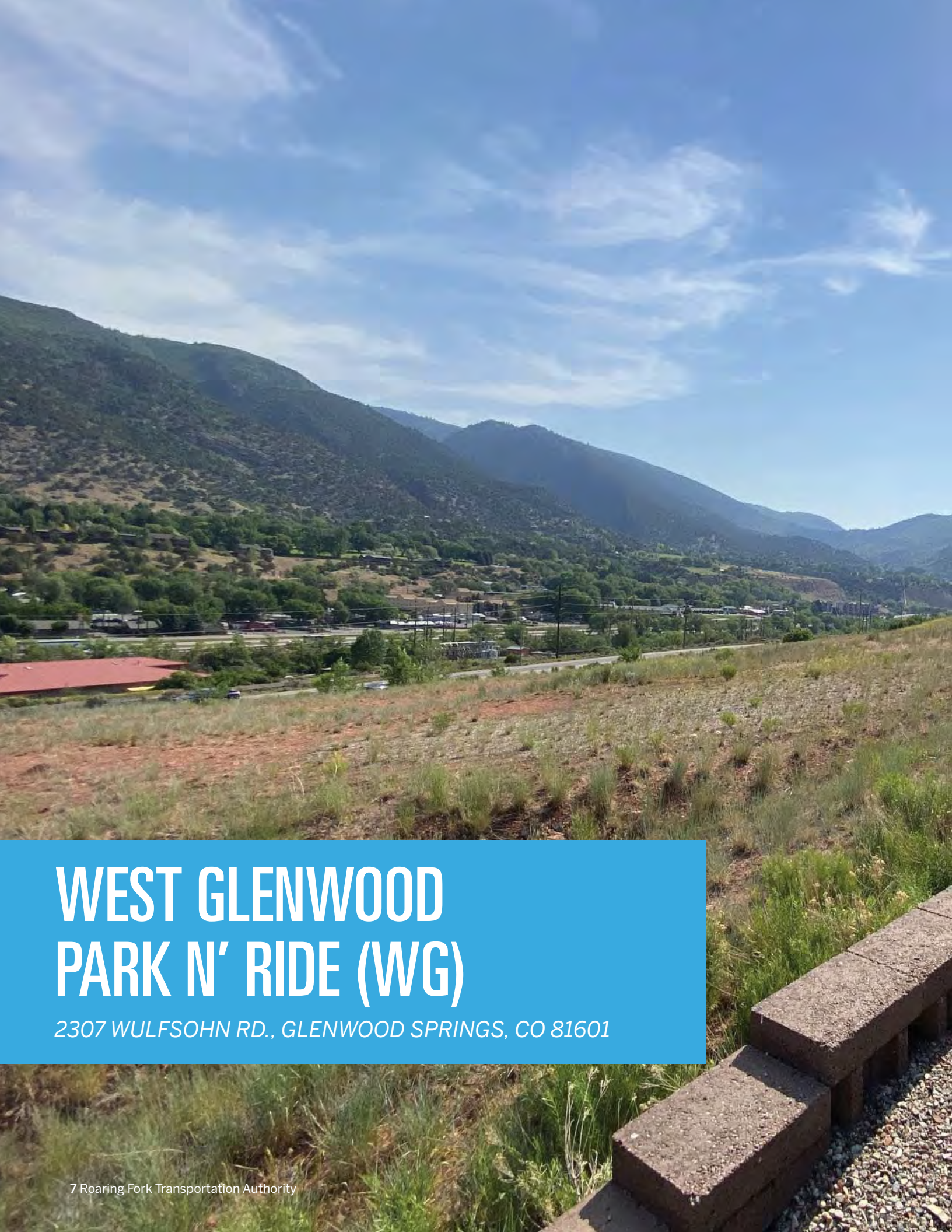
ROARING FORK TRANSPORTATION AUTHORITY

EMPLOYEE HOUSING FEASIBILITY STUDY

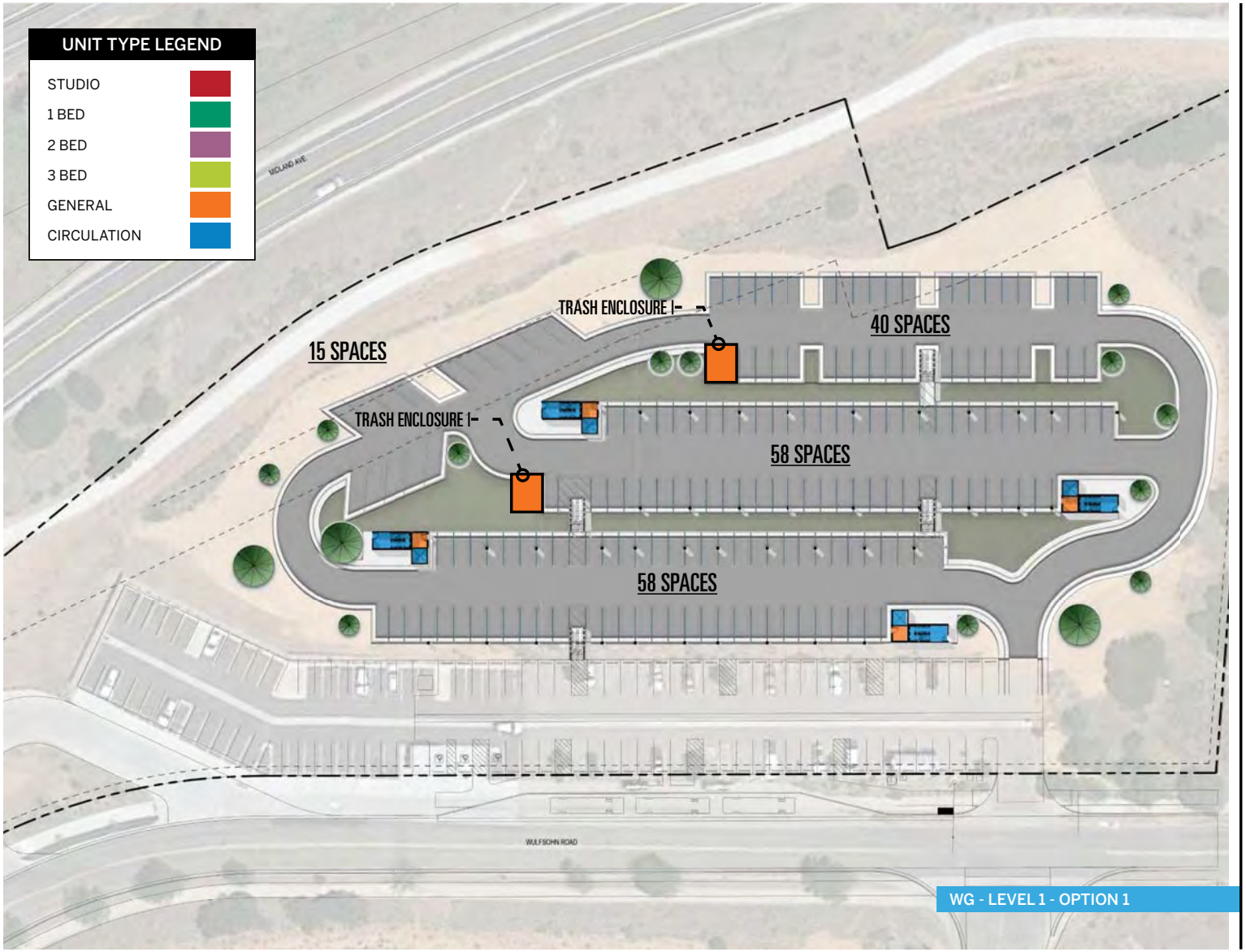
FINAL REPORT

DECEMBER 21, 2021



WEST GLENWOOD PARK N' RIDE (WG)

2307 WULFSOHN RD., GLENWOOD SPRINGS, CO 81601



WG - LEVEL 1 - OPTION 1

OPTION 1 (WG)

THREE (3) STORIES | 66,736 SF[1]

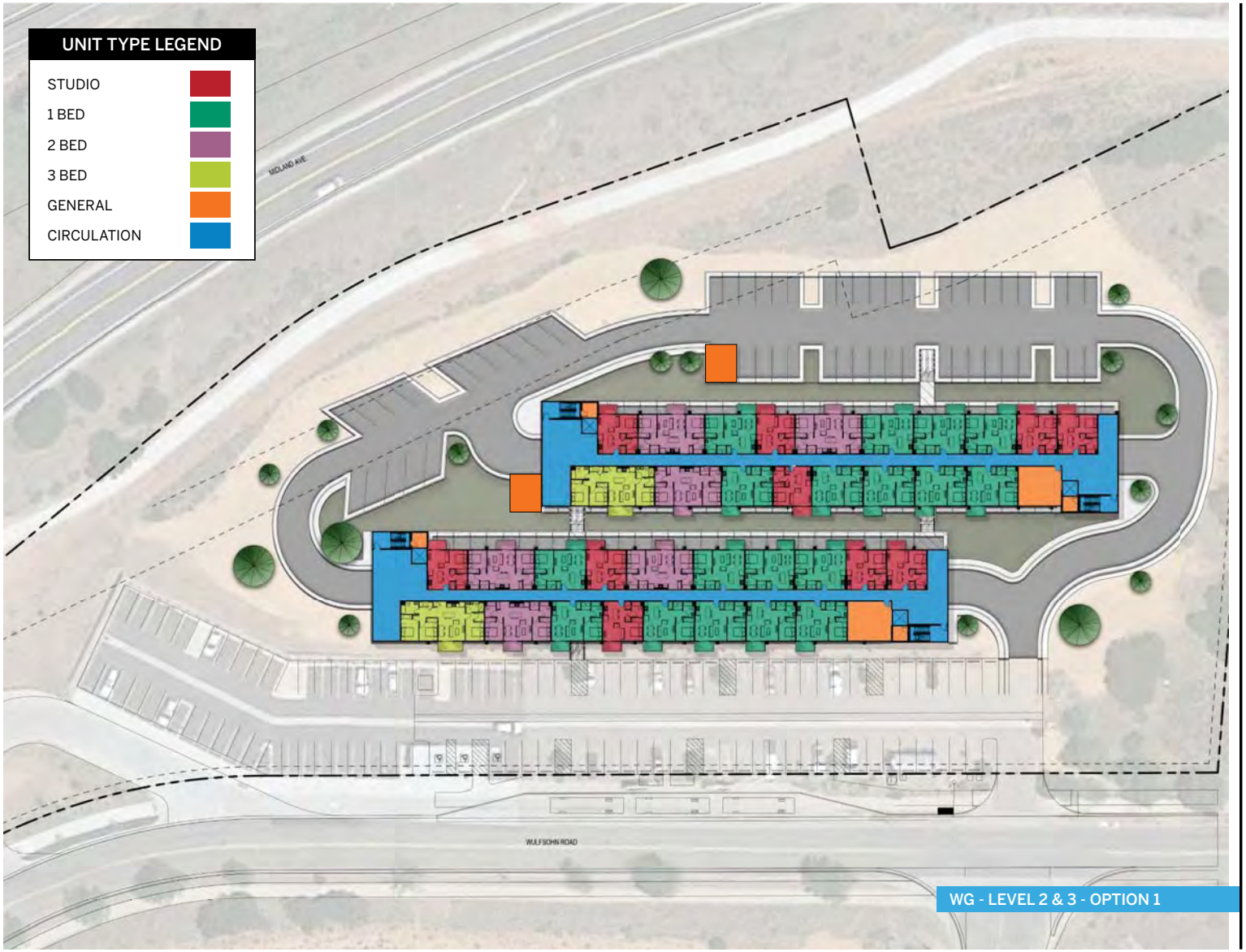
LEVEL 1

- 99,290 SF SITE DEVELOPMENT AREA
- PARKING GARAGE W/ TWO-WAY DRIVE AISLE & DOUBLE LOADED PARKING
- ELEVATOR/STAIR CORE WITH ACCESS TO LEVEL 2 & 3
- $25,614,770 EST. CONSTRUCTION COST[3]

UNIT / PARKING COUNTS				
TYPE	COUNT	RATIO	REQ.	PROVIDED
STUDIO	22	1.5 + 1/5	37.4	
1 BED	36	1.5 + 1/5	61.2	
2 BED[2]	12	1.5 + 1/5	20.4	
3 BED	4	1.5 + 1/5	6.8	
TOTAL	74		125.8	171

1. Gross building area.
2. (1) unit for on-site Property Manager.
3. Refer to cost Appendix A for more detail.

BUILDING SECTION



WG - LEVEL 2 & 3 - OPTION 1

OPTION 1 (WG)

THREE (3) STORIES | 66,736 SF[1]

LEVEL 2 & 3

- INTERIOR CORRIDORS
- EACH FLOOR SIMILAR
- ELEVATOR/STAIR CORE WITH ACCESS TO LEVEL 1 - PARKING GARAGE
- $25,614,770 EST. CONSTRUCTION COST[3]

UNIT / PARKING COUNTS				
TYPE	COUNT	RATIO	REQ.	PROVIDED
STUDIO	22	1.5 + 1/5	37.4	
1 BED	36	1.5 + 1/5	61.2	
2 BED[2]	12	1.5 + 1/5	20.4	
3 BED	4	1.5 + 1/5	6.8	
TOTAL	74		125.8	171

1. Gross building area.
2. (1) unit for on-site Property Manager.
3. Refer to cost Appendix A for more detail.

WG CONCEPT RENDERING - OPT 1

CARBONDALE MAINTENANCE FACILITY (CMF)

766 INDUSTRY PL, CARBONDALE, CO 81623

CMF - LEVEL 1 - 3 - OPTION 1

UNIT TYPE LEGEND	
STUDIO	
1 BED	
2 BED	
3 BED	
GENERAL	
CIRCULATION	

OPTION 1 (CMF)

THREE (3) STORIES | 45,061 SF[1]

LEVEL 1 - 3

- INTERIOR CORRIDORS
- EACH FLOOR SIMILAR
- ELEVATOR/STAIR CORE WITH ACCESS TO LEVEL 1 -3
- $16,612,791 EST. CONSTRUCTION COST[3]

UNIT / PARKING COUNTS

TYPE	COUNT	RATIO	REQ.	PROVIDED
STUDIO	34	1.25	42.5	
1 BED	18	1.5	27	
2 BED[2]	6	1.5	9	
3 BED	6	1.75	10.5	
TOTAL	64		89	90

1. Gross building area
2. (1) unit for on-site Property Manager
3. Includes existing demolition. Refer to cost Appendix A for more detail.

BUILDING SECTION

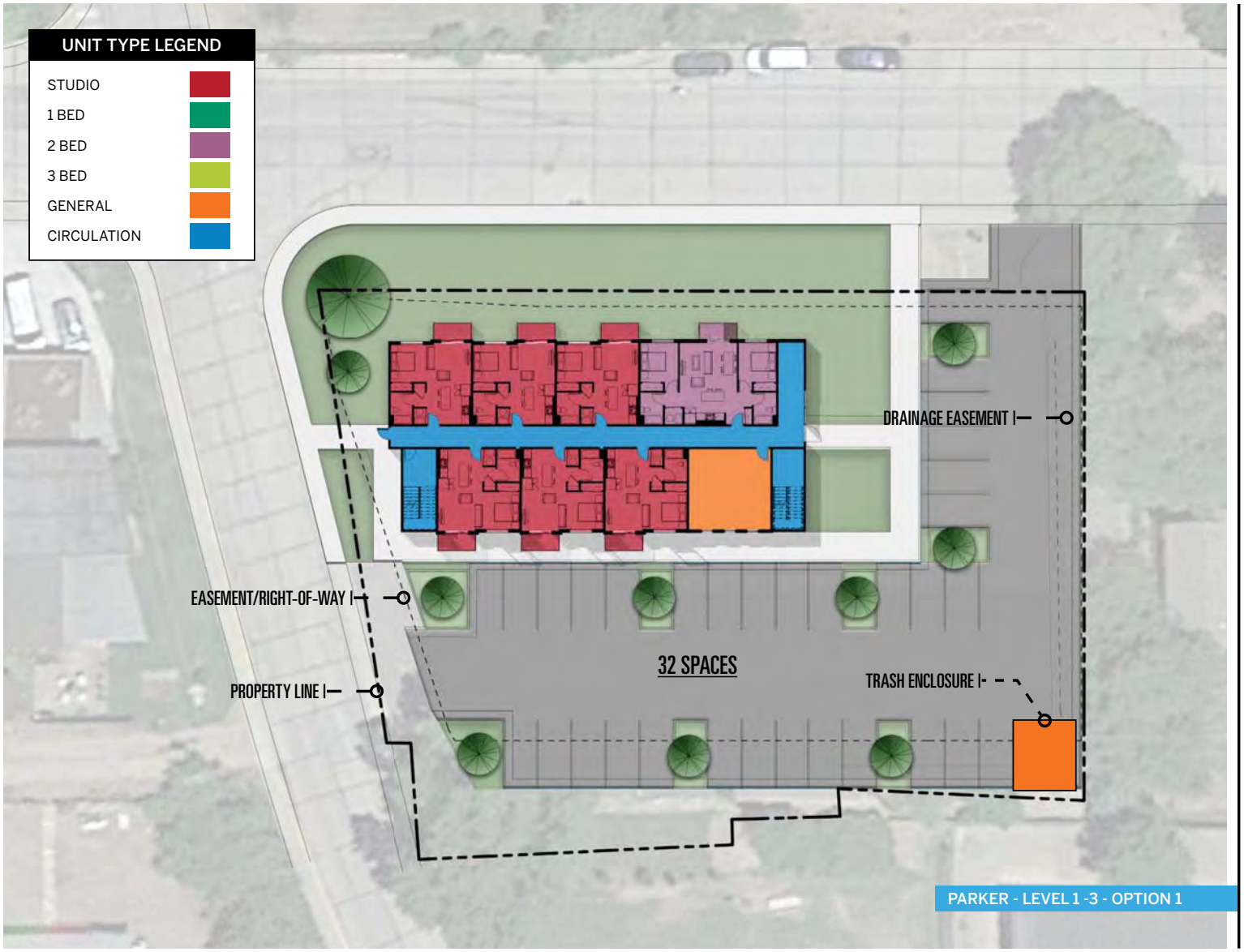
CMF CONCEPT RENDERING

CMF CONCEPT RENDERING

CMF CONCEPT RENDERING

PARKER HOUSE

312 WEANT BLVD, CARBONDALE 81623



PARKER - LEVEL 1 -3 - OPTION 1

OPTION 1 (PARKER)

THREE (3) STORIES | 16,959 SF[1]

LEVEL 1 - 3

- INTERIOR CORRIDORS
- EACH FLOOR SIMILAR
- ELEVATOR/STAIR CORE WITH ACCESS TO LEVEL 1 - PARKING
- $6,741,954 EST. CONSTRUCTION COST[2]

UNIT / PARKING COUNTS				
TYPE	COUNT	RATIO	REQ.	PROVIDED
STUDIO	20	1.25	25	
1 BED	0	1.5	0	
2 BED	3	1.5	4.5	
3 BED	0	1.75	0	
TOTAL	23		29.5	32

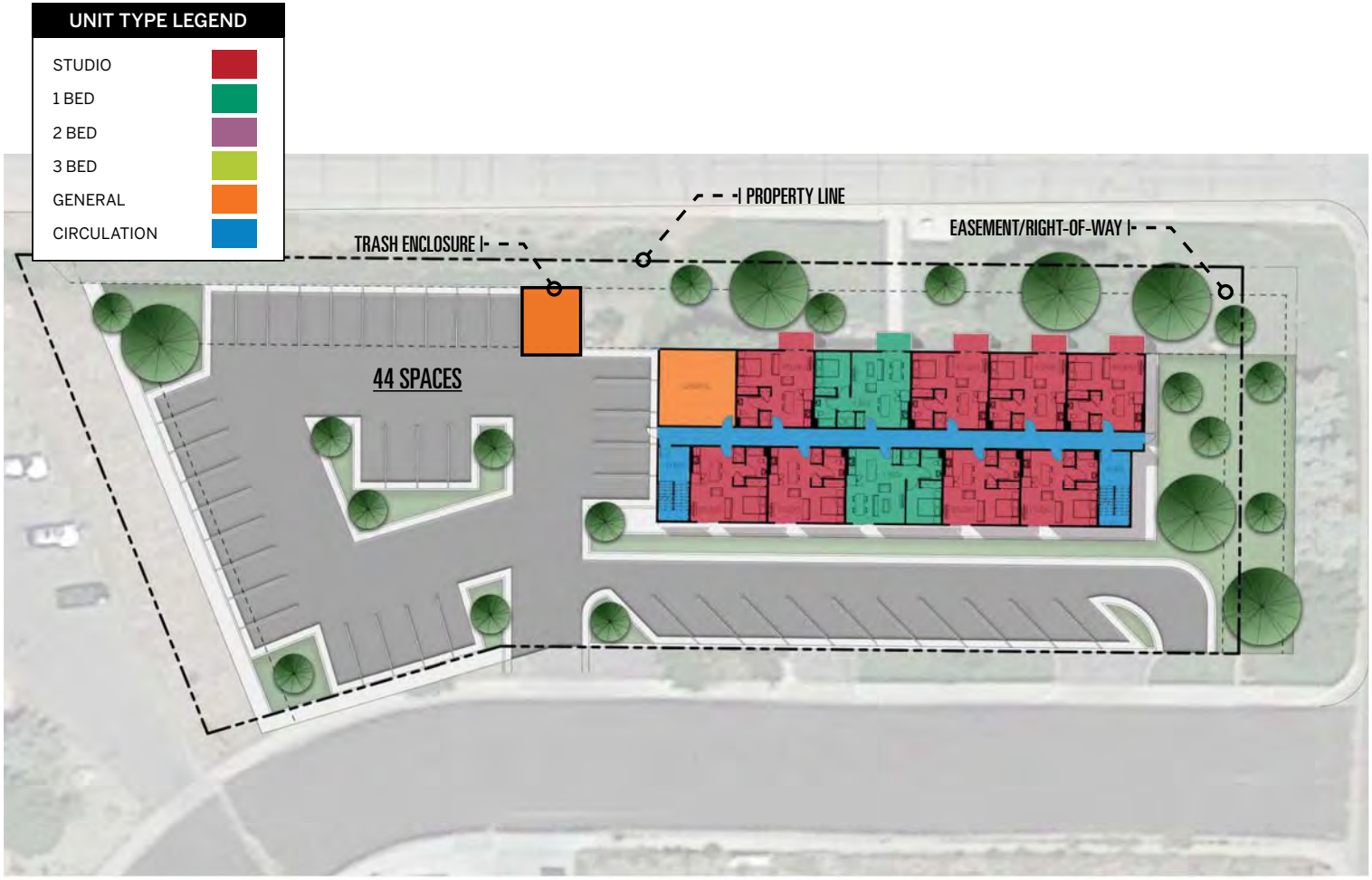
1. Gross building area.
2. Includes existing demolition. Refer to cost Appendix A for more detail.

BUILDING SECTION

PARKER CONCEPT RENDERING

BANK PROPERTY

30 VILLAGE LANE, CARBONDALE, CO 81623 &
1340 MAIN ST, CARBONDALE, CO 81623



BANK - LEVEL 1 - 3 - OPTION 1

OPTION 1 (BANK)

THREE (3) STORIES | 20,981 SF[1]

LEVEL 1 - 3

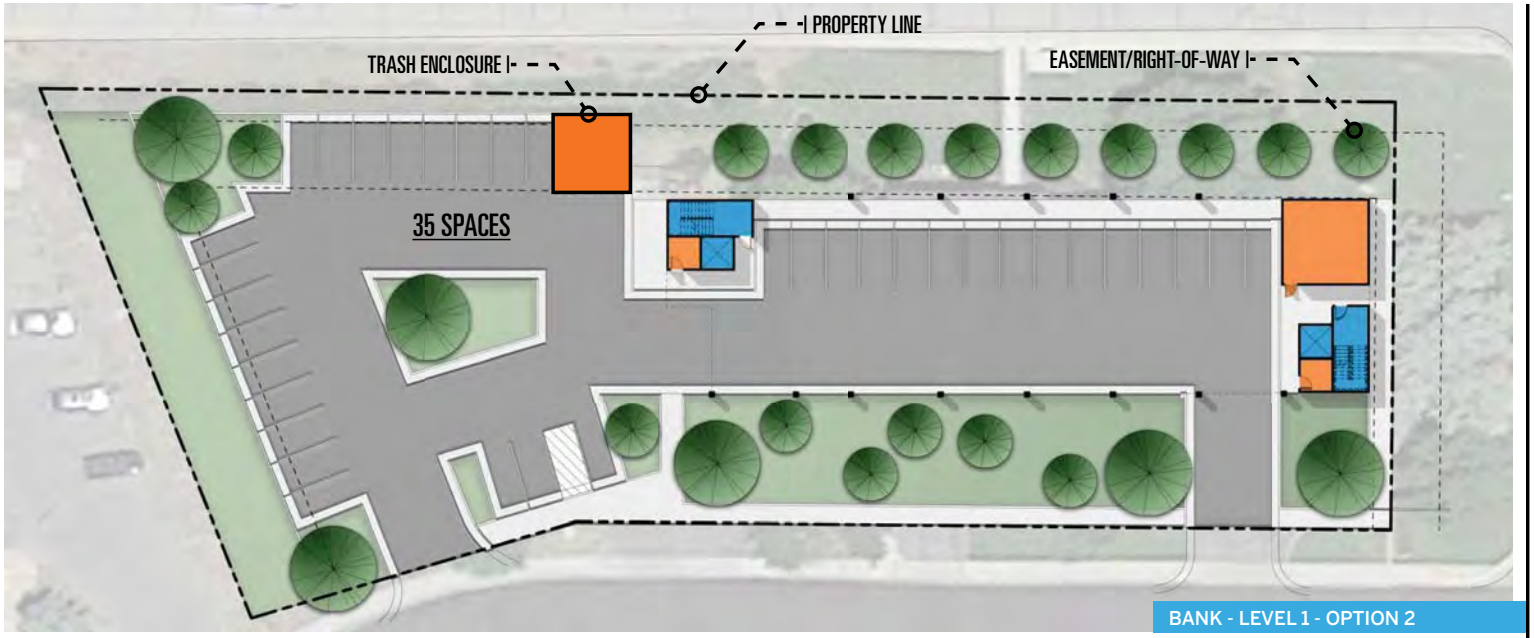
- INTERIOR CORRIDORS
- EACH FLOOR SIMILAR
- ELEVATOR/STAIR CORE WITH ACCESS TO LEVEL 1 - 3
- $8,173,364 EST. CONSTRUCTION COST[2]

UNIT / PARKING COUNTS				
TYPE	COUNT	RATIO	REQ.	PROVIDED
STUDIO	26	1.25	32.5	
1 BED	6	1.5	9	
2 BED	0	1.5	0	
3 BED	0	1.75	0	
TOTAL	32		41.5	44

1. Gross building area.
2. Includes existing demolition. Refer to cost Appendix A for more detail.

BUILDING SECTION

BANK CONCEPT RENDERING - OPT 1



BANK - LEVEL 1 - OPTION 2

BANK - LEVEL 2 & 3 - OPTION 2

OPTION 2 (BANK)

THREE (3) STORIES | 19,003 SF[1]

LEVEL 1 - 3

- INTERIOR CORRIDORS
- UNITS OVER COVERED PARKING
- ELEVATOR/STAIR CORE WITH ACCESS TO LEVEL 1 - PARKING
- $8,005,610 EST. CONSTRUCTION COST[3]

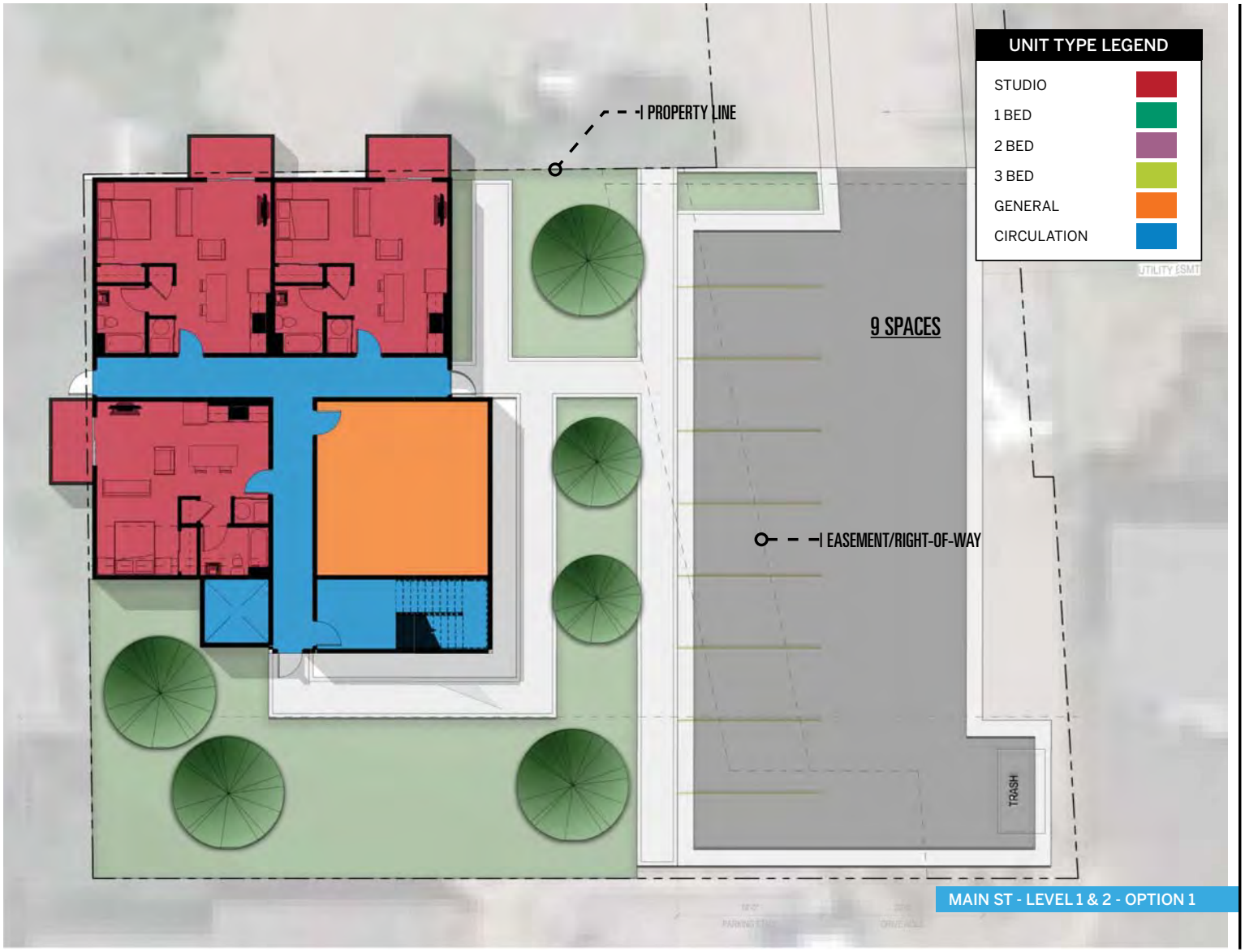
UNIT / PARKING COUNTS				
TYPE	COUNT	RATIO	REQ.	PROVIDED
STUDIO	16	1.25	20	
1 BED	4	1.5	6	
2 BED[2]	4	1.5	6	
3 BED	0	1.75	0	
TOTAL	24		32	35

1. Gross building area.
2. (1) unit for on-site Property Manager.
3. Includes existing demolition. Refer to cost Appendix A for more detail.

BUILDING SECTION

MAIN STREET

1048 MAIN ST, CARBONDALE, CO 81623



MAIN ST - LEVEL 1 & 2 - OPTION 1

OPTION 1 (MAIN ST)

TWO (2) STORIES | 5,426 SF[1]

LEVEL 1 - 2

- INTERIOR CORRIDORS
- GENERAL (LEVEL 1) = STUDIO (LEVEL 2)
- ELEVATOR/STAIR CORE WITH ACCESS TO LEVEL 1 - PARKING
- $2,716,779 EST. CONSTRUCTION COST[2]

UNIT / PARKING COUNTS

TYPE	COUNT	RATIO	REQ.	
STUDIO	7	1.25	8.75	PROVIDED
1 BED	0	1.5	0	
2 BED	0	1.5	0	
3 BED	0	1.75	0	
TOTAL	7		8.75	9

1. Gross building area.
2. Includes existing demolition. Refer to cost Appendix A for more detail.

BUILDING SECTION

MAIN ST. CONCEPT RENDERING