

**FIRST SUPPLEMENT TO**

**APPLICATIONS FOR**

**SOCIETY TURN PRELIMINARY**

**PUD/SUBDIVISION**

**PLAN REVIEW**

**AND**

**RELATED MATTERS**

February 27, 2023

Genesee Properties, Inc., a Wyoming corporation (“Applicant” or “Genesee”) is supplementing its pending Application as follows:

1. **Society Turn Development Plan.**

The review process being followed by the Applicant conforms with the County Land Use Code.

In 2019, the County approved an amendment to the Telluride Regional Area Master Plan (TRAMP) on the Society Turn Parcel permitting additional uses on the Society Turn parcel beyond Utility/Light Industrial such as commercial, employee housing/residential, public, and lodging.

On July 28, 2021, the County Board of County Commissioners conditionally approved a Sketch PUD Plan for the development plan occurring on the Society Turn Parcel.

Genesee submitted its application for Preliminary PUD/Subdivision and related matters on October 25, 2022, which included the significant number of supporting documents, studies, plans and other materials required by the County Land Use Code. The application was deemed to be complete by the Planning Department. These materials have been posted for public review on the web at [societyturn.info](http://societyturn.info)

The Preliminary PUD/Subdivision addressed each of the conditions imposed by the BOCC in the course of its review and approval of the Sketch PUD Plan. In terms of land uses, densities and building mass/scale, the only material change to the Society Turn development plan from the approved Sketch PUD Plan and what is proposed in the Preliminary PUD/Subdivision, was the inclusion of a plan to allow fourth floor units on the lots south of internal road B (Lots 2A, 2b and 5), the development of which would be limited to additional deed restricted housing units, over and above the employee housing units required for employee housing mitigation under the Land Use Code. This would create an opportunity for the ultimate developer of Lots 2A, 2b and/or 5 or potentially other parties to construct additional deed restricted housing.

There have not been any material changes to the various conditions affecting the Society Turn Parcel, which the County reviews as part of the Preliminary PUD/Subdivision application, including geologic hazards, geotechnical conditions, wetlands, wildlife, civil engineering (roads, sidewalks, drainage, etc), historic structures, housing mitigation, all of which were re-evaluated by the project consultants and included as part of the Sketch PUD plan review. The Traffic Study was updated to address comments raised by CDOT and to accommodate the potential for additional deed restricted housing on Lots 2A, 2b and/or 5 (noted above and discussed in the application).

Genesee is pleased with its application and believes that it is a very fair plan that balances private development opportunities with public/institutional areas and uses, including a land conveyance to the Hospital District to allow for the much needed new Regional Medical Center, a land conveyance to enable the expansion of the Regional Sewer Facility and a land conveyance to the County for development for public uses determined by the County, including for school purposes (which Genesee anticipates will be jointly evaluated by the County with the School District).. The Society Turn development plan allocates less than 40% of the property for private development, which would include employee housing mitigation. As noted in prior applications and testimony, there is a limited amount of land available on this site for development and Genesee has prepared a holistic, economically viable development plan for the entire property, which it is placing before the County for its review and approval with these land use allocations. For reasons noted herein and in the full Sketch Plan submitted to the County, Genesee is concerned about further reductions to the portion of the project allocated for private development and the project remaining viable.

2. **Changes to the Preliminary PUD/Subdivision Development Plan.**

In its recent hearing with the County Planning Commission, Commissioners made suggestions about changes to the Preliminary PUD/Subdivision Development Plan, requesting that the Applicant consider revising the plan to address. In response to this the Applicant is proposing certain changes to the Preliminary PUD/Subdivision Development Plan, as follows:

- A. **Mass/Scale Reduction.** The Applicant proposes reducing the overall Mass and Scale of the Hotel piece by 10% per the revised table below. After careful review, the Applicant has determined such an area reduction will not impact the Hotel’s ability to provide value-priced lodging and family-oriented accommodations as described below in Section 3, “Hotel,” while retaining the 125 hotel rooms, which is the Applicant’s necessary target number of rooms for the hotel to be viable. This action has the net effect of reducing the overall Free Market Development component of the project in the Baseline Model to 285,615 sq. ft.

<b>Allowable Use</b>	<b>Baseline Model</b>	<b>Maximum Development for Each Allowable Use</b>
Employee Housing	64,821 sf	No maximum area (but not more than 121 Units)
Medical Center	44,995 sf	40,000 (net) sf and 3 housing units (area included in Employee Housing above)
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	83,099 sf	104,400 sf (but not more than 125 Rooms)

- B. **Additional Berming.** The Applicant has responded to the Planning Commission’s request to provide additional landscape berming and planting along the Northeastern corner and Eastern edge of the property. By culverting an open drainage swale, the Applicant proposes to place additional fill and create an undulating berm that varies in height from 5’ to 14.5’ high with an 8’ wide flat section at the top for planting. An updated plan describing the proposed berm can be found attached as **Exhibit “A”**.
- C. **Landscape Screening.** The Applicant has considered the Planning Commission’s suggestion to provide more coniferous trees and less deciduous trees along the North and East property line to improve wintertime screening of the Society Turn Parcel development from Highway 145. The Applicant proposes a mix of roughly 2/3 coniferous and 1/3 deciduous these. A series of updated renderings describing these changes to the Landscape Screening and Additional Berming can be found attached as **Exhibit “B”**.
- D. **Transit Coordination.** Following the January 12, 2023 meeting with the Planning Commission, the Applicant met with David Averill and Kari DiStefano from SMART as well as Chris Darnell with TMC. TMC described the Medical Center’s operational need for curbside bus service to the facility; SMART agreed to provide service accordingly. This would accommodate bus traffic coming both from the east, with a bus turning left into the Society Turn Parcel at Road A and from the west/down valley, with a bus turning right into the project. Initially, the hammer head for the southern terminus of Road A would remain as designed and depicted in the civil engineer drawings. During later phases of development at Society Turn, the lower portion of Road A will be developed as a cul-de-sac and at that time an additional bus stop will be accommodated by the Applicant proximate to the intersection of Road A and Road B per SMART’s request. An updated plan describing these changes to the transit service can be found attached as **Exhibit “C”**.

### 3. **Hotel**

When commencing its evaluation of its development plan for Society Turn, Genesee engaged Economics and Planning Systems, Inc. (“EPS”) to prepare a Market Study for the property, taking into account regional needs and trends for the short run and long term. The findings contained in the Society Turn Market Study assisted Applicant in developing the proposed land uses for the Society Turn Parcel.

In its Market Study, EPS determined that the region could easily support 250 rooms contained in a family oriented, budget friendly hotel/motels styled facility. The Society Turn Development Plan initially included the ability to construct one or two hotels/motels accommodating up to a total of not more than 150 rooms among both hotels, considerably less than the number of hotel rooms identified by the EPS Market Study.

In response to comments made by some Planning Commission members in the course of its review of the Sketch PUD plan review, the proposal presented to the BOCC was revised and the number of hotel rooms were reduced from 150 to 125. Following its consideration of the Application and balancing the varying attributes and elements of the Society Turn development plan, the BOCC approved the PUD Sketch Plan for Society Turn, including the 125-room hotel. In approving the Sketch PUD plan, the BOCC established a certain condition relating to the hotel, which provides as follows:

“To ensure the hotel provides value-priced and family-oriented accommodations, there shall be a plat note prohibiting rooms within the hotel property from becoming condominiums or fractional ownership. The hotel development shall be a single unit within the condominium for the development.”

The Preliminary PUD/Subdivision application conforms with this condition and the Applicant has committed that these restrictions will be included these provisions in the Development Agreement for the Project.

The development plan for Society Turn reflected in the Preliminary Plan conforms with the 125-room Hotel that was reviewed and approved by the BOCC in the Sketch PUD. The ability to have a hotel on the Society Turn Parcel continues to be of great importance to the Owner and is critical to the Society Turn Development Plan.

The rationale for the utility and importance of the Hotel for the community and not just as a tourist accommodation project was discussed in detail in the Preliminary PUD/Subdivision application and will not be replicated here. It is relevant to note that since the Preliminary PUD/Subdivision application was submitted, there has been other and further recognition of the need for this type of product for the local community. The need for more facilities to accommodate short-term stays for guest, particularly for local groups including non-profits was discussed in the course of the November 7, 2022 Intergovernmental Meeting. A copy of the news article discussing these needs is attached as **Exhibit “D”**.

As discussed above, the overall mass/scale of the hotel portion of the project is being reduced as part of this submittal.

4. **Civil Engineer Responses to Road/Sidewalk.** In response to questions raised by Planning Commission members about the design of certain proposed roadways and sidewalks, the project civil engineer has reviewed the plans and applicable codes/regulations and has adjusted the width of Road A in response to comments and has provided a memorandum stating the grounds for the Applicant’s request to not make further adjustments to the design of Road B. A copy of the memo is attached as

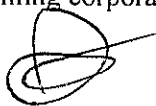
**Exhibit “E”**. The engineer discussed these plans with the Fire Marshall, who has reviewed and accepted the plans. The Applicant requests that the County accept the designs for the reasons stated in the memo.

5. **Riparian Areas**. In response to some questions raised by Planning Commission members, SGM prepared a memorandum discussing the status of the riparian areas adjacent to the Society Turn parcel and the minimal impacts of the project on these areas. A copy of the memo is attached as **Exhibit “F”**.

6. **CDOT Access Permit**. The Applicant is pleased to report that the Colorado Department of Transportation (CDOT) has issued two access permits for the Society Turn Development Plan, which is being circulated for signature by the parties. One is for the main/primary access and the second is for the emergency access to the east which coincides with the access road to the Regional Sewage Treatment Plant. The Access Permit accommodates the various land uses and densities proposed in the Preliminary PUD/Subdivision application. The required road and intersection improvements required by CDOT in connection with the access permits for the Project generally conform with the road and intersection improvements illustrated by the project engineer and submitted with the Preliminary PUD/Subdivision application. The plans for the road and intersection improvements serving the project align with the chain station which CDOT indicated would be developed adjacent to the Society Turn Parcel and will be submitted to CDOT for its review and approval as part of the next step in their review process

Respectfully Submitted,

Genesee Properties, Inc.,  
a Wyoming corporation

By:   
Thomas G. Kennedy, Authorized Agent

**Table of Exhibits**

<b>Exhibit A</b>	Proposed Berm Plan
<b>Exhibit B</b>	Proposed Landscape and Berm Renderings
<b>Exhibit C</b>	Proposed Transit Service Plan
<b>Exhibit D</b>	Hotel Needs News Article
<b>Exhibit E</b>	Civil Engineer Road and Sidewalk Design Justification Memorandum
<b>Exhibit F</b>	Riparian Area Memo