

Employee Housing Mitigation Plan 10.21.22

With exception of the Telluride Hospital District Medical Center, Employee Housing generation for the Society Turn Parcel project will be provided per the currently adopted San Miguel County Code Sections 5-1303A and 5-1303B in place during Sketch PUD/Subdivision Plan review as well as requirements of the MXD-Zone District currently under review. The current code codifies the required number of Employee Housing units; it does not stipulate the type or size of units required. Size and type of Employee Housing units were determined during the Sketch PUD/Subdivision Plan review.

Considering the mixed-use nature of the project with the goal of creating a vibrant neighborhood, the Applicant proposes a mix of unit types appealing to local residents ranging from singles and couples to young families that are likely to live & work at Society Turn. Specifically, the Applicant proposes a blend of Employee Housing Studios (25%), 1-BRs (50%), and 2BRs (25%) configured as flats. Minimum sizes of Employee Housing units are proposed by the Applicant to match the median size required by the Town of Telluride's Affordable Housing program in order to create parity with marketplace comparables. Specifically, the Applicant proposes the following Employee Housing minimum unit sizes: Studios (375 sf), 1-BRs (525 sf), and 2BRs (850sf).

Based on the possible free-market uses contemplated for the Society Turn Parcel and related water, sewer, utilities, parking; and, traffic demands, the following development model has been created to illustrate the potential application of these proposed Employee Housing requirements:

Possible Free Market Programming

Retail	8,025
Food & Beverage	11,570
Office (General + Medical)	65,745
Flex Space	55,355
Sub-Total Commercial	140,695 sf
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Lodging	
125 Rooms	92,332 sf

Note: Medical Center Employee Housing mitigation not included in calculations below.

Employee Housing Generation per Code

Commercial (San Miguel County Code Section 5-1303 A)	
Commercial Area / 2,250 sf per employee =	Required Units
140,695 square feet / 2,250 sf =	62.5 Units
Lodging (San Miguel County Code Section 5-1303 B)	
(# Rooms / 2) x (3) x (0.15) =	Required Units
(125Rooms / 2) x (3) x (0.15) =	28.1 Units

Sub-Total Employee Housing Generation	91 Units
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Possible Employee Housing Unit Mix

(To be determined as part of PUD Process)

Type	Qty.	Size	Total
25% Studio	23	375	8,499
50% 1-BR	45	525	23,797
25% 2-BR	23	850	19,264
	91		51,561 sf

Average Unit Size: 51,957 sf / 91 units= 569 sf

Possible Employee Housing

Building Efficiency and Common Area=	0.83 %
Gross Employee Housing Area	61,821 sf
Net Employee Housing Area (Gross x .83%)	51,559 sf

Number of Proposed Units	
Net Area / Unit Size=	91 Units

Free Market Development Summary	294,848 sf
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(Excludes Sub-Grade Parking, TRMC, and TRMC Employee Housing)

Four Story Option

Through the Sketch Plan process, the County has requested the Applicant consider allowing for additional Employee Housing on the Society Turn Parcel with the Preliminary Plan submission. The Applicant proposes a 12-foot height increase and an additional 21,746sf of density for buildings located on the south side of Road B as described by Drawing A8- Four Story Map. The additional height and density shall be allowed for the exclusive use of providing up to an additional (27) employee housing units on the free-market portion of the project in excess of the 91-units required for mitigation described above.

Telluride Medical Center

TMC intends to build (3) 2-BR Employee Housing units at approximately 1,000sf each on-site. In addition to the 91-units required for mitigation plus the 27-units gained by allowing for the fourth story with the Telluride Medical Center units yields a potential total of (121) employee housing units on the Society Turn Parcel. Traffic, Parking, and Water / Sewer reports have been updated to reflect the project's capacity to accommodate a total of (121) employee housing units.