

# MOUNTAIN VILLAGE

TOWN HALL CENTER SUBAREA PLAN



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## ACKNOWLEDGMENTS

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# INTRODUCTION AND BACKGROUND

As the hub for community services and entry to the Town of Mountain Village, the Town Hall Center Subarea (Subarea) builds on the vision for Mountain Village. This vision is found in the Comprehensive Plan. The Town Hall Center Subarea currently includes: government offices, fire and police stations, workforce housing, day care facilities, mailboxes, a few retail/commercial shops, and the Town's only grocery store.

The Subarea was designed as the arrival hub for residents and visitors and has a 460-space parking structure. As an important node of the gondola system serving Mountain Village, the Subarea is a key location for visitors and residents to arrive and park, and to walk or bike to experience the resort community. The Subarea retail and commercial activities are not designed to compete with the core but complement the

core with local-serving retail and services. With convenient access to trails, sidewalks, and ski runs, the Subarea is especially busy during the peak winter and summer seasons as well as during seasonal festivals held in Mountain Village and the Town of Telluride. The Subarea is in need of redevelopment to update facilities, improve circulation, and expand community services.

## UNIVERSAL VISION STATEMENT

*(from the Mountain Village Comprehensive Plan)*

Mountain Village is a vibrant, healthy town that provides a high quality of life and experiences for full-time and part-time residents and visitors. This is achieved through a sustainable year-round economy, a diversity of housing choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.



# PROJECT PURPOSE

## PROJECT PURPOSE

The purpose of the Town Hall Center Subarea Plan is to bring the next level of detail and planning to the vision of the Subarea. This plan will more clearly identify and describe future development components that will ensure the Subarea serves the needs of its community and properly represents Mountain Village as a world-class resort community.

This plan strengthens the Subarea's role as the provider of services and amenities for residents and visitors, while being flexible enough to allow for changes as parcels develop over time. This plan defines: physical improvements for the Subarea, proposed land uses, building locations, circulation improvements to the roadways and pedestrian

connections, and parks and open space. Developed with committee, stakeholder, and public input, the plan provides a framework for detailed design and engineering, and outlines strategies for implementation.

Town Hall Center Subarea existing conditions



# STAKEHOLDERS AND PARTNERSHIPS



The Town Hall Center Subarea Plan is the result of a partnership between the public and private landowners within the Subarea. This partnership plays an integral role and serves as the foundation in shaping the plan. The Town Hall Center Subarea Planning Committee was established by, and was comprised of members representing the Town of Mountain Village, Telluride Ski and Golf, and the Telluride Mountain Village Owners Association. This partnership evaluated and proposed revisions to the Town Hall Center Subarea Plan chapter of the Mountain Village Comprehensive Plan, with the proposed revisions presented to the public, Town of Mountain Village Design Review Board, and Town Council for their consideration and adoption into the Comprehensive Plan.



Public Workshop

Other important stakeholders participating in the development of the Plan included representatives from Town Governance and Public Works, workforce housing, residents, home owners, and local business owners. Representatives of these groups were engaged during the planning process.



Town Council Meeting

# GOALS AND PRINCIPLES

## GOALS

Based on Town Council, Design Review Board, the Subarea Committee, and community feedback, the following overall goals were identified and adopted to help guide the Town Hall Center Subarea Plan:

- **WELCOME** visitors and residents to Mountain Village
- **ENHANCE** the connection to the outdoors
- **PRESERVE** natural assets while balancing the needs of a growing population
- **SHAPE** community services to meet the needs of a growing population
- **HEIGHTEN** the quality of design and placemaking

## PRINCIPLES AND OVERARCHING THEMES

Principles and overarching themes were developed in the engagement process including:

- Improve entry and arrival areas
- Expand the parking structure for the future
- Enhance local services
- Expand workforce housing
- Celebrate Elk Pond
- Improve aesthetics, landscaping, wayfinding, and trails

# PUBLIC ENGAGEMENT



## STAKEHOLDER ENGAGEMENT

Throughout the development of the Town Hall Center Subarea Plan, Subarea Committee meetings and public workshops provided valuable input. The Committee, Design Review Board, Town Council, Town of Mountain Village staff, and the public met with the consultant team regularly to provide feedback on the goals and overarching themes, plan recommendations, and implementation strategies.

In addition to workshops, stakeholder interviews and discussions were conducted to collect more feedback on challenges and strategies considered in different plan alternatives.

## OUTREACH

Public outreach and engagement was an integral and consistent focus of the process to develop the Town Hall Center Subarea Plan. From the outset, public engagement and transparency throughout the process was employed. The project team launched a public website at [www.TownHallPlan.com](http://www.TownHallPlan.com) as well as outlined a series of public workshops and an open house to distribute information to and collect feedback from the public and interested parties in the Town of Mountain Village.

*See Appendix A for a description of the public participation meetings.*



Public workshops gathered input and provided guidance for the plan

# EXISTING CONDITIONS

## ENTRY AND ARRIVAL

The Town Hall Center Subarea plays a critical role as the gateway to the Mountain Village Core. Mountain Village Boulevard, which first passes through the Town Hall Center Subarea, is the main and only thoroughfare of access into the Mountain Village Core and the balance of Mountain Village. The Subarea has a unique role as an arrival node into the Town of Mountain Village and serves as the exiting impression when one leaves the Town.

In addition to its role as a gateway, the Subarea is a transportation hub with the parking structure, bus stop, drop-off and pick-up for Dial-a-Ride, and pedestrian transit via the gondola.

Finally, benefiting from the unique presence of civic services, the Town Hall Center Subarea is the place that serves the residents of Mountain Village, with civic governance, police, fire, workforce housing, grocery store, post office boxes, and commercial/retail services.

As evident through public feedback and review of the area, much of the existing buildings and site falls short of residents' and visitors' expectations to reflect an image of a world-class resort community.

Remnants of the original gated community concept are still in place. While the gatehouse on Mountain Village Boulevard has since been re-purposed to serve a community function, this facility's presence as a gateway is confusing from a wayfinding and arrival standpoint. Because the gatehouse spans the roadway, it is unclear to the visitor if stopping is required. The Subarea Plan recommends visitors will be better served with a station or kiosk at the entrance to Mountain Village Boulevard from highway 145.

## MOUNTAIN VILLAGE BOULEVARD

The roadway configuration of Mountain Village Boulevard is problematic from a wayfinding and visibility standpoint. Safety challenges for pedestrians crossing Mountain Village Boulevard are compounded during bad weather. The separation of the roadway at the entrance often causes confusion for new visitors. This creates a safety concern because some vehicles have headed into oncoming traffic.

## PEDESTRIAN ACCESS

Pedestrian mobility is currently limited and in some places unclear within the disconnected Subarea. Along Mountain Village Boulevard, sidewalks are not always connected continuously so pedestrians use unpaved road shoulders. While some informal paths exist as shortcuts from surrounding neighborhoods, these paths are poorly lit at night, are difficult to traverse in winter, and can be unsafe. Formal crosswalks across Mountain Village Boulevard provide safe crossing in some locations, but pedestrians often cross in locations without a marked crosswalk. Pedestrian access connecting the parking structure to the gondola and plaza needs improvement. Connections to and from the Village Court Apartments (VCA) are important for residents. Currently,

to connect to the Town Hall Plaza area, VCA residents use a pathway to the northeast corner of the parking structure or walk along the unpaved road shoulder of Mountain Village Boulevard. These connections are not adequate and improving safe pedestrian mobility is a top priority of the Subarea Plan.

The informal bus stop at the entrance of the VCA from Mountain Village Boulevard is also problematic. The bus stop is not safely delineated, and the bus often stops in the travel lane to pick-up and drop-off students. A formalized, safe bus stop has been designed into the Subarea Plan.

Participants have identified the lack of pedestrian connection between the Meadows and Town Hall Center Subareas. This is an important link as the Meadows is home to many year-round residents, and full-time and seasonal workers.

## VILLAGE COURT APARTMENTS

VCA, owned and managed by the Town of Mountain Village, has 222 units serving as workforce housing for the community.

The VCA parking lot is often at capacity, and could be configured and controlled more efficiently.



Town Hall area existing conditions





Parking garage existing conditions

Additionally, daily traffic volume and congestion is experienced during drop-off and pick-up time at Mountain Munchkins day care.

**PARKING**

Surface lot parking throughout the Town Hall Center Subarea is a mix of formal and informal spaces, and controlled and semi-controlled spaces. These spaces, especially those fronting Town Hall and the grocery store, are often full. The parking lot, passenger drop-off area, and truck loading area in front of Town Hall experience congestion, and vehicle circulation is not efficient and needs improvement.

**SURFACE PARKING**

A total of 53 surface parking spaces, three of which are accessible, are located in front of Town Hall. An additional six 1-hour visitor parking spaces are located in the gravel area in front of the fire station near Elk Pond.

**VCA PARKING**

Parking at VCA is limited to VCA residents. This includes parking spaces south of the fire station along the entrance toward VCA apartments and all other spaces contained in the VCA complex. There are approximately 246 spaces available in the Subarea.

**GONDOLA PARKING GARAGE**

The Gondola Parking Garage (GPG) is located behind Town Hall Plaza with three levels of garage parking totaling 460 spaces. Parking is currently free for daytime and visitor usage. However, the Town has historically, and may in the future, charge for parking to ensure the maintenance and expansion of long-term parking facilities.

Surface Parking

LOCATION	PARKING SPACES	NOTES
Town Hall: Retaining wall parking	29	1-hour limit; unlimited day parking for residents
Town Hall: Middle Island	21	1-hour limit; 1 post office spot limited to 10 mins
Town Hall: Accessible	3	Accessible parking next to grocery store
Gravel lot in front of fire station	6	1-hour visitor parking
<b>TOTAL</b>	<b>59</b>	

*Note: In addition to visitor and daily resident parking, there are approximately 25 town vehicle spaces at the fire station between the divided roadway reserved for police, fire, and other town vehicles.*



### **ELK POND**

Elk Pond is a natural amenity at the entry, yet it is partially obscured by the current alignment of Mountain Village Boulevard. Trucks unable to turn around in the Village Core use the large informal shoulder in front of the pond for loading and unloading. This necessary loading zone needs to be relocated. While some recreational opportunities exist, such as fly fishing and paddleboarding, the potential for leisure and recreation in this area remains largely untapped. Furthermore, Elk Pond sits at a prominent visual location that could be accented as an arrival experience.

# TOWN HALL CENTER SUBAREA PLAN

After gathering public feedback, establishing an overall vision, and receiving guidance from stakeholders, an agreed upon master plan was developed. This master plan utilizes and synthesizes selected preferred elements presented in meetings and workshops throughout the process.

## ENTRY AND ARRIVAL

Mountain Village Boulevard is consolidated to the north edge of the west-bound lane. This affords a much more substantial area (approximately 2 acres) for a Community Park. The Community Park serves as a gateway, provides open space for residents and visitors, and capitalizes on leisure and recreational synergies with Elk Pond.

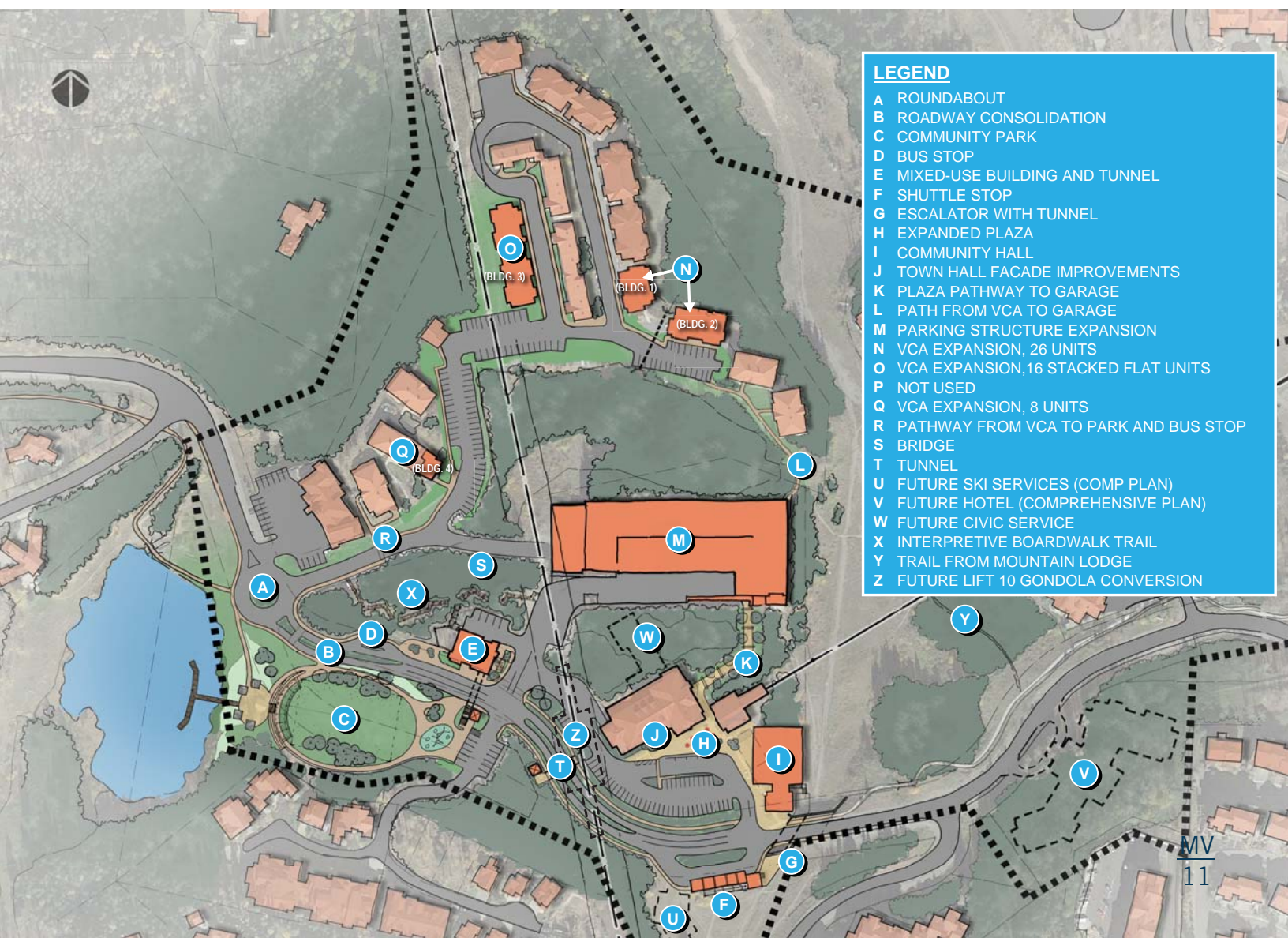
The addition of a roundabout creates a prominent entry and arrival element when approaching the Subarea. The roundabout slows traffic, assists wayfinding, and orients the view toward Elk Pond and the new Community Park. The roundabout also offers an opportunity to realign and improve the vehicular approach to VCA and the parking structure. A two-way access bridge from the roundabout to the parking structure will improve ingress and egress. The bridge will need to sensitively span the existing wetlands in this area.

Vehicular congestion in the Town Hall surface parking lot is further diminished with the addition of a formalized shuttle drop-off to the

south of Mountain Village Boulevard. A drop-off in the westbound lane leaving the town is also provided for outgoing transit and buses.

With the reallocation of parking in front of Town Hall without loss of spaces, the plaza between Town Hall and the gondola building expands to create significant gathering space for the community. This 8,800-SF plaza expansion comfortably accommodates residents and visitors, encourages a more civic plaza feel, and can be used for programmed flexible activities.

Town Hall Center Subarea Plan



LEGEND	
A	ROUNDAABOUT
B	ROADWAY CONSOLIDATION
C	COMMUNITY PARK
D	BUS STOP
E	MIXED-USE BUILDING AND TUNNEL
F	SHUTTLE STOP
G	ESCALATOR WITH TUNNEL
H	EXPANDED PLAZA
I	COMMUNITY HALL
J	TOWN HALL FACADE IMPROVEMENTS
K	PLAZA PATHWAY TO GARAGE
L	PATH FROM VCA TO GARAGE
M	PARKING STRUCTURE EXPANSION
N	VCA EXPANSION, 26 UNITS
O	VCA EXPANSION, 16 STACKED FLAT UNITS
P	NOT USED
Q	VCA EXPANSION, 8 UNITS
R	PATHWAY FROM VCA TO PARK AND BUS STOP
S	BRIDGE
T	TUNNEL
U	FUTURE SKI SERVICES (COMP PLAN)
V	FUTURE HOTEL (COMPREHENSIVE PLAN)
W	FUTURE CIVIC SERVICE
X	INTERPRETIVE BOARDWALK TRAIL
Y	TRAIL FROM MOUNTAIN LODGE
Z	FUTURE LIFT 10 GONDOLA CONVERSION

## COMMUNITY PARK

A Community Park adjacent to Elk Pond, of approximately 2 acres, will be a focal point of the Subarea and provide a clear sense of arrival for incoming traffic. The park is connected to the community with pedestrian paths, a pedestrian tunnel (to the proposed mixed-use building), and Mountain Village Boulevard. Short-term and accessible parking spaces are located adjacent to the playgrounds and the village green. The village green maintains large existing trees and gently slopes up to the east to create a natural amphitheater and infiltration area.

The large grassy village green allows for informal active recreation opportunities such as tossing a football, kicking a soccer ball, or playing bocce ball. Adjacent to Elk Pond are preserved wetlands, native grasses, and wildflowers. An improved boardwalk allows users to walk out on the pond, fly fish, and stage for ice skating in the winter. Picnic pavilions, a covered trellis with informal seating, and a fire pit create a community gathering area year-round. The Community Park will be a significant community asset with easy access from the day care facility and the Town Hall area.



Conceptual rendering of proposed Community Park (below)





View toward VCA from parking garage

**VCA EXPANSION**

The Town Hall Center Subarea Plan recognizes the need and desire for expanded workforce housing. Expansion is best achieved by adding units at VCA. A mix of unit types is provided including stacked flats and multiple bedroom units for workforce demand.

Parking at VCA will be reconfigured to maximize efficiency through a phased approach of development in this area.



VCA typical facade

VCA Development Scenario

Building code	Building Footprint (GSF)	# of Stories/max building height (FT)	Building Area w/ out Commercial or Garage (GSF)	Product Type	Avg Unit Size (net SF)	# Units per Building	Parking Requirement (1 per dwelling pending revised zoning)
Bldg. 1	4,370	2.50/44	10,920	1, 2 BDRM	800	12	12
Bldg. 2	4,370	3/44	13,920	1, 2 BDRM	800	14	14
Bldg. 3	4,800	2/30	9,600	STACKED FLATS	800	16	16
Bldg. 4	2,650	3/44	7,950	1, 2 BDRM	800	8	8
<b>TOTAL</b>			42,390		800	50	50

Note: Development quantities are approximate pending wetland delineation and future design study.



Conceptual rendering of Town Hall area (Source: OZ Architecture)

**COMMUNITY HALL AT TOWN HALL**

A consensus of the community is the need for expanded retail and civic services in the Town Hall Center Subarea. A primary component of the proposed improvements in this plan is the addition of a new Community Hall adjacent to the Gondola in the previous location of the coffee shop and mailboxes.

This 21,000-SF building would be a new destination in the Subarea with more contemporary architecture to bring a sense of arrival to the civic plaza space. Designed primarily as an open-floor concept, flexible business space, large doors, and glass on the facade will welcome visitors and residents into new and expanded civic services, while also inviting spectacular views through the space to the vistas to the northeast.

The Community Hall's second floor could be occupied by office tenants such as the Town of Mountain Village or Town of Mountain Village Owners Association. Since the building is located along the slope descending to the Double Cabin ski run, the basement floor will provide ski lockers, restrooms, and other amenities for the year-round users of the trails and slopes. Finally, this building acts as a critical pedestrian mobility node to the south, connecting via escalator and elevator to a below-ground tunnel under Mountain Village Boulevard, arriving at grade on the south side to bring skiers safely onto the Double Cabin ski run. This will safely address the current issue of pedestrians crossing Mountain Village Boulevard to the ski run.

**TOWN HALL FACADE IMPROVEMENTS**

The new Community Hall at the Town Hall and Gondola area will bring a fresh, elegant architecture to mark the arrival to the Town of Mountain Village civic area. In doing so, the existing Town Hall will need upgraded architecture, providing an upgraded elegant surrounding for the Town Hall Plaza.

Improvements should be made to the existing Town Hall building to match this architectural aesthetic. It is recommended to remove the existing clock tower, and introduce stone, glass, and wood to the contemporary, upgraded facade in such a way that benefits the function of the grocery store but also accommodates flexibility for the Town Hall.

Community Hall Development

Program	Building Footprint (Gross Square Footage)	# of stories	Building Area w/out Commercial or Garage (GSF)	Commercial Area (GSF) Retail/ Food and Beverage	Maximum Building Height (Ft)	Parking Required
B1 Level	5,950	1	5,950	5,400	33	11
Retail	5,950	1	5,950	5,950	33	12
Commercial/Office	4,100	1	4,050	4,100	33	8
Common Space (All Levels)	1,700	3	5,050	N/A	33	N/A
<b>TOTAL</b>			21,000			31

Note: Development quantities are approximate pending wetland delineation and future design study.

**MIXED-USE CIVIC SERVICES AT MOUNTAIN VILLAGE BOULEVARD**

While the Community Hall at the Town Hall provides for an expansion of space, further space is needed for Mountain Village uses, and when VCA is expanded, a new larger location will be needed for the Mountain Munchkin day care.

The proposed 10,500-SF mixed-use civic services building provides that space for Mountain Munchkins at ground level. This level creates a strong relationship with the wetland for educational opportunities along

the wetland nature trail and the park. The lower level may be used for short-term parking for service and informal drop-off and pick-up, improving ingress and egress at VCA.

The upper two levels of the building allow for expanded space for civic services, possible expanded workforce housing, or office space.

The architecture of this facility is intended to match the character of the Town Hall area improvements and to bring the same refined, contemporary aesthetic. As visitors and residents

enter the Town Hall Center Subarea, this building will be one of the first new structures marking the sense of arrival into Mountain Village.

To the west of the mixed-use building a new, safe turnout for school bus pick-up and drop-off is provided, safely off of Mountain Village Boulevard.

Facing Mountain Village Boulevard, the mixed-use civic services building is the closest structure to the Community Park, connected by pedestrian tunnel to arrive in the park near the playground, ideal for children and teachers of the day care facility.

Mixed-Use Civic Services Building Development Program

Program/Level	Building Footprint (Gross Square Footage)	# of Stories	Building Area w/out Commercial or Garage (GSF)	Maximum Building Height (Ft)	Parking Required
Munchkin Day care - Ground Level	3,000	1	3,000	24	6
Offices - 1st Level	3,000	1	3,000	24	6
Offices or Housing - 2nd Level	3,000	1	3,000	24	6
Common Space (All Levels)	500	3	1,500	24	3
<b>TOTAL</b>	9,500		10,500		21

Note: Development quantities are approximate pending wetland delineation and future design study.

Conceptual rendering of arrival and Community Park



**PARKING GARAGE EXPANSION**

Based on the Town Hall Center Subarea Plan, full development buildout will require a total of 130 parking spaces.

This required parking will be accommodated on site or dedicated in the garage expansion. This plan estimates that the required spaces could be accommodated with one phase of expansion to the parking garage.

Although the parking structure is not highly utilized year-round, many other variables impact the parking demand at Mountain Village Town Hall including:

- Potential hotel and ski services development in future phases of the Town Hall Center Subarea
- Potential additional VCA units
- Hotel and retail development in other areas of Mountain Village
- Growth of residential and commercial development in Mountain Village
- Overall increase in number of visitors to the Town of Mountain Village and the Town of Telluride
- Changes in travel behavior with more visitors arriving via shuttle or transit
- Availability of remote parking in other areas of the region with shuttle service

- Change in on-street parking policy or usage in other Mountain Village parking garages
- Accommodate demand changes caused by seasonal activity and special events

Therefore, it is the recommendation of this study to build out phases 1, 2, and 3 of the parking garage as designed. A comprehensive parking/engineering study is recommended to:

1. Properly estimate costs of construction for Phase 1 versus Phases 1-3 simultaneously
2. Recommend optimum timing of construction of Phases 1, 2, and 3
3. Recommend financing sources, mechanisms, grants, and other capital sources

In addition to expanding the parking structure and the Community Park surface parking of 8 spaces, other considerations in future projects and studies should address:

1. Develop a car share program (most likely located in the parking structure with dedicated spaces) such as Zip-car, Car2Go, or others
2. Expand electric vehicle charging stations
3. Explore the potential impact of autonomous vehicles and partnering opportunities

4. Comprehensively connect the pedestrian and bike trail network in the Town Hall Center Subarea
5. Explore the need for bike storage and bike share facilities in the Town Hall Center Subarea

**PARKING GARAGE FACADE IMPROVEMENTS**

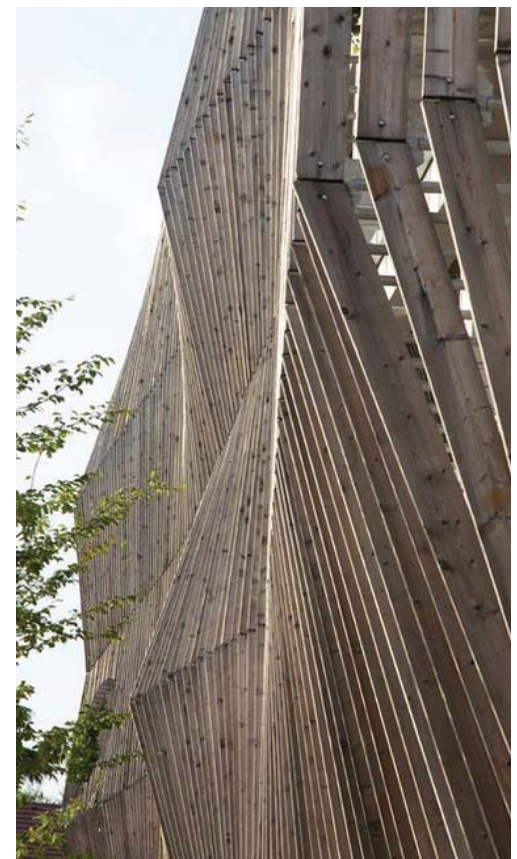
While aesthetic facade improvements are proposed for the Town Hall, the same type of upgrade should be considered for the expanded parking garage. An elegant, contemporary series of facade elements can help to screen the view of cars in the garage and serve as an iconic element that brings visual interest while blending in with its context.

For example, a series of undulating wood slats or other materials including landscape planting, can be provided to correctly scale the parking garage while maintaining ventilation.

Parking Requirements Summary

Proposed Improvement	Program	# of parking spaces
Mixed-Use Civic Services Building (Phase 1)	Office/day care	21
Community Hall	Commercial/office/retail/common space	31
Community Park	Passive recreation-focused park with trail connections	8
Village Court Apartments	70 additional units	70 (including 18 tuck-under)
<b>TOTAL</b>		<b>130</b>

*Note: Development and parking quantities are approximate pending wetland delineation and future design study.*



Example of facade enhancement



## PEDESTRIAN CIRCULATION

Pedestrian connectivity and infrastructure have been addressed and formalized in the Town Hall Center Subarea Plan. A complete network of pedestrian trails along Mountain Village Boulevard, to and from VCA and Town Hall ensures safe and clear pedestrian access. Notable enhanced pedestrian connections include: an improved and enhanced path from VCA to the parking structure, an improved and covered snow-melt path from the garage to the Town Hall plaza, and an improved formalized sidewalk path connection from VCA to the Community Park and bus stop. These enhanced connections encourage the creation of a pedestrian focused community.

At three locations, pedestrians may cross Mountain Village Boulevard below-grade to make important connections between the shuttle drop-off south of Mountain Village

Boulevard and the plaza and Community Hall; between the Market and Community Park; and between the Mixed-Use Civic Services building and Community Park. These underground connections allow pedestrian movement without vehicular conflict across this important access road. Escalators connecting the drop-off and Community Hall further provide ease of access and enhanced safety for patrons, especially those carrying ski equipment. Enhanced trail and sidewalk networks will improve connections to other Subareas including the Meadows and the Village Core.

## VEHICULAR CIRCULATION

Vehicular circulation has been organized into a safer, intuitive system of movement. The arrival roundabout acts as a calming and slowing device that diverts vehicles to their intended destinations. Vehicles

navigating to the parking structure via the new bridge are clearly directed to the garage entry location at the roundabout before passing by Town Hall. This additional bridge entrance reduces congestion in front of Town Hall. The gatehouse that spans Mountain Village Boulevard is removed, and the approach to the Community Park signals arrival to the Town.

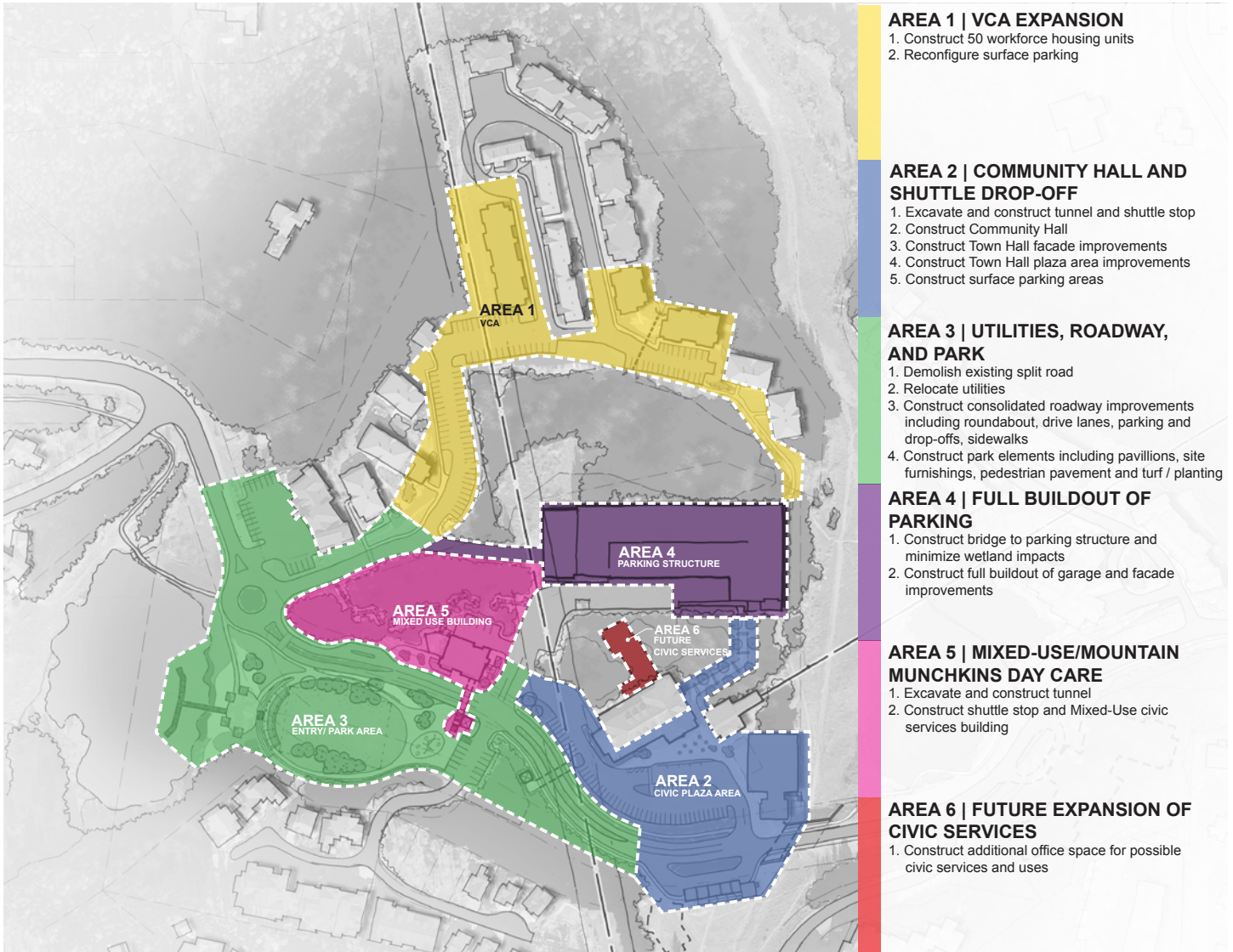
## SERVICE AND SHUTTLE CIRCULATION

A formalized passenger drop-off area is designed in front of the gondola and on the south side of Mountain Village Boulevard. Dial-a-ride, hotel shuttles, buses, and other passenger transport vehicles will use these drop-offs to alleviate congestion in the surface parking area in front of the Town Hall. Tractor-trailers are provided with a more formalized space away from Elk Pond at an intercept area, perhaps outside of Mountain Village, prior to entering into the Town Hall Center Subarea.

Conceptual rendering of Town Hall Plaza area and drop-off (Source: OZ Architecture)



# IMPLEMENTATION AND NEXT STEPS



Development Area Plan

Note: Numbers do not indicate sequence. Areas subject to change.

## IMPLEMENTATION & NEXT STEPS

The road map to implementation of the Subarea is flexible for phases of the master plan to be built in development areas as funding becomes available. The Development Area Plan above identifies the approximate location of construction packages. Funding of certain areas of the plans should target federal, state, and local grant opportunities. For example, Great Outdoors Colorado (GoCo) grants should be targeted for the Community Park, additional grants for the expansion of workforce housing at VCA, and additional grants

for expansion of the parking area.

The next steps in the redevelopment of the Subarea will require more detailed design and engineering plans and specifications, program management support, and financing plans. A team approach similar to what was used for the creation of the plan should be undertaken for implementation. The framework outlined in the Subarea plan will guide incremental growth to redevelop the Subarea as a new gateway complementing the world-class community of the Town of Mountain Village.

## FUTURE EXPANSION

The Town Hall Center Subarea Plan recommends potential expansion areas that include an expansion of skier services south of Mountain Village Boulevard (as per the Comprehensive Plan), a possible gondola station for Lift 10 at the Town Hall, and potential hotel (as per the Comprehensive Plan). See page 11 for more information.

# APPENDICES

A. Public Participation Summary

B. Comprehensive Plan Chapter: Town Hall Center Subarea



# APPENDIX A: PUBLIC PARTICIPATION SUMMARY

## **PUBLIC WORKSHOP #1**

Public Workshop #1 for the Town Hall Center Subarea Plan was conducted on September 20, 2016, and was attended by over 50 participants from the Mountain Village community and region. The workshop introduced the public to the planning effort, gathered broad information about current perceptions of the Subarea, and asked what vision people had for the future of the Subarea. Numerous stakeholder interviews were undertaken to provide more in-depth information and opinions.

Workshop attendees provided feedback through survey questions, in round-table discussions, and in an interactive feedback forum. Participants responded to questions regarding improvements and uses they would like to see within the Subarea. Recurring themes spoke to a need for centralized civic services, a centralized community gathering space for daily interactions and special events, and a desire to enhance the pedestrian environment.

## **PUBLIC WORKSHOP #2**

Public Workshop #2 for the Town Hall Center Subarea Plan was conducted on January 3, 2017, with nearly 30 public participants. At this workshop, the consultant team presented an overview of work performed to date. This included the analysis and synthesis of feedback received from Public Workshop #1, and the established Vision, Goals, and Overarching Themes for the Town Hall Center Subarea Plan. The team presented three developed plan alternatives for the Subarea. These

alternatives were developed to explore a variety of options that could help address needs that were identified during data gathering, and provided options for different areas of the plan.

Public Workshop attendees participated in an interactive session with the consultant and Committee team to identify land uses, configurations, and programmatic strategies. The resulting preferred scenarios from each table were photographed, recorded, and presented to the group at the event.

As with Public Workshop #1, anyone unable to join the event could listen live, and provide feedback through links provided on the Town of Mountain Village website and the project website.

## **TOWN COUNCIL PRESENTATION**

During Workshop #2, the team and Committee presented the plan analysis and alternatives to the Town of Mountain Village Town Council and Design Review Board.

The plan alternatives were presented and discussed, highlighting consensus items that emerged as parts of each option, which were then synthesized into a preferred final Town Hall Center Subarea Plan.

## **PUBLIC OPEN HOUSE**

During final refinements of the Town Hall Center Subarea Plan, a Public Open House was held on March 13, 2017, at the Town Council Meeting Room, to provide background and progress on the final Subarea plan. During the Open House, the consultant team and Committee

received additional feedback on the elements proposed and process as a whole. The feedback collected was reviewed and shared with the Committee, Design Review Board, and Town Council after the Open House.

# APPENDIX B: COMPREHENSIVE PLAN CHAPTER TOWN HALL CENTER SUBAREA PLAN

## OVERVIEW

A variety of public, community, commercial and hotbed land uses are envisioned for the Town Hall Center Subarea that will maintain its role as a hub for the year-round community. With the availability of these uses, this subarea will play a stronger role in providing services and amenities for residents and visitors.

The following overall goals are identified for the Town Hall Center Subarea Plan.

- Welcome visitors and residents to Mountain Village
- Enhance the connection to the outdoors
- Preserve natural assets while balancing the needs of a growing population
- Heighten the quality of design and placemaking

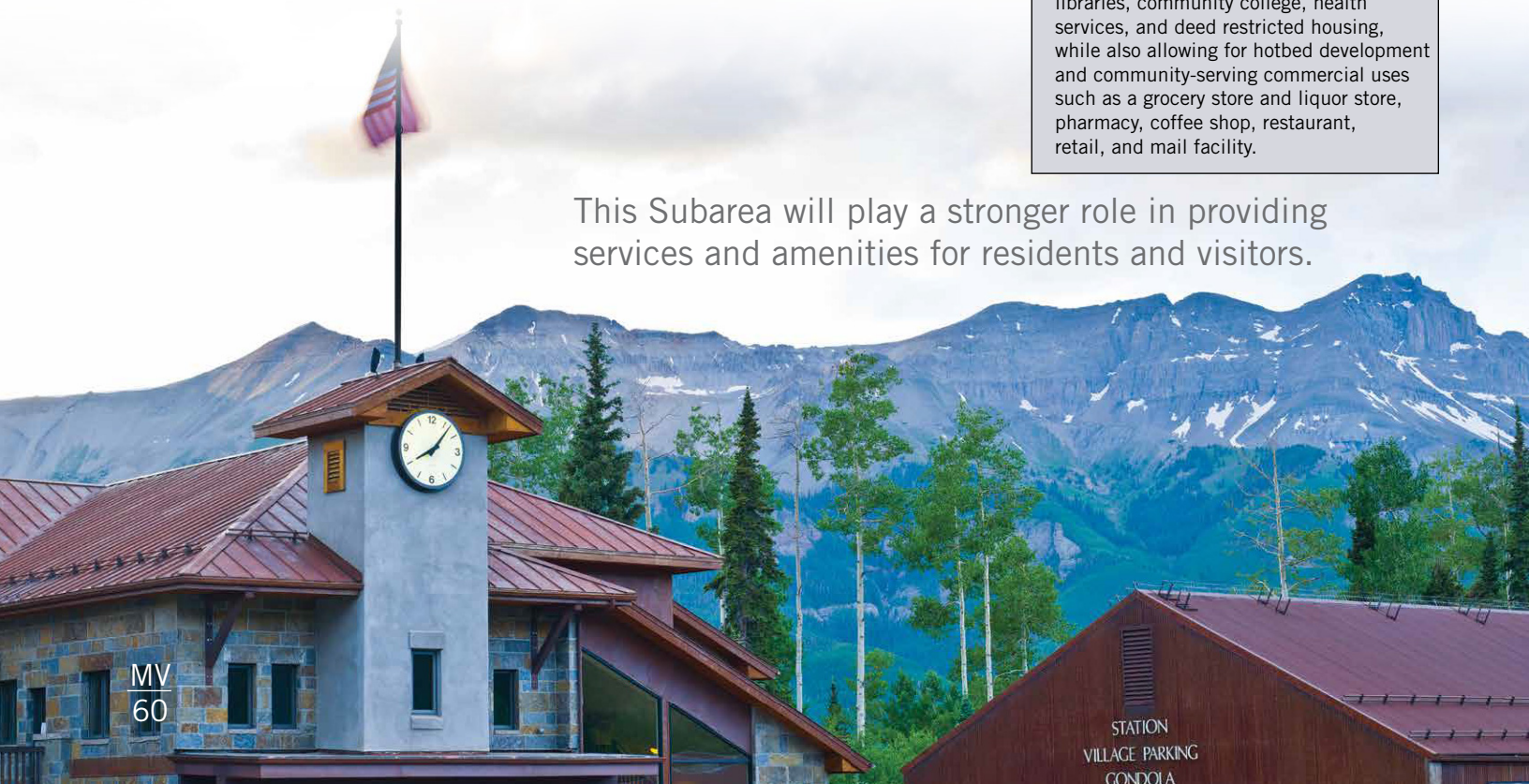
The Town of Mountain Village is looking for ways to support local amenities for the residents of Mountain Village, which could be located or incorporated in the Community Hall and/or the Mixed-Use buildings which might include health services, education, and additional community recreational amenities. The Town Hall Center Subarea will be developed as the civic center for the residents and guests of Mountain Village.

The following actions will lead the way to achieving the principles, policies and actions of the Town Hall Center Subarea Plan.

- Improve entry and arrival areas
- Enhance local and civic services<sup>1</sup>
- Create additional deed restricted housing for year-round and seasonal residents
- Allow for hotbed development on certain parcels
- Provide additional lodging units to add to the town's hotbed inventory
- Consider a future potential ski school building with direct chairlift access
- Construct an improved nature boardwalk amenity at Elk Pond
- Expand central day skier and visitor parking at the Gondola Parking Garage
- Explore a future potential pulse gondola link to the Meadows
- Provide improved pedestrian connections within the center and to Meadows Subarea
- Improve aesthetics, landscaping, wayfinding, and trails

**Civic services** are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

This Subarea will play a stronger role in providing services and amenities for residents and visitors.



# Town Hall Center Subarea Plan Map

## Legend

- A ROUNDABOUT
- B ROADWAY CONSOLIDATION
- C COMMUNITY PARK
- D BUS STOP
- E MIXED USE BUILDING AND TUNNEL
- F SHUTTLE STOP
- G ESCALATOR WITH TUNNEL
- H EXPANDED PLAZA
- I COMMUNITY HALL
- J TOWN HALL FACADE IMPROVEMENTS
- K PLAZA PATHWAY TO GARAGE
- L PATH FROM VCA TO GARAGE
- M GONDOLA PARKING GARAGE EXPANSION
- N VCA EXPANSION, 26 UNITS
- O VCA EXPANSION, 16 STACKED FLATS
- P NOT USED
- Q VCA EXPANSION, 8 UNITS
- R PATHWAY FROM VCA TO PARK AND BUS STOP
- S BRIDGE
- T TUNNEL
- U FUTURE SKI SERVICES
- V FUTURE HOTEL
- W FUTURE CIVIC SERVICE
- X INTERPRETIVE BOARDWALK TRAIL
- Y TRAIL FROM MOUNTAIN LODGE
- Z FUTURE LIFT 10 GONDOLA CONVERSION

- - - - - Parcel Boundary
- ▬▬▬▬▬ Subarea Boundary

NORTH



1"=200'





Conceptual Rendering of the Proposed Community Hall





Conceptual Rendering of the Proposed Community Park



# TOWN HALL CENTER SUBAREA PLAN

## Principles, Policies and Actions

### I. Mountain Village reinforces Town Hall Center's role as the civic hub of the community by encouraging the development and redevelopment of a variety of needed commercial, community, deed restricted housing and service uses that support year-round residents and also serve a purpose for visitors.

A. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strive to reach the target density outlined in the Town Hall Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the Development Table, during a future development review based on the criteria listed in Land Use Principles, Policies and Actions I.G., page 40, and/or the applicable criteria in the Design Regulations. Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements

of the Development Table or the parcel-specific policies in the following section.

- B. Improve the Elk Pond area by installing an arrival roundabout and creating a Community Park. Connect the subarea to the park with pedestrian paths and a pedestrian tunnel under Mountain Village Boulevard. The park's large grassy village green will allow for informal active recreation opportunities. At Elk Pond's edge, preserve and restore wetlands, native grasses, and wildflower meadows. Improve the boardwalk so users can walk out on the pond, fly fish, and stage for ice skating in the winter. Create picnic pavilions, a covered trellis with informal seating, and a fire pit for community gathering, year-round.
- C. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan meet the following site-specific policies at the appropriate step in the development review process.

#### 1. PARCEL A

- a. Allow for a wide range of municipal and community facilities such as a fire station, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Allow for an above-grade bridge connection from the arrival roundabout to the Gondola Parking Garage with adequate clearance provided for required vehicles and providing architectural interest consistent with the Design Regulations.

#### 2. PARCEL B


- a. Continue to provide deed restricted housing consistent with the town Housing Authority policies and federal or state mandated programs applicable to Parcel B.

- b. Continue the measured development of vacant, buildable land at Village Court Apartments (VCA).
- c. Maintain the community garden within Parcel B.
- d. Reconfigure parking organization at VCA to optimize parking and density of units.
- e. Allow for measured redevelopment of existing apartment buildings in VCA to better utilize existing land base with required parking provided in enclosed garages versus surface lots, to provide more land use efficiency.,
- f. Consider rezoning the undevelopable hillsides into resource conservation active open space.

#### 3. PARCEL C

- a. Allow for a wide range of municipal and community facilities such as day care, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Strive to create a multi-tax district that provides facilities for the School District, the Library District, the Museum District, the town or similar governmental and quasi-governmental entities in order to promote the efficient use of limited tax dollars, shared multi-use facilities, and create more economic development and community vibrancy.
- c. Work with TMVOA as the landowner to create a new mixed-use civic services facility adjacent to Mountain Village Boulevard. Provide space for day care at ground level, creating a strong relationship with the wetland to the north for educational opportunities. The upper two levels of the building should allow for expanded space for civic services, possible expanded workforce housing, or office space. Connect, via stairs and elevator, to a below ground tunnel under Mountain Village Boulevard to the Community Park.

Table 8. Town Hall Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo/Apt. Units	Target Townhome Units	Target Dorm Units	Target Restaurant/Commercial Area square feet (SF)	Total Target Units
Parcel A	48	NA	NA	NA	NA	NA	NA
Parcel B	58	NA	272	NA	NA	NA	272
Parcel C	58	NA	NA	NA	NA	36,000 SF Mixed-Use Bldg(s)	NA
Parcel D	58	NA	NA	NA	NA	21,000 SF Community Hall	NA
Parcel E	35	NA	NA	NA	NA	NA	NA
Parcel F 	68	79	8	NA	7	5,000 SF	94
Parcel G	TBD	NA	NA	NA	NA	NA	NA

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 sq. ft per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 sq. ft. per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43..

- d. Any building located on Parcel C should only be permitted if there is an intergovernmental agreement to ensure the design of the facility meets the Design Regulations and that such facility is available in the evening, weekends and summer months as a facility for local services, that further the economic and social development of the town and Telluride Region.
- e. Explore creative ways to maximize municipal and community development within Parcel C since land for public and municipal facilities is significantly limited in the Telluride Region.
- f. Allow for the elimination of the existing split roadway and the creation of a two-way road for Mountain Village Boulevard and Community Park as shown on the Town Hall Center Subarea Plan Map.
- g. Locate an Information Station or kiosk at the entrance to Mountain Village Boulevard from Highway 145. Create a new design for the Mountain Village entry if the Information Station is relocated to this area. The design should consider pick-up and drop-off areas and covered all-season seating.
- h. Eliminate (or reuse in a different location) the secondary gate house that is located east of the Information Center.
- i. Provide new sidewalks on the north and south sides of Mountain Village Boulevard, from Parcel A through Parcel C, that connects to the existing sidewalk leading to Mountain Village Center.
- j. Explore options to integrate community and municipal facilities on Parcel C with those uses on Parcel A and Parcel D.
- k. Allow for a portion or all of the required parking for the land uses on Parcel C to be located in the Gondola Parking Garage. Consider a payment in-lieu system to assist in the funding of the construction of the additional parking garage floors in the Gondola Parking Garage.
- l. Build the remaining levels of the Gondola Parking Garage that have been approved by the town as needed to meet day skier, visitor and employee parking.
- m. Reconfigure lighting on the top deck of the Gondola Parking Garage, to the extent possible, to meet or exceed International Dark-Sky Association standards/protocols. Particular attention needs to be paid to the prevention of off-site glare to properties located below the top deck elevation with the use of baffles and shields utilized wherever possible.
- n. Evaluate extending the snowmelt system to include the top deck of the Gondola Parking Garage, the entry bridge to the garage and the parking in front of Town Hall.
- o. Provide pedestrian connections from the Gondola Parking Garage to all uses in Town Hall Center.
- p. Work with the TMVOA, owner of Lots 1007 and 1008, on implementing the Town Hall Center Subarea Plan.
- q. Allow for community-serving commercial and ancillary uses such as day care and offices for Town of Mountain Village staff that complement other permitted municipal and community uses. Incorporate some of these commercial uses into new buildings in this parcel.
- r. Evaluate providing an improved connection to the Meadows Subarea with a year-round chondola and/or pulse gondola connection with an enhanced rubber tire system, as needed.

**4. PARCEL D**

- a. Work with TMVOA to create a new Community Hall facility adjacent to the Gondola, in the previous location of the coffee shop and mailboxes. The Community Hall would display more contemporary architecture and signify arrival to the civic plaza. The building should have a flexible open-floor concept on the ground level, with flexible business space, large doors, and glass on the facade to welcome visitors and residents to the new and expanded civic services. The Community Hall's second floor could be occupied by office tenants such as Town staff or TMVOA. Locate the building on the Double Cabin Ski run so that the basement level may provide ski lockers, restrooms, and other amenities for year-round users of the trails and slopes. This building shall act as a critical pedestrian mobility node to the south, connecting via escalator and elevator to Parcel E via a below-ground tunnel under Mountain Village Boulevard.

- b. Allow for a wide range of civic uses and facilities including municipal offices, parking garage, deed restricted housing, post office, and similar municipal and community uses.
- c. Allow for a portion or all of the required parking for Parcel D to be located in the Gondola Parking Garage. Consider a payment in-lieu system to assist in the funding of the construction of the additional parking garage floors in the Gondola Parking Garage.
- d. Improve the facade of the existing Town Hall to match the proposed Community Hall's architectural aesthetic. This upgraded facade should benefit the function of the grocery store and also accommodate flexibility for the Town Hall.
- e. Allow for limited commercial uses in the Community Hall such as a coffee shop, pharmacy and shipping services.
- f. Ensure the provision of post office services and boxes in the Town Hall Center Subarea to the extent practical.
- g. Cooperate with the TMVOA and Telluride Ski and Golf (TSG) on realizing the Town Hall Center Subarea Plan since these entities own property affected by the Comprehensive Plan.

**5. PARCEL E**

- a. Provide a below grade tunnel under Mountain Village Boulevard crosswalk with escalator and elevator access, from Parcel D to Parcel E.
- b. Provide vehicular and bus drop off on site so that vehicles do not stop and drop off students on Mountain Village Boulevard.
- c. Allow for a limited number of commercial uses, such as a cafeteria to serve ski school students.
- d. Provide required parking for Parcel E in the Gondola Parking Garage. Consider a payment in-lieu system and other funding sources such as grants to assist in funding the construction of the additional parking garage floors in the Gondola Parking Garage.

**6. PARCEL F**

- a. Provide a pedestrian connection on-site that leads to a crosswalk connecting Parcel F to the existing sidewalk on the north side of Mountain Village Boulevard.
- b. Explore connecting Parcel F development to the existing funicular that passes through the area to provide ski-in/ski-out access.
- c. Provide a landscaped buffer to Mountain Village Boulevard.
- d. Ensure that the existing or rerouted trail from Bear Creek Lodge to Mountain Village Boulevard is connected to the pedestrian connection and crosswalk.

**7. PARCEL G**

- a. Allow for a below grade municipal maintenance and/or trash and recycling facility under the Village Bypass ski run with a green roof.
- b. Provide a limited outdoor paved area for parking vehicles, storage and similar activities.
- c. Ensure this municipal facility is buffered to the maximum extent practicable.
- d. Ensure access to Parcel G Municipal Facility has adequate and safe sight distance.
- e. Ensure the colors of the facility blend into the existing backdrop to the maximum extent practicable.