

# Memo

**To:** Suzanne Frick ED Ketchum URA; Ketchum URA board members  
**From:** Don Schuster, Sr. Vice President-Hospitality  
Semi-Retired  
**CC:** John Curnow, Alinio Azevedo  
**Date:** April 22, 2022  
**Re:** KURA First and Washington

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First and foremost, the Aspen Ski Company would like to thank KURA for your assistance in providing community infrastructure as part of the development of the hotel. Additionally, we thank you for allowing this site to be used for staging of materials during the hotel's construction.

We are very interested in the 1<sup>st</sup> and Washington Ave. Redevelopment and have reviewed the information provided as well as meeting with Suzanne and Ellen with Agnew Beck.

Although we are not planning on providing a proposal for the entire project we would like to participate in the development at some level in the hopes of providing some much-needed employee housing for our employees. The Aspen Skiing Company has developed and purchased multiple employee housing complex's over the past 20 years. Our real need is to provide housing for seasonal employees during both the winter and summer seasons. Over the years we have perfected a unit type that works well for seasonal employees. I have attached a file showing the design of our most recent project, The Hub, which was completed last year in Basalt, Co. The basic unit design is 4 bedrooms with 2 compartmentalized bathrooms with a common living/kitchen/dining space of approximately 1000 s.f. each. Rental Rates are about \$600/month/employee utilities included. Although the project is located some 20 miles from most of our facilities it is serviced by our local transportation provider, RFTA, and we subsidize the transportation cost for employees. This is important as most of our seasonal employees will be here on a seasonal or year-round Visa and will not have a vehicle which reduces the required parking for the project. We can stipulate and control that via our leasing.

The Limelight is currently leasing several units in town and is in the process of moving 4 Tiny Homes from one of our developments in Basalt. The location of First and Washington would be ideal for us due to the adjacency to the hotel.

Our initial needs would be for approximately 30 seasonal beds plus several 1- and 2-bedroom apartments/condominiums for supervisory personnel or about 12,000 s.f. including circulation and tenant toy storage. However, we are open to consider other options with the selected developer. The day to day management of these units would be handled by the Limelight Hotel.

From a financial perspective we are open to purchasing the housing from the developer or entering into a long-term lease providing an assured cash flow for return and financing purposes. Although not preferable we would be in a position to consider a full floor of the new development some of which could be made available to employees of other local businesses.

From a design perspective for the overall project I think the cost to provide 2 levels of below grade parking will be cost prohibitive and somewhat ineffective as the access ramp will require substantial reductions in available parking spaces not to mention the cost for excavation, shoring and export of soils. We found this to be the case when developing the Limelight. Open parking on the ground level would be more cost effective. Perhaps consider one level below grade and partial parking deck towards the alley at grade with retail/restaurant on Washington.

We are supportive of a four-story building on the site and suggest larger penthouse type units on the fourth floor to help support the economics of the development. I know there are several Penthouse unit owners in the Limelight which would object to a 5-story building as it would impact their long-range views. The Limelight would consider managing these units providing services and access to some of our amenities. The Limelight Hotel in Aspen manages the condo complex adjacent to it.

We are happy to engage in any way we can help facilitate some of these ideas.

## Willits Block 9 - EAST



## Willits Block 9 - NORTH





## Willits Block 9 - SOUTH



## Willits Block 9 - WEST



# WILLITS BLOCK 9

Building Size: 53,000sf  
Levels: 4  
Ground Floor: 12,800sf  
Units: 43 Units  
# of Bedrooms: 150  
ASC Beds: 138  
Deed Restricted Beds: 12

## GROUND FLOOR:

Deed Restricted: 12 beds

5 - 1bdr  
2 - 2bdr  
1 - 3bdr

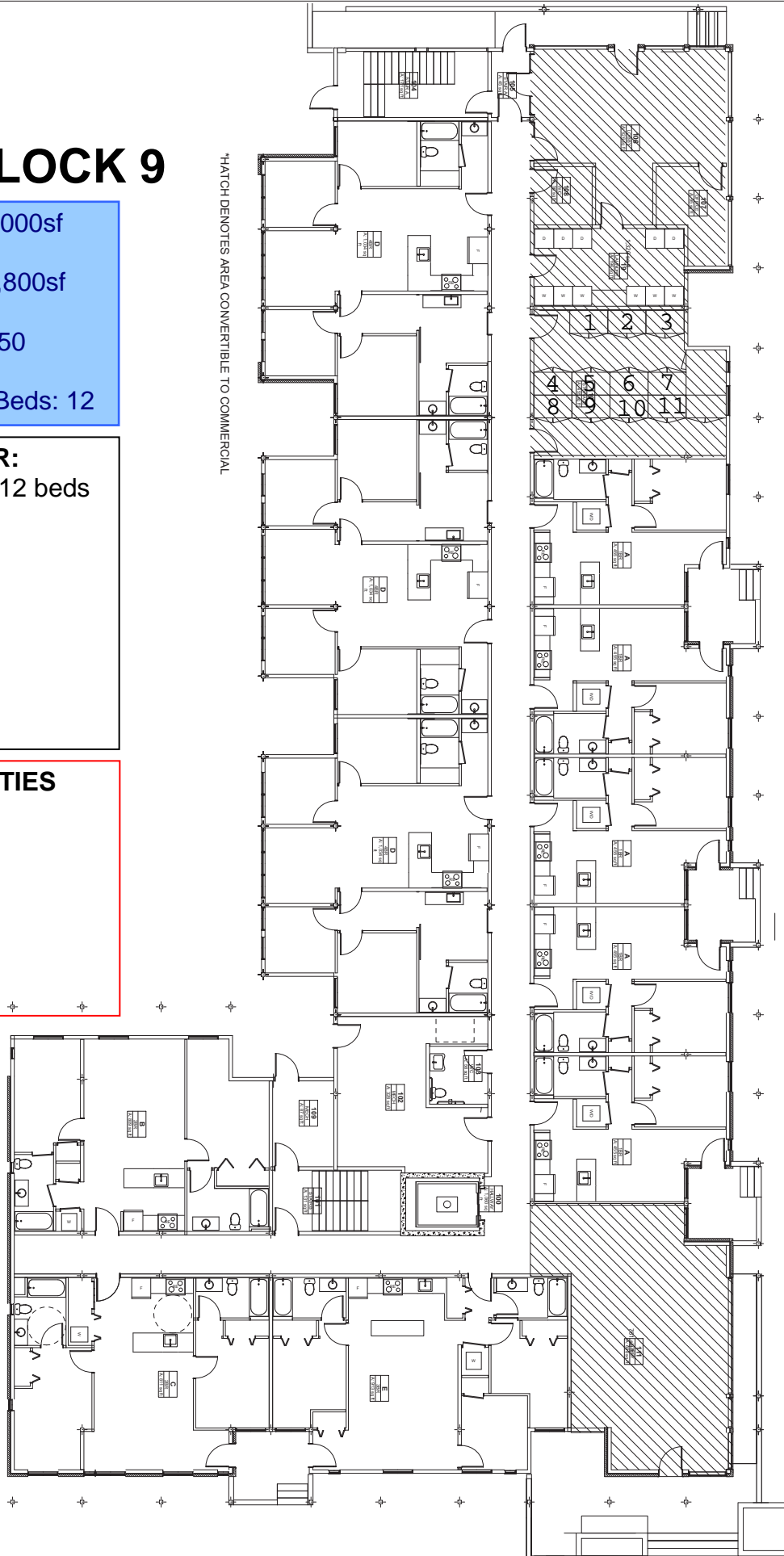
ASC: 12 beds  
3 - 4bdr units

Total Beds: 24

## SHARED AMENITIES

- Entry Lobby
- Lounge
- Mail
- Laundry
- Storage Units
- Bathrooms
- Elevator

HATCH DENOTES AREA CONVERTIBLE TO COMMERCIAL



A-101

GROUND FLOOR

DATE: 11/11/19

DESIGNER: LIPKIN WARNER

REVISION: 1

WILLITS BLOCK 9

BASALT, CO. 81621

L W  
D P

LIPKIN WARNER DESIGN & PLANNING

701 EAST VALLEY  
800 SOUTH 201  
BASALT, CO 81621

T: 970.827.8475  
F: 970.827.8487  
W: lipkinwarner.com

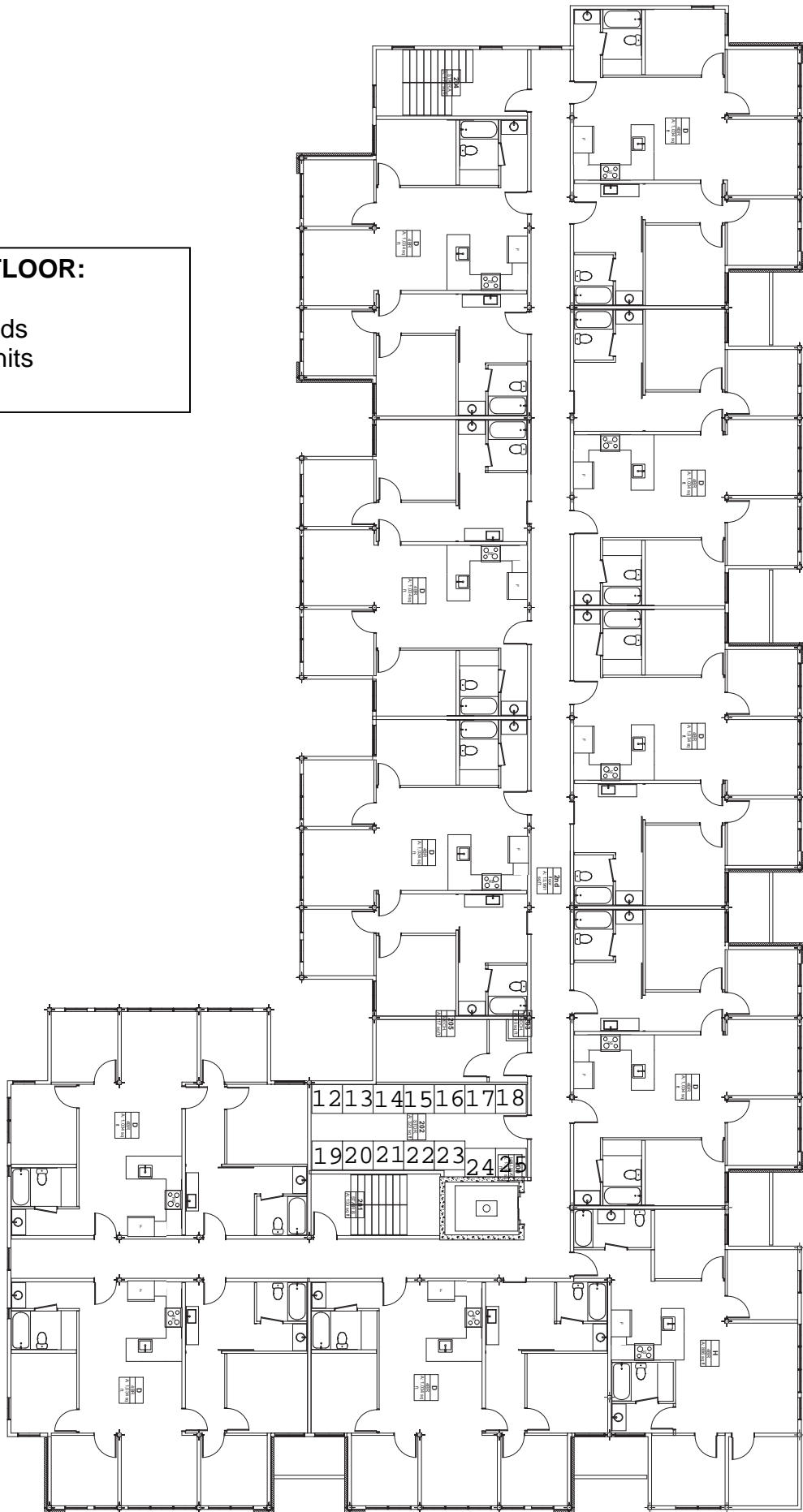
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1 SECOND FLOOR  
SCALE 3/8" = 1'-0"

## SECOND FLOOR:

ASC: 44 beds  
11 - 4bdr units



## WILLITS BLOCK 9

BASALT, CO. 81621

L	W
D	P
LIPKIN WARNER DESIGN & PLANNING	
701 EAST VALLEY 800 SUITE 201 BASALT, CO 81621	
TEL: 970.827.8475 F: 970.827.8487 W: <a href="http://lipkinwarner.com">lipkinwarner.com</a>	

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A-102

SECOND FLOOR

DATE: 6/16/19

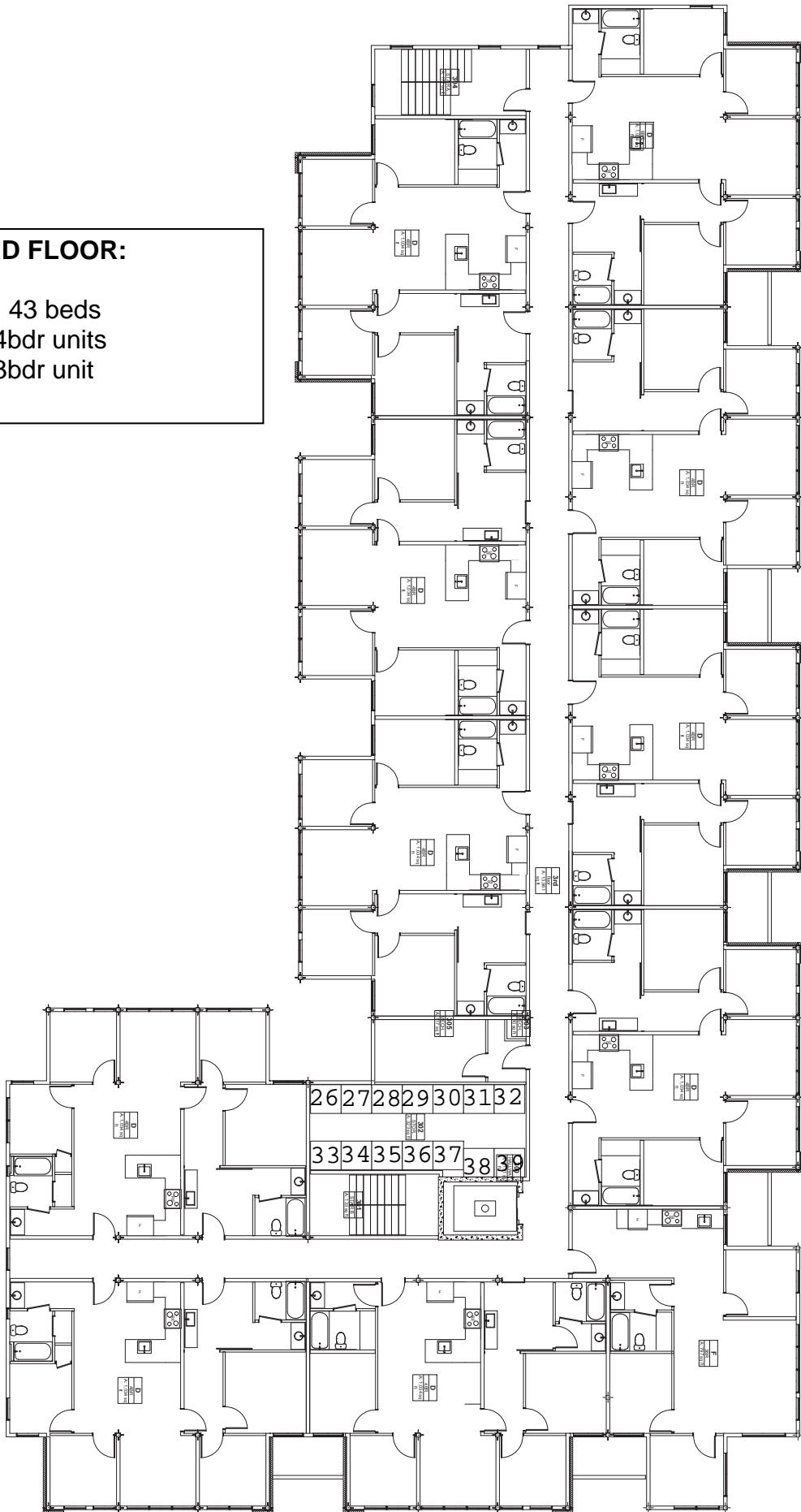
DESIGNER/OWNER:

REVISION:



# THIRD FLOOR:

ASC: 43 beds  
 10 - 4bdr units  
 1 - 3bdr unit



A-103

THIRD FLOOR

DATE	DESCRIPTION
10/10/17	REVISION

**WILLITS BLOCK 9**  
 BASALT, CO. 81621

L	W
D	P
LIPKIN WARNER DESIGN & PLANNING	
701 EAST VALLEY 800 SUITE 201 BASALT, CO 81621	7: 970.827.8475 F: 970.827.8487 W: lipkinwarnerdpa.com



① FOURTH FLOOR  
SCALE: 1/8" = 1'-0"

**FOURTH FLOOR:**  
ASC: 39 beds  
9 - 4bdr units  
1 - 3bdr unit

