

LAND USE MATRIX

Lot Designation	Lot size	Allowable Uses	Range of Allowable Uses	Floor Area Ratio	Maximum Density (Mass/Scale)	Maximum Building Height	Building Envelope
1	2.6 ac	See Note # 1	See Note #2	.42377	48,171 (Gross sf of Med Center and 3 employee housing units	See Lot Drawing	See Lot Drawing
2A	.3	See Note # 1	See Note #2		21,386* possible additional sf for 4 th EH	See Lot Drawing	See Lot Drawing
2B	.9	See Note # 1			57,630* possible additional sf for 4 th EH	See Lot Drawing	See Lot Drawing
3	3.2 ac	See Note # 1	See Note #2	.76867	107,808	See Lot Drawing	See Lot Drawing
4	2.7 ac	See Note # 1	See Note #2	.83016	97,477	See Lot Drawing	See Lot Drawing
5	.5 ac	See Note # 1	See Note #2	.9327	20,197* possible additional sf for 4 th EH	See Lot Drawing	See Lot Drawing

NOTES:

1. **ALLOWABLE USES:**

Lot 1 Allowable Uses. The Allowable Uses that can occur on Lot 1 are as follows:

- A. Active Open Space
- B. Passive Open Space;
- C. Employee Housings;
- D. Regional Medical Center in a building not to exceed 40,000 net sq.ft;
- E. Uses related to the Regional Medical Center, including, but not limited to, pharmacy, optician, dental, physical therapy, and mental health/counseling that are contained in the main medical center building
- F. Helpad related to the Medical Center;
- G. Accessory Uses and Structures, including customary utility services;
- H. Infrastructure serving the development.

Lots 2-5 Allowable Uses. The Allowable Uses that can occur on Lots 2-5 are as follows:

- A. Active Open Space;
- B. Passive Open Space;
- C. Visitor Center;
- D. Day Care;
- E. Community Meeting Space;

- F. Employee Housings;
- G. Medical Offices;
- H. Retail and Eating/Drinking which primarily cater to residents living or working onsite and in nearby subdivisions as well as visitors stopping on the property on their way into Telluride and Mountain Village. Commercial uses should be similar in size to other uses in Lawson Hill and the Town of Telluride.
- I. Individual commercial uses generally should not exceed approximately 8,000 square feet in area;
- J. Offices;
- K. Flex space of varying sizes, configurations and orientations that can be configured in ways that serve different uses and activities compatible with the Project and property. The types of uses that could occur in Flex Space are fairly broad, with a mix of uses that could be similar in scale and operation to those occurring in the Lawson Hill Business Center. It is important that the nature and extent of the Flex Space is complementary in nature to the overall development. Uses could include food/beverage processing (such as a brewery, distillery, coffee roaster, bakery, caterer, etc.); local services (such as laundry, dry cleaning, etc.); arts and crafts (art studios, media, maker spaces for jewelry/clothing, furniture, crafts, etc.); construction trades (such as carpenters, plumbers, welders, etc.) as well as compatible accessory/ancillary retail uses. Flex Space could include uses and activities typically associated with light industrial uses, provided those uses and activities would be contained within the building and not require exterior storage yards and similar supporting areas outside of the building. Care should be given to avoid uses that could be expected to generate exceptionally high levels of noise, odor or light where impacts cannot be suitably mitigated. The overall size and configuration of the individual uses devoted to Flex Space could vary depending on the particular nature of the use, such as a facility for a brewery, which could be greater than 8,000 sf and would be determined on a case-by case basis;
- L. Hotel/Motel Lodging, including conference facilities.
- M. Accessory Uses and Structures, including customary utility services;
- N. Infrastructure serving the development.

MAXIMUM DENSITY

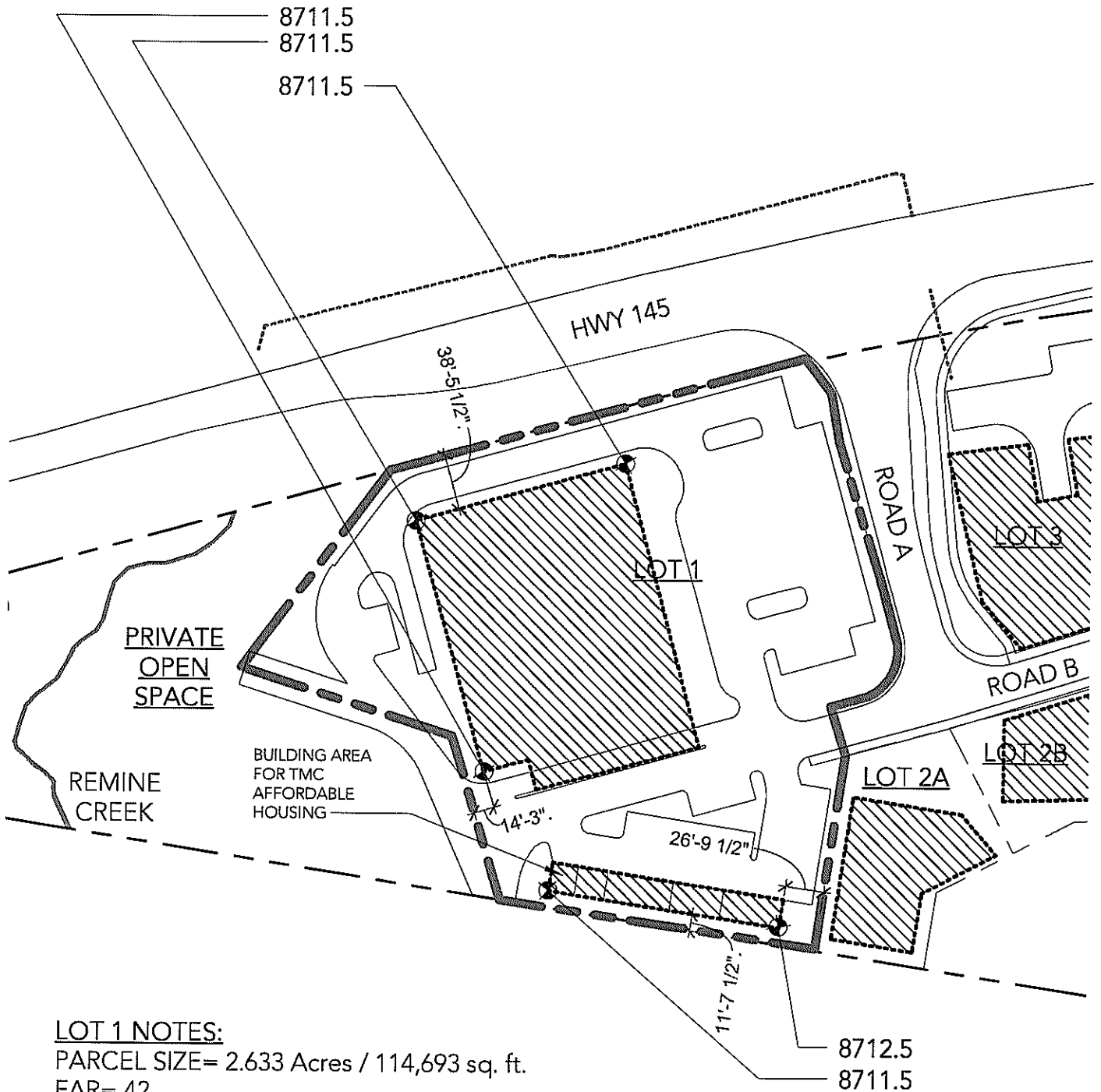
Allowable Use	Baseline Model	Maximum Development for Each Allowable Use
Employee Housing	64,821 sf	No maximum area (but not more than 121 Units)
Medical Center	44,995 gross sf and 3 housing units	same
Retail and Eating/Drinking	19,595 sf	28,600 sf
Offices (General + Medical)	65,745 sf	85,000 sf
Flex space	55,355 sf	74,000 sf
Hotel/Motel Lodging	92,332 sf (but not more than 125 Rooms)	116,000 sf (but not more than 125 Rooms)

GENERAL NOTES:

BUILDING ENVELOPES SHOWN HATCHED

87XX.X= HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL

NORTH



LOT 1 NOTES:

PARCEL SIZE= 2.633 Acres / 114,693 sq. ft.

FAR=.42

DENSITY (MAX. SF.)= 48,171 sq. ft. (40,000 Net sq. ft. for TMC FACILITY)

CCY
ARCHITECTS

228 Midland Avenue
P.O. Box 529
Basalt, Colorado 81621
370-927-4925
fax: 870-927-8578
info@ccyarchitects.com

**SOCIETY TURN
PARCEL**

SAN MIGUEL
COUNTY, COLORADO

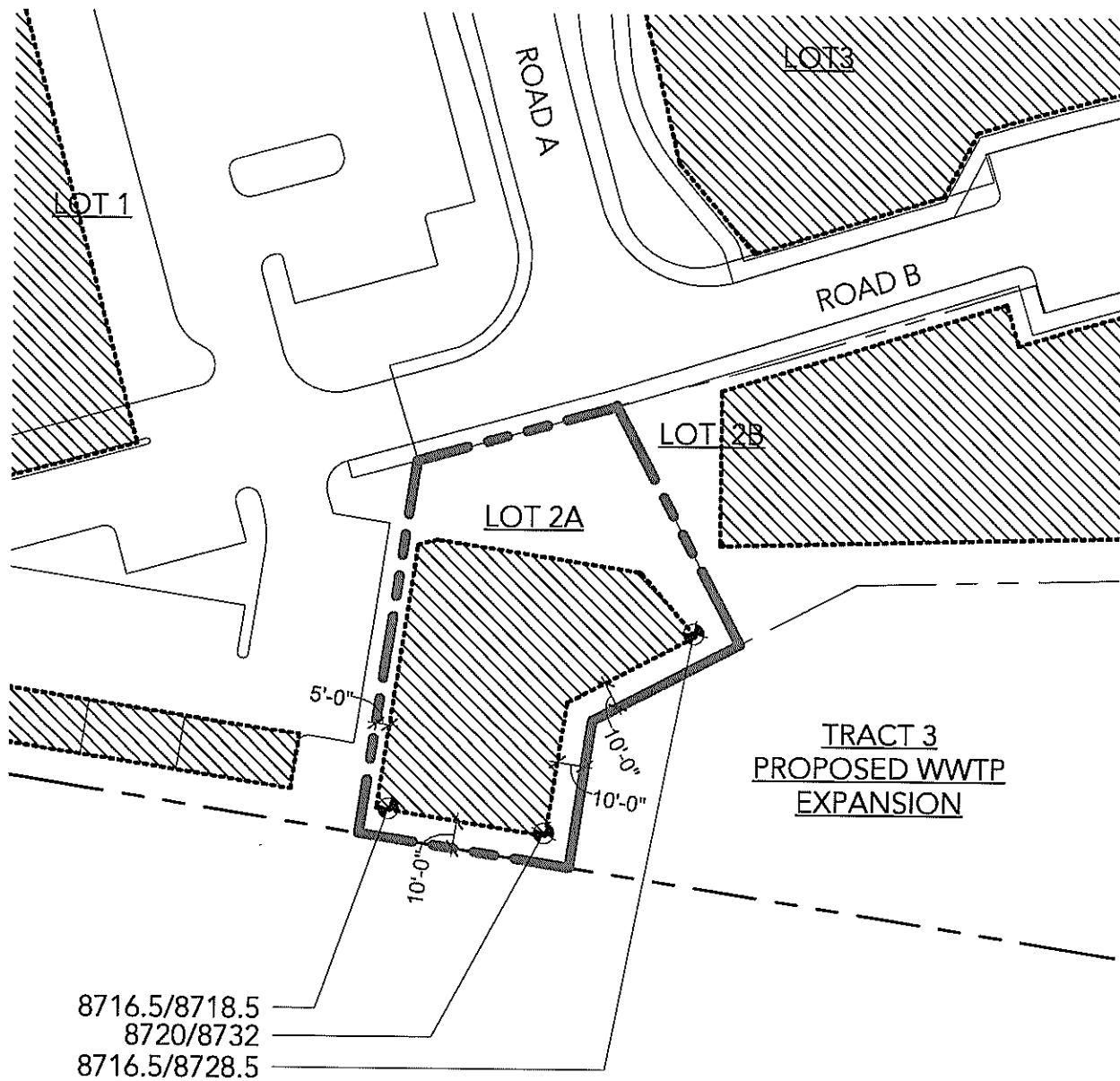
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DATE: 09/13/22	PROJECT NO.: 17012
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Lot 1

GENERAL NOTES:

BUILDING ENVELOPES SHOWN HATCHED

87XX.X/87XX.X= 3 & 4 STORY HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL



LOT 2A NOTES:

PARCEL SIZE= .323 Acres / 14,070 sq. ft.

FAR=1.52 (3-Stories) / 1.85 (4-Stories)

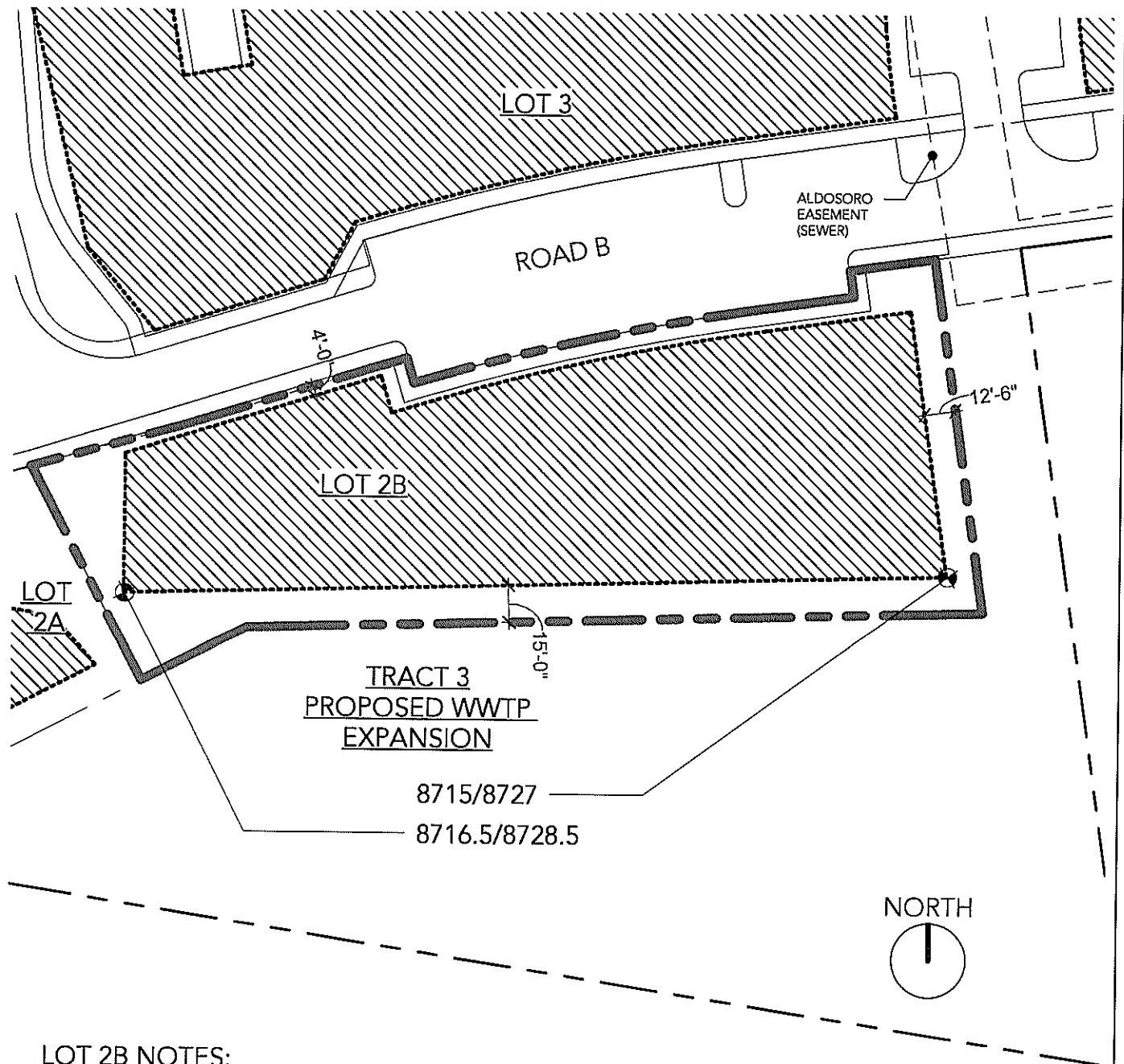
DENSITY (MAX. SF.)= 21,386 sq. ft. (3-Stories) / 26,030 sq. ft. (4-Stories)

	228 Midland Avenue P.O. Box 528 Basalt, Colorado 81621 970-927-4925 fax 970-927-8576 info@ccyarchitects.com	SOCIETY TURN PARCEL SAN MIGUEL COUNTY, COLORADO	TITLE: DEVELOPMENT AGREEMENT		Lot 2A
			DATE: 09/09/22	PROJECT NO.: 17012	
			SCALE: 1" = 60'-0"	DRAWN BY: CT	

GENERAL NOTES:

BUILDING ENVELOPES SHOWN HATCHED

87XX.X/87XX.X = 3 & 4 STORY HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL



LOT 2B NOTES:

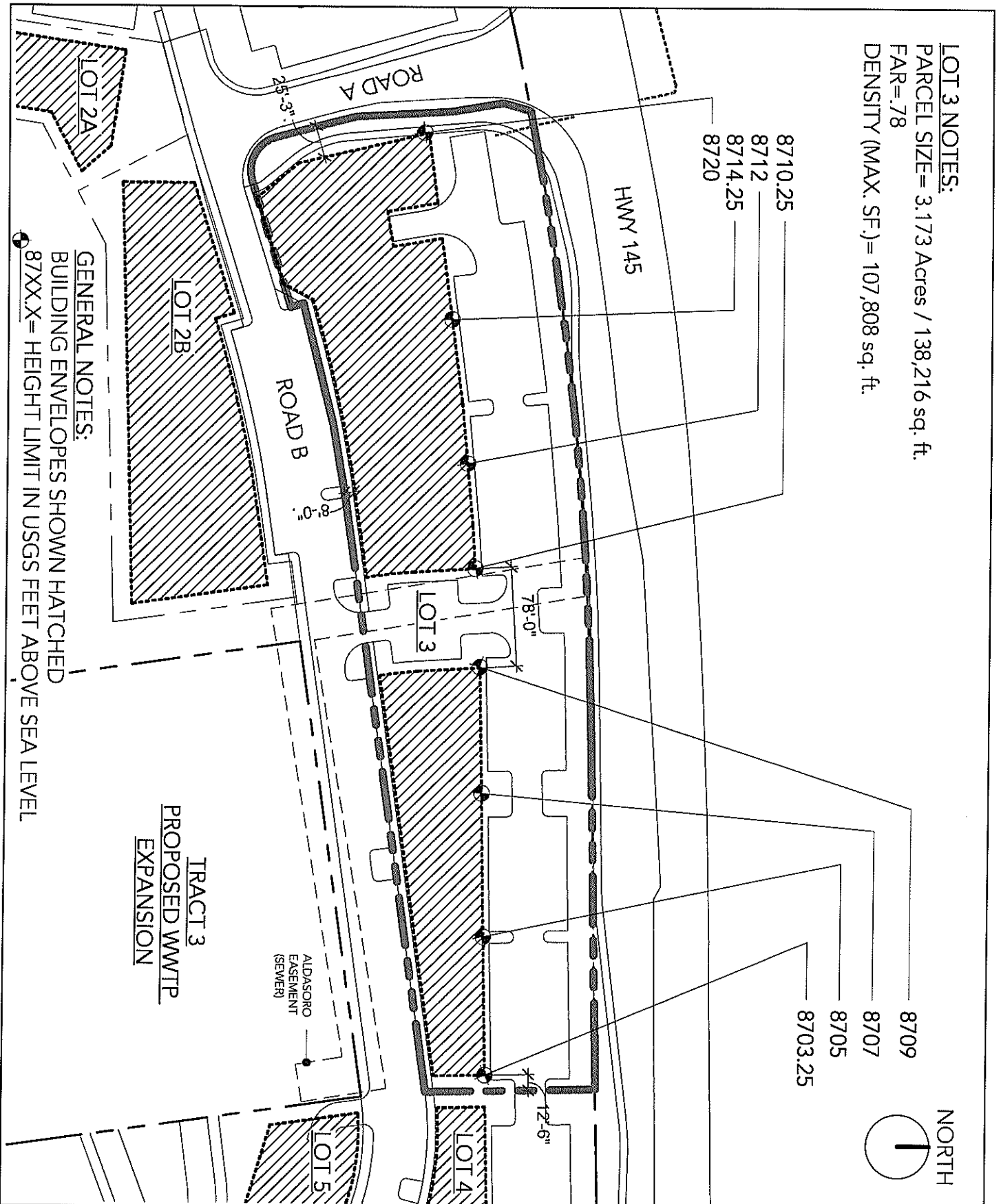
PARCEL SIZE= .9 Acres / 39,204 sq. ft.

FAR= 1.47 (3-Stories) / 1.80 (4-Stories)

DENSITY (MAX. SF.)= 57,630 sq. ft. (3-Stories) / 70,567 sq. ft. (4-Stories)

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			DATE: 09/09/22	PROJECT NO.: 17012	
			SCALE: 1" = 60'-0"	DRAWN BY: CT	

LOT 3 NOTES:
 PARCEL SIZE = 3.173 Acres / 138,216 sq. ft.
 FAR = .78
 DENSITY (MAX. SF.) = 107,808 sq. ft.



GENERAL NOTES:

BUILDING ENVELOPES SHOWN HATCHED

87XX-X = HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL

**TRACT 3
 PROPOSED WWTP
 EXPANSION**

ALDASORO
 EASEMENT
 (SEWER)

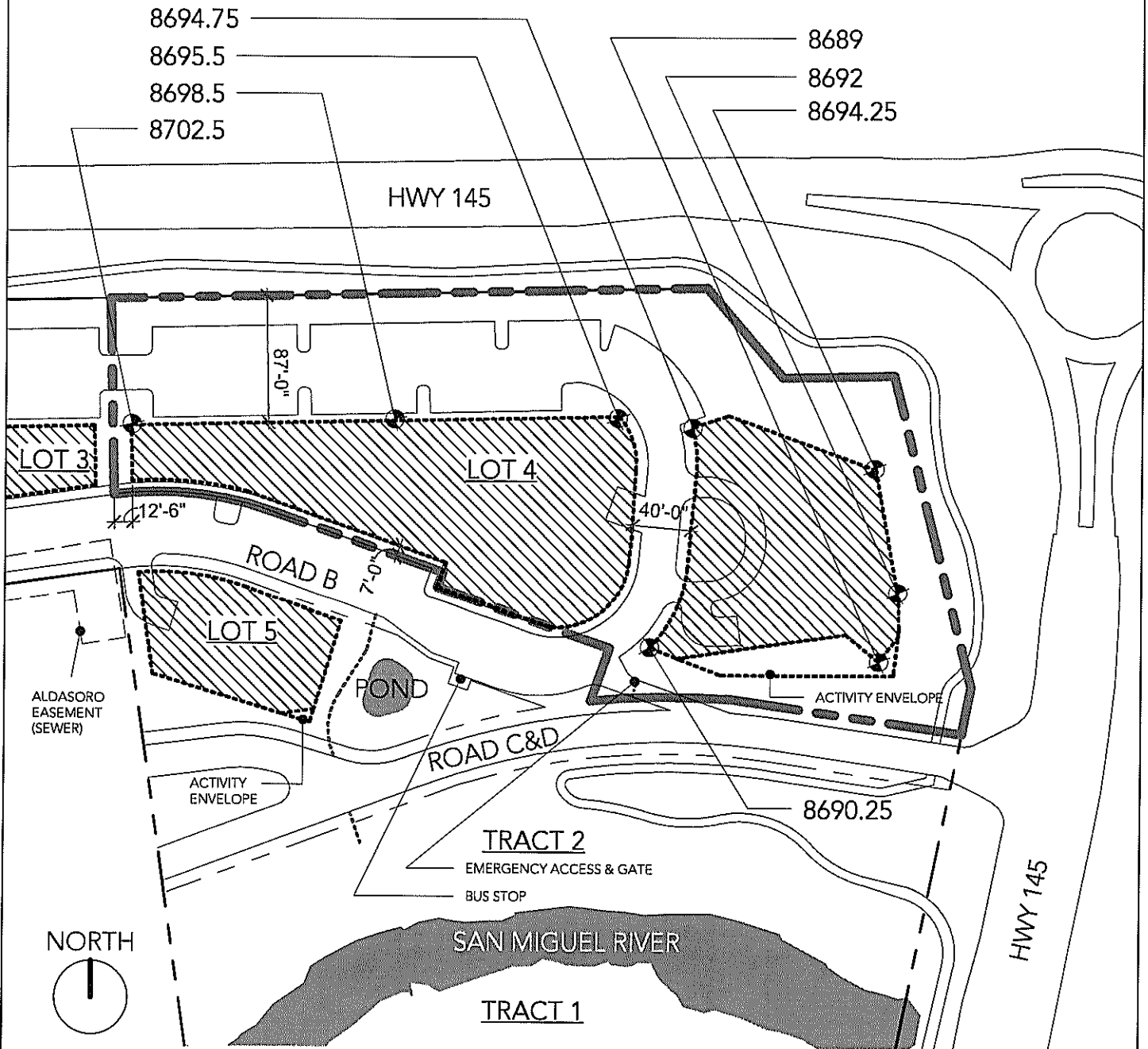
	228 Midland Avenue P.O. Box 528 Basalt, Colorado 81621 970-927-4325 fax 970-927-8578 info@ccyarchitects.com	SOCIETY TURN PARCEL SAN MIGUEL COUNTY, COLORADO		TITLE: DEVELOPMENT AGREEMENT	Lot 3
		DATE: 09/12/22	PROJECT NO.: 17012		
		SCALE: 1" = 100'-0"	DRAWN BY: CT		

LOT 4 NOTES:

PARCEL SIZE= 2.664 Acres / 116,044 sq. ft.

FAR=.84

DENSITY (MAX. SF.)= 97,477 sq. ft.



GENERAL NOTES:

BUILDING ENVELOPES SHOWN HATCHED

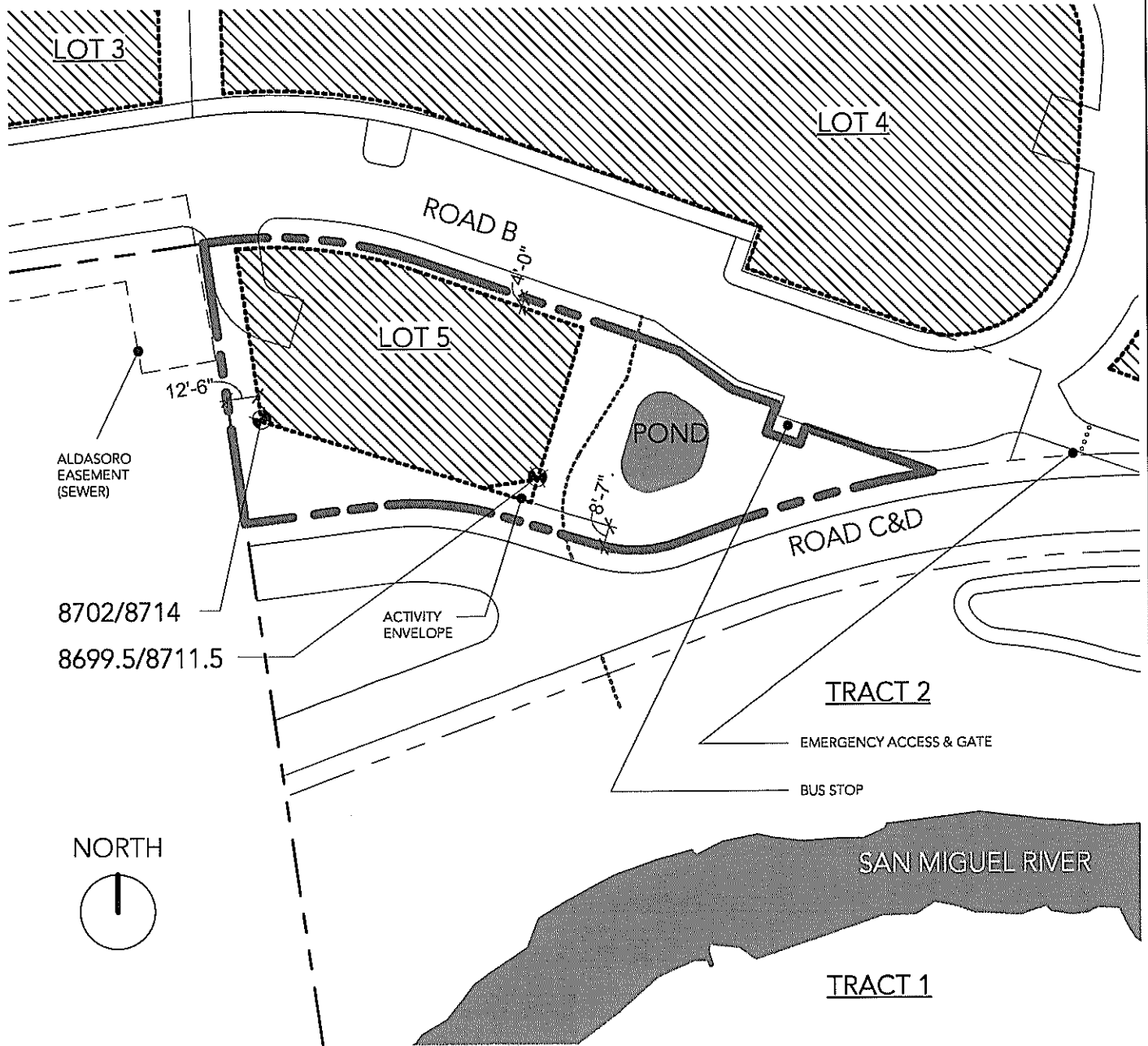
87XX.X = HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL

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		DATE: 09/12/22	PROJECT NO.: 17012		
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GENERAL NOTES:

BUILDING ENVELOPES SHOWN HATCHED

● 87XX.X/87XX.X = 3 & 4 STORY HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL



LOT 5 NOTES:

PARCEL SIZE= .478 Acres / 20,822 sq. ft.

FAR=.97 (3-Stories) / 1.17 (4-Stories)

DENSITY (MAX. SF.)= 20,197 sq. ft. (3-Stories) / 24,362 sq. ft. (4-Stories)

	228 Midland Avenue P.O. Box 529 Basalt, Colorado 81621 970-927-4925 fax 970-927-8578 info@ccyarchitects.com	SOCIETY TURN PARCEL		Lot 5	
		SAN MIGUEL COUNTY, COLORADO			TITLE: DEVELOPMENT AGREEMENT
		DATE: 09/12/22	PROJECT NO.: 17012		
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