

# Colorado Resort Employee Housing & Transportation Survey

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June 15, 2021

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# Executive Summary

Milender White is building Fourth Street North, a workforce housing apartment building intended for but not exclusive to seasonal and international employees of nearby resorts. The project is located approximately at the intersection of Blue River Parkway and West Fourth Street in Silverthorne, Colorado. During its permitting process, the Town of Silverthorne asked Milender White to conduct a parking study to justify the building's proposed parking program based on data from similar Colorado mountain communities. Milender White contracted John Hersey in June 2021 to conduct a survey of employee housing and transportation programs at Colorado resorts to inform its collaboration with the Town. This report serves to document the survey's findings and conclusions to inform ongoing collaboration between Milender White and the Town of Silverthorne.

Mr. Hersey spoke with and received online survey responses from staff at eight resorts, who reported that most seasonal employees travel from nearby states and live in resort-sponsored housing that accommodates multiple occupants per room with common areas shared among residents, similar to a dormitory room. This housing arrangement encourages consideration of per-bed - as opposed to per-unit - parking demand at these and similar properties, like Fourth Street North.

Parking utilization at responding properties exceeds parking capacity. However, in terms of parking demand per-bed, parking demand is quite low: 0.44 to 0.51 parking spaces per bed. At these ratios, Fourth Street North should provide 62 to 72 parking spaces to accommodate 140 beds.

Milender White has proposed providing 80 parking spaces. Therefore, this report supports Milender White's provision of 80 parking spaces for 140 beds at Fourth Street North.

# Methodology

Milender White contracted John Hersey in June 2021 to conduct a survey of employee housing and transportation programs at Colorado resorts to inform its collaboration with the Town. With input from Milender White, Mr. Hersey drafted a contact list for Colorado resorts offering housing to seasonal employees as well as an online survey in Google Forms concerning housing characteristics and multimodal transportation demand. (Survey questions are provided in the Appendix.)

Mr. Hersey spoke with and received online survey returns from staff at eight resorts, including:

- Arapahoe Basin Ski Area
- Aspen Skiing Company
- Breckenridge Ski Resort
- Copper Mountain
- Keystone Resort
- Steamboat Ski and Resort Corporation
- Telluride Ski Resort
- Winter Park Resort

Mr. Hersey contacted respondents as necessary to clarify responses and later documented findings and conclusions in this report.

This report presents findings for parking demand in terms of a per-bed ratio. Although a per-unit ratio is appropriate for conventional residential parking studies, seasonal employee resort housing is unconventional, as it routinely accommodates multiple employee beds per unit, as Fourth Street North proposes to do. As a result, per-bed parking demand serves as a more accurate representation of market conditions for seasonal employee housing.

# Findings

## *Housing Program*

All eight responding resorts provide housing for 4,464 seasonal employees at 23 properties, typically in dorm-style buildings, where many employees share a single room as well as common spaces, like kitchens, bathrooms, and living areas. On average, the eight responding properties provide 2.61 beds per unit. (Figure 1)

Unique to the 23 properties, Copper Mountain recently opened the first phase of a two-phase apartment complex (Sky Chute Apartments), where fewer employees share a suite and common spaces (similar to Fourth Street North).

*Figure 1: Responding Resorts' Count of Properties and Beds*

Resort	Number of Properties	Number of Beds
Arapahoe Basin Ski Area	1	27
Aspen Skiing Company	11	900
Breckenridge Ski Resort	1	550
Copper Mountain	2	625
Keystone Resort	4	1,269
Steamboat Ski and Resort Corporation	1	418
Telluride Ski Resort	2	325
Winter Park Resort	1	350
TOTAL	23	4,464

## *Parking Supply*

All eight responding resorts' employee housing properties include parking in the lease, providing 1,712 parking spaces. The eight responding properties provide 0.46 parking spaces per bed, which is more representative of parking demand than a per-unit figure given the practice of housing multiple employees in shared units. (Figure 2)

In an effort to mitigate congestion, Breckenridge uniquely charges seasonal employees \$25 per parking space at Breckenridge Terrace. No other property charges employees to park.

*Figure 2: Responding Resorts' Count of Beds and Parking Spaces*

Resort	Number of Beds	Number of Parking Spaces
Arapahoe Basin Ski Area	27	27
Aspen Skiing Company	900	286
Breckenridge Ski Resort	550	296
Copper Mountain	625	275
Keystone Resort	1,269	438
Steamboat Ski and Resort Corporation	418	200
Telluride Ski Resort	325	40
Winter Park Resort	350	150
TOTAL	4,464	1,712

### *Parking Demand*

On average, the eight responding properties estimate 114 percent utilization of available parking, relying on non-residential overflow parking to accommodate excess demand. Multiplying supply of 1,712 parking spaces by 114 percent demand suggests that these resorts together should provide 1,946 parking spaces in order to accommodate 100 percent demand. The Victoria Transport Policy Institute and other parking researchers recommend that residential properties aspire for 85 percent utilization, in order to allow for additional and irregular demand.<sup>1</sup> By this metric, these properties together should supply 2,289 parking spaces to more comfortably accommodate demand. (Figure 3)

*Figure 3: Responding Resorts' Count of Parking Spaces, Parking Utilization, and Needed Parking Supply*

Resort	Number of Parking Spaces	Parking Utilization	Number of Parking Spaces Needed - 100% Demand	Number of Parking Spaces Needed - 85% Demand
Arapahoe Basin Ski Area	27	75%	21	24
Aspen Skiing Company	286	100%	286	337
Breckenridge Ski Resort	296	95%	282	331
Copper Mountain	275	95%	262	308
Keystone Resort	438	98%	430	505
Steamboat Ski and Resort Corporation	200	200%	400	471
Telluride Ski Resort	40	100%	40	48
Winter Park Resort	150	150%	225	265
TOTAL	1,712		1,946	2,289
AVERAGE		114%		

<sup>1</sup> Littman, Todd. "[Parking Management: Comprehensive Implementation Guide](#)." Victoria Transport Policy Institute April 22, 2021.

# Conclusion

Intending to accommodate 85 percent to 100 percent of demand for parking spaces would require between 1,946 and 2,289 parking spaces, respectively, for 4,464 beds - a ratio ranging from 0.44 to 0.51 parking spaces per bed. (Figure 4)

*Figure 4: Responding Resorts' Ratio of Demand for Parking Spaces per Bed*

Resort	Number of Parking Spaces Needed - 100% Demand	Number of Parking Spaces Needed - 85% Demand
Aggregate Parking Demand	1,946	2,289
Aggregate Bed Count	4,464	4,464
Parking Spaces per Bed	0.44	0.51

Applying this ratio of 0.44 to 0.51 parking spaces per bed to the Fourth Street North project, which will include 140 beds, yields a recommended parking supply of 62 to 72 parking spaces. (Figure 5)

*Figure 5: Anticipated Parking Demand at Fourth Street North*

Resort	Ratio of Parking Spaces Needed - 100% Demand	Ratio of Parking Spaces Needed - 85% Demand
Parking Spaces per Bed	0.44	0.51
Fourth Street North Bed Count	140	140
Anticipated Parking Demand	62	72

Milender White has proposed providing 80 parking spaces. Therefore, based on comparable resort-sponsored housing for seasonal employees, Fourth Street North should sufficiently accommodate parking demand. Moreover, Milender White's nearby short-term parking and shared-use garage for long-term parking should accommodate excess demand not regularly provided at Fourth North Street.

It is important to consider that this parking-demand ratio stems from a survey of relatively auto-oriented properties that primarily attract in- or out-of-state seasonal employees. Fourth Street North would be unique among its peers in that no other property enjoys a similar proximity to commercial services, transit, and several resorts and no other property particularly markets to international employees who likely will not have a personal vehicle. These factors combine to suggest that Fourth North Street will exhibit lower parking demand than other more auto-oriented properties exhibit and than the parking-demand ratio suggests.

In conclusion, this report supports Milender White's provision of 80 parking spaces for 140 beds at Fourth Street North.

## Appendix: Survey Questions