhof

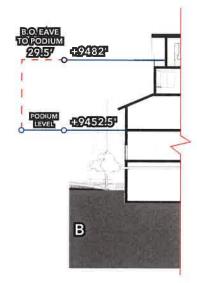


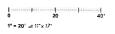


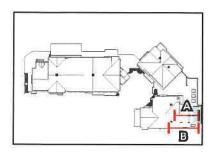


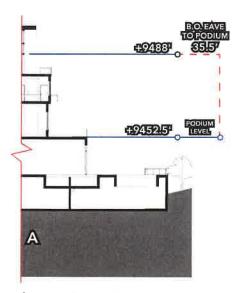


Eave to Podium Height Analysis | Chalet Mayer

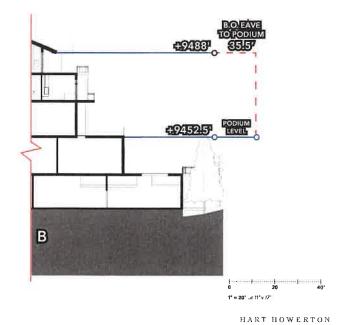


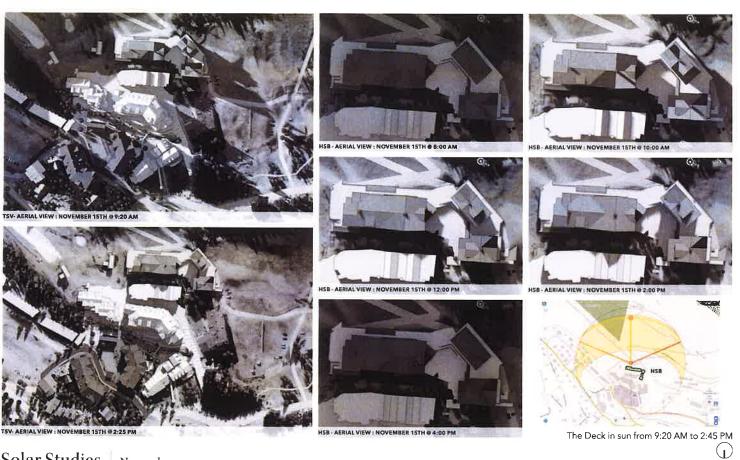




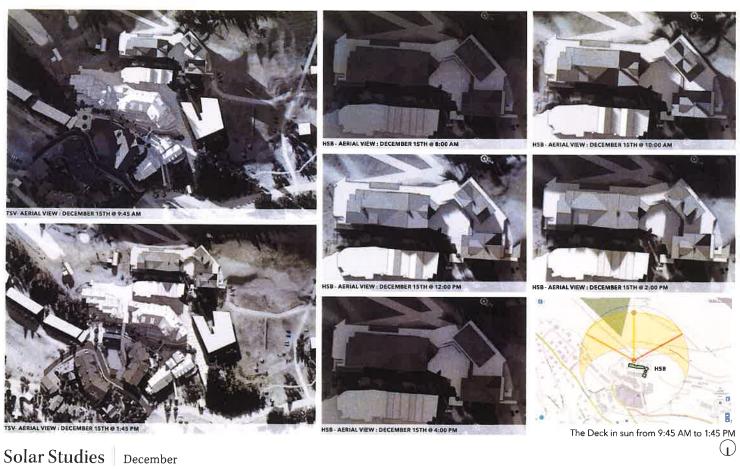


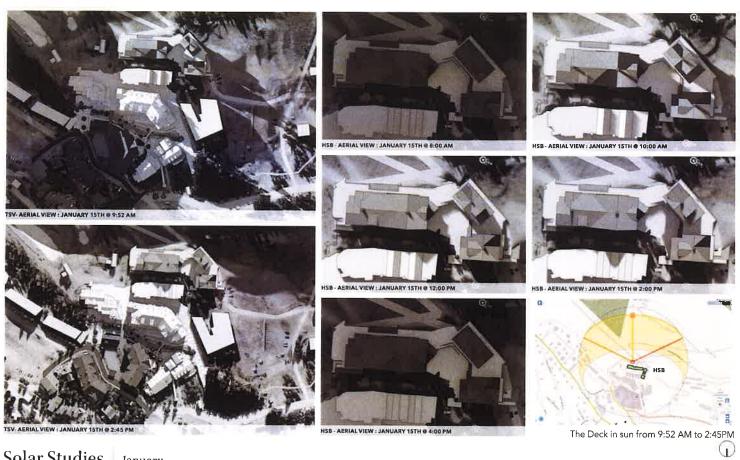
Eave to Podium Height Analysis | Chalet Mayer



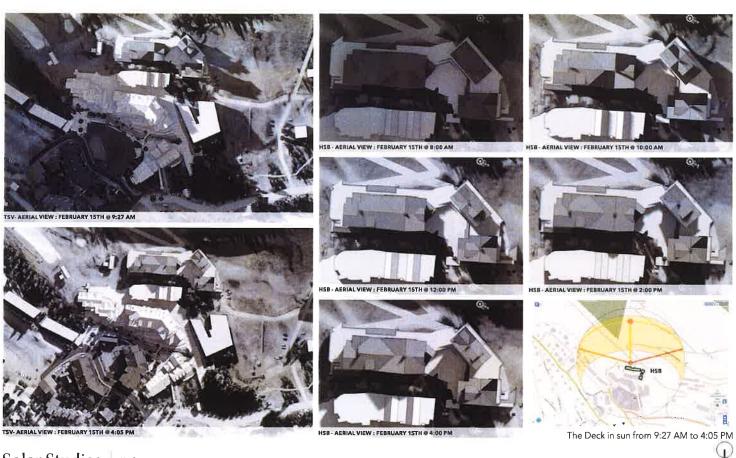


Solar Studies | November

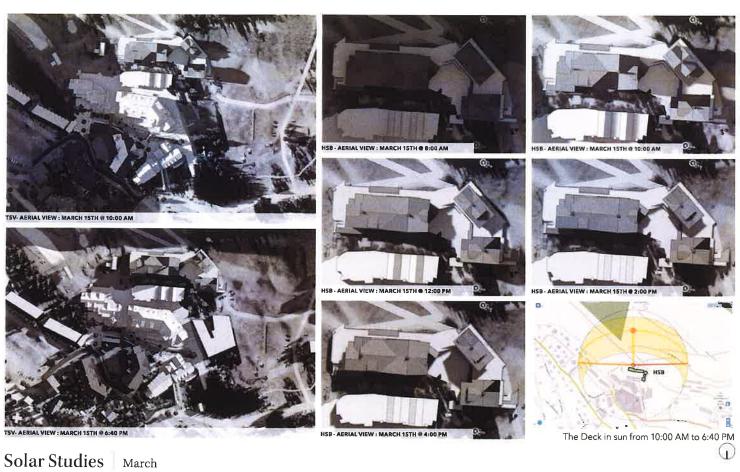


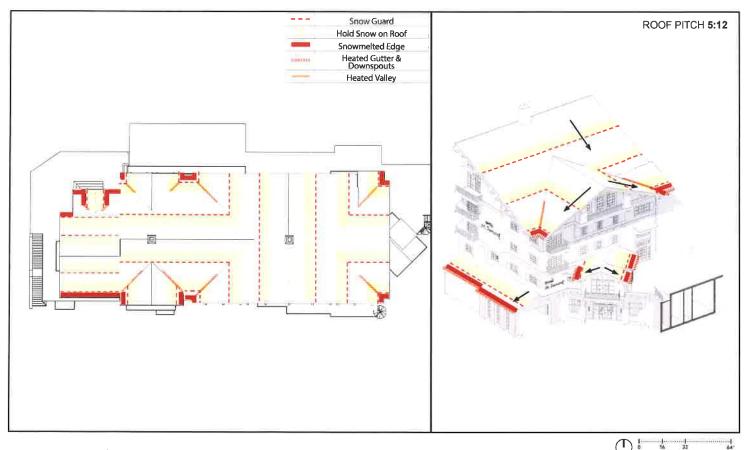


Solar Studies | January

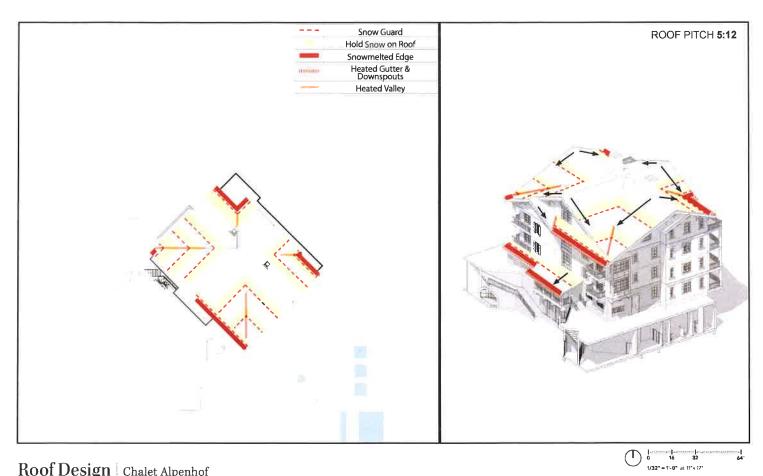


Solar Studies | February

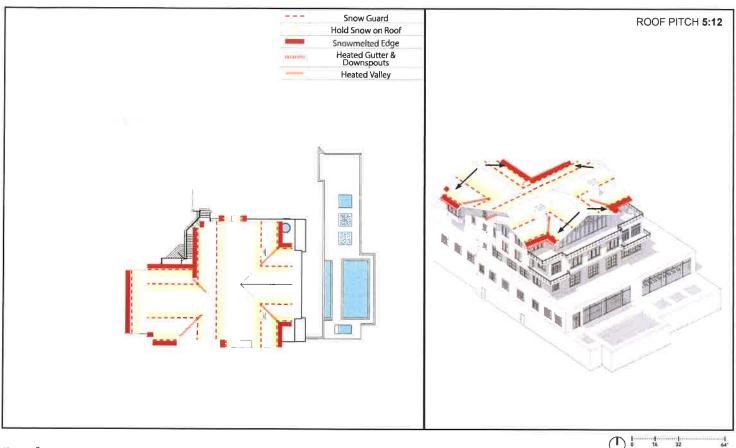




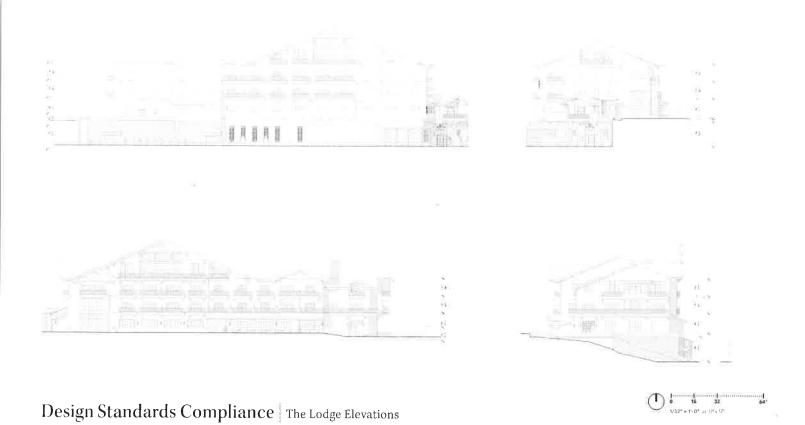
 $Roof\,Design \mid {\tt The\,Lodge}$

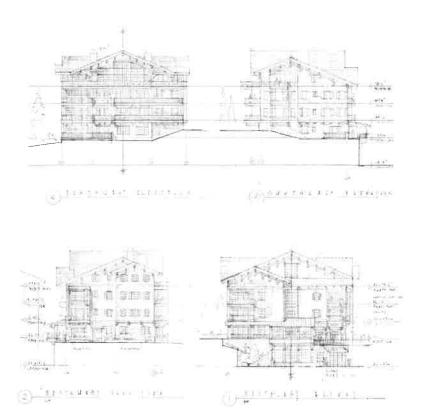


 $Roof\,Design \mid {\tt Chalet\,Alpenhof}$



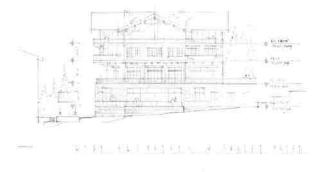
Roof Design | Chalet Mayer

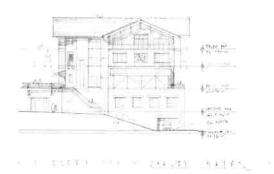




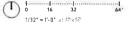
 $Design\ Standards\ Compliance\ |\ {\tt Chalet\ Alpenhof\ Elevations}$

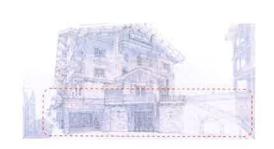




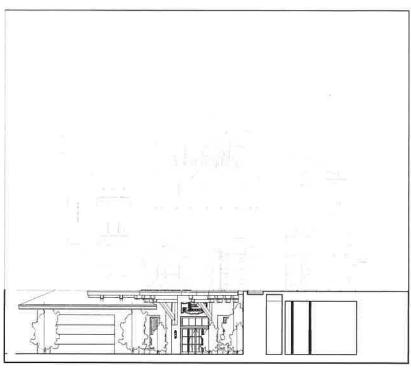


 $Design\ Standards\ Compliance\ \ |\ {\tt Chalet\ Mayer\ Elevations}$

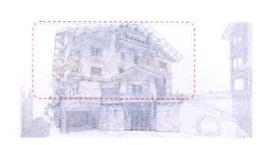


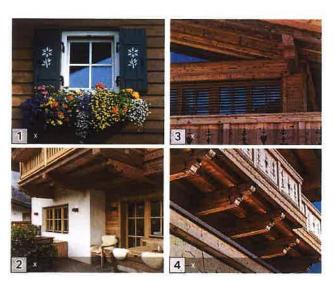






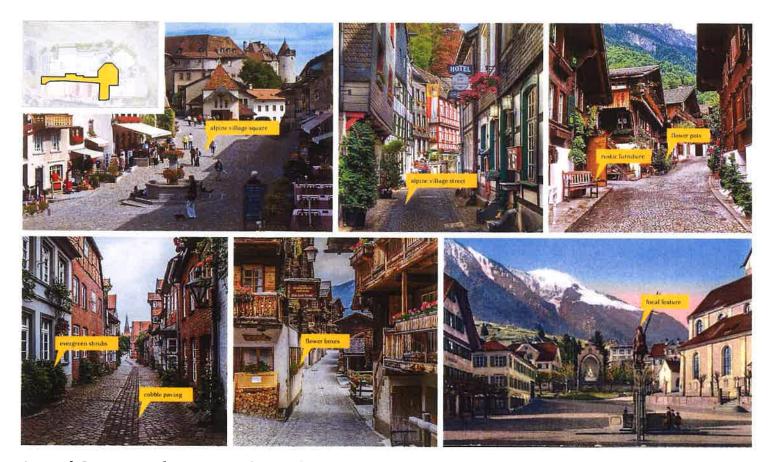
Materials | Podium Level







Materials | Upper Levels



 $Arrival\ Court + Pedestrianized\ Alley \ |\ {\tt Character\ Imagery}$



"The Deck" at Ski-Beach \mid Character Imagery



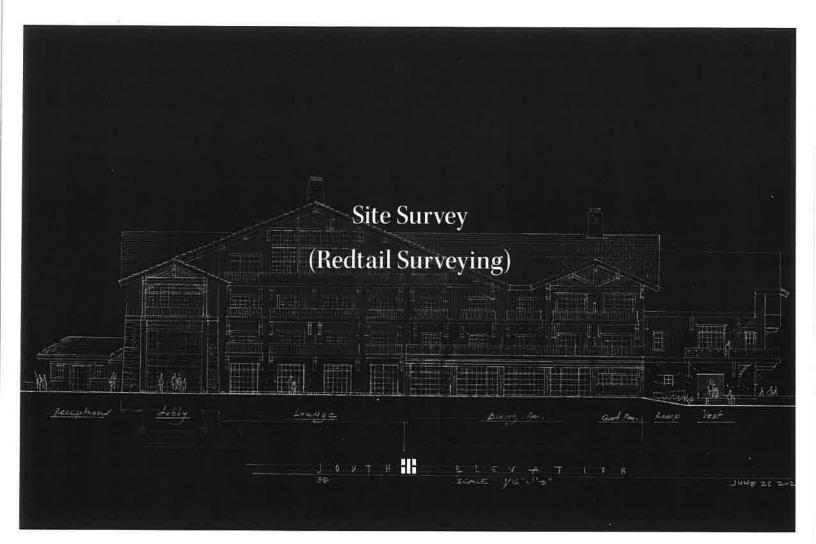
Fine Dining Terrace $\|$ Character Imagery

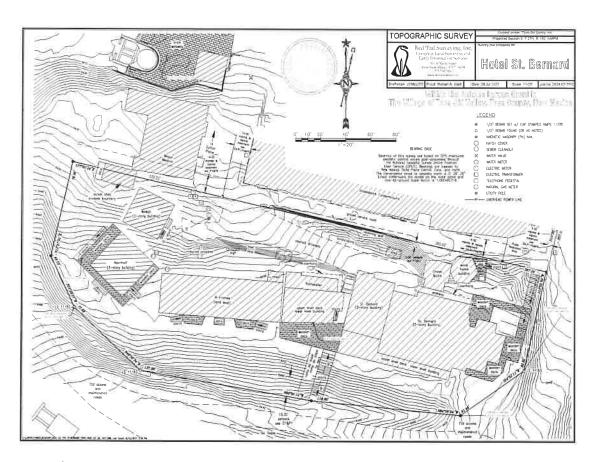


Outdoor Terraces | Character Imagery



Spa Terrace | Character Imagery





Redtail Survey Plan