TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD SPECIAL MEETING
TUESDAY OCTOBER 18, 2016 10:30 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
REVISED
AGENDA

	Time	Min.	Presenter	Type	
1.	10:30		Chair		Call to Order
2.	10:30	150	Van Nimwegen	Worksession	Work Session to Review the Design Regulations
3.	1:00	30	Van Nimwegen	Worksession	Work Session to Review the Wayfinding Plan
4.	1:30				Adjourn

RESIDENTS BUSINESSES GREEN LIVING EVENTS

Special Design Review Board Meeting
Tuesday, October 18
10:30 a.m.
Town Hall Conference Room

At a September joint Design Review Board and Town Council worksession, the two entities discussed how architecture is evolving and Mountain Village's regulations should reflect this evolution.

At this special meeting, the Design Review Board will discuss possible changes to the town's Design Regulations of the Community Development Code. Please join us.

A draft of the Design Regulations and suggested amendments will be **available online** for your review as part of the October 18, 2016 Special

Design Review Board Meeting Packet after October 14.

STAY CONNECTED

CHAPTER 17.1 DESIGN REGULATIONS

17.1.1 PURPOSE AND INTENT

The Mountain Village Design Regulations ("Design Regulations") have been established to achieve the following:

A. Provide clear, consistent, predictable and efficient design standards;
B. Promote public health, safety and welfare;
C. Preserve open space and protect the environment;
D. Enhance the natural beauty of the town's surroundings;
E. Foster a sense of community;
F. Promote the economic vitality of the town;
G. Promote the resort nature and tourism trade of the town;
H. Ensure that uses and structures enhance their sites and area compatible with the natural beauty of the town's setting and its critical natural resources;
I. Promote good civic design and development; and
J. Create and preserve an attractive and functional community.

17.1.2 APPLICABILITY

A. The Design Regulations apply to all development where there is an exterior alteration proposed or where an exterior alteration is required due to a change in use.
B. Workforce housing development shall be in accordance with the Design Regulations, except that the DRB may, at its discretion, vary the Design Regulations' requirements.

17.1.3 DEVELOPMENT APPLICATION PROCESS

The Design Review Process is set forth in the Development Review Procedures in Chapter 4.

17.1.4 TOWN DESIGN THEME

A. The town design theme is directed at establishing a strong image and sense of place for the community within its mountain setting.
B. - Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of the town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.
C. Architecture and landscaping within the town shall be respectful and responsive to the tradition of alpine design and shall reflect sturdy building forms common to alpine regions.
D. Architectural expression shall be a blend of influences that visually tie the town to mountain buildings typically found in high alpine environments.
E. Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.
F. The key characteristics of the town design theme are:
1. Building siting that is sensitive to the building location, access, views, solar gain, tree

preservation, and visual impacts to the existing design context of surrounding neighborhood development.

2. Massing that is simple in form and steps with the natural topography.
3. Solid, heavy grounded bases that are designed to withstand alpine snow conditions.
4. Structure that is expressive of its function to shelter from high snow loads.
5. Materials that are natural and sustainable in stone, wood, and metal.
6. Colors that blend with nature.

The Design Regulations set forth herein are intended to achieve these defining characteristics.

17.1.5 BUILDING SITING DESIGN

A. Design to Fit the Landscape.

Effective site planning is crucial to designing a building and development that blends into the existing landscape. Building siting shall respect and relate to existing land-forms and vegetation. Design solutions shall be site-specific, organizing the building mass in a way that relates to the terrain and functional constraints of the site.

1. Siting of buildings and routing of driveways, utilities, walkways, drainage, etc., shall be designed to blend with the topography and avoid unnecessary disturbances to existing vegetation, ponds, streams and wetlands.
2. Natural vegetation, ponds, streams and wetlands shall be preserved and protected to the extent practicable while still allowing for the owner's envisioned development consistent with the Town regulations, standards and the Comprehensive Plan.
3. Due to heavy snowfall experienced in the area, all site plans shall provide a snow shed and storage plan for roofs, walkways and drives. Areas of snow or ice shedding from roofs shall be shown along with methods to protect pedestrian and/or vehicular traffic from injury or damage.

B. Residential Building Siting

1. Buildings shall be sited based on the consideration of influences such as surrounding development, shade and shadow, views, solar exposure, natural vegetation, and water run-off.
2. View corridors for proposed development shall be specifically preapproved by the review authority as a part of the overall landscape plan pursuant to the applicable requirements of the CDC.
3. The review authority may require the creation of a building envelope to define the area in which all improvements must be located in order to protect the general easement, wetlands, steep slopes, golf course, open space, common areas and similar site features.

    a. When a building envelope is required by the review authority, the applicant may be required by the review authority to submit a site improvement location certificate to ensure all development and improvements occur within the building envelope.

C. Village Center Building Siting

1. Building siting within the Village Center shall relate directly to the pre-established or proposed pedestrian walkways, malls and plaza areas. It is imperative that buildings

form the walls of these exterior spaces and that circulation routes are uninterrupted, continuous and reinforced by adjacent buildings.

2. Development of a structure to the lot lines shall be allowed on building footprint lots provided Building Codes setbacks are met, adequate fire access is provided and the applicable requirements of the CDC are met.

D. Sites Adjacent to Open Space

Prior to the review authority approving the development of a site that proposes grading, clearing, direct drainage, direct access or other direct impact (as solely determined by the review authority) onto an adjoining open space, the applicant shall submit the proposed improvements on the open space to the owner of the affected open space for review and approval.

1. The owner of the open space shall provide the Town with written consent for the development application to proceed or all proposed improvements affecting the open space shall be deleted from the development application.

2. The applicant shall be required to enter into an open space impact agreement with the owner of the open space.

3. The Town may require easements for direct discharge, landscaping, access and similar improvements.

E. Golf Course Setbacks

Buildings shall be setback from the golf course fairways, tee boxes and greens. The DRB has the right, during the Design Review Process, to impose greater setback requirements if it determines that unique circumstances exist or if required for safety or aesthetic reasons.

F. Sites Adjacent to Common Areas

Prior to development of any site that will directly impact any developed common areas (pedestrian pathways, paver systems, retaining walls, light poles, sodded areas, etc.) by grading, clearing, direct drainage, direct access or other impact (as solely determined by the review authority) the applicant shall be required by the review authority to enter into a common area impact agreement.

17.1.6 BUILDING DESIGN

A. Building Form

1. The alpine mountain design shall be based on solid, heavy building forms that can withstand the extreme natural forces of wind, snow and heavy rain. The following building massing requirements shall be met to achieve this mountain vernacular design:

a. All buildings shall be designed to incorporate a heavy, thick massed base on the first floor and at finished grade. The base should include ~~base of~~ stone, stucco (for Village Center only), or wood with dimensions that are ten inches (10") or greater for timber or timber veneer and sixteen inches (16") or greater for log homes or log bases.

i. For multi-family, mixed-use and commercial development, the first floor, primary material shall be stone or stucco with metal accent material.

ii. The DRB may increase the size of the timber or logs depending upon the size and visual weight of the upper floor materials in order to provide the desired heavy, thick building base.

iii. The heavy, thick building base shall be the primary element with the allowance of secondary, accent exterior materials to break up the mass or provide interest in association with an architectural element.

2. Windows and doors in stone and stucco areas shall be recessed back from the face of the exterior material by a minimum of five inches (5") with variations in the depth of the window and door recessions provided throughout the building to convey the desired heavy, thick massing.

a. Window trim or built up areas around the windows shall not be included in the measurement, such measurement to be made from the predominant face of the exterior wall assembly.

3. The exterior material requirements reinforce the desired massing set forth in this section.

B. Exterior Wall Form

1. General (Applies to All Development)

a. The overall form of residential exterior walls shall be simple in design.

b. Walls need to portray mass that is strong and thick.

2. Village Center Wall Form Additional Requirements

a. The form of exterior walls within the Village Center shall form and define the public spaces they confine as well as the interior uses of the building. Spaces defined by the walls shall be contained courtyards and plazas or continuous flowing streets. Angles shall be soft, repetitive 90-degree turns and open-ended, disjointed spaces shall be avoided.

b. Exterior walls along small commercial retail streets and plazas shall reinforce the "village street" concept with relatively narrow frontages and/or vertical "townhouse" proportions. Ground level, commercial spaces shall be architecturally defined from office or residential spaces above.

C. Roof Form

1. Roof Design Elements

~~a. Primary forms shall be gable. Secondary roof forms may be either gable or shed roof forms.~~

~~i. Other primary and secondary roof forms may be approved by the DRB as a specific approval consistent with the roof pitch requirements as set forth herein, and provided the Town design theme is met.~~

~~b.~~a. Roof forms shall be simple in design to the extent practicable.

~~c.~~b. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed

forms.

~~d.~~c. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.

~~e.~~d. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.

~~f.~~e. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.

~~g.~~f. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

g. Eaves and fascia shall generally be responsive and proportional to the design of the building.

2. ~~Pitch~~Roof Design Composition

a. ~~Primary roof pitches shall be 6:12 to 12:12 except for:~~The roof shall be a composition of forms that emphasize sloped planes and vertical undulations.

Comment [GVN1]: Option: …at varying vertical alignments.

~~i. Town shops, recreational facilities, community facilities, public works buildings or buildings with an industrial zoning designation on the site may have lesser slopes approved as a specific approval of the DRB.~~

~~b. Secondary shed roof forms shall have a pitch of not less than 4:12 when attached to major building forms.~~

~~i. The Review Authority may allow for roof forms less than 4:12 for secondary roof forms as a specific approval.~~

~~**3. Eaves and Fascia**~~

~~a. Eaves and fascia shall generally be responsive and proportional to the design of the building.~~

~~4.~~3. Roof Drainage

a. Where roofs drip onto pedestrian or other public areas, all multi-family, mixed use or commercial buildings shall provide a system of gutters, downspouts and permitted heat-tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to cobble lined swales that direct water to the natural or proposed landscape.

b. All development within the Village Center shall be required to provide an integral guttering system designed into the roof or other DRB approved system of gutters, downspouts and heat-tape to contain roof run-off.

c. Within the Village Center, all building roof run-off shall be directed to storm sewers or drainage systems capable of handling the volume of run-off. Such system shall be kept and maintained by the owner and/or respective homeowners

association in a clean, safe condition and in good repair.

~~5.~~4. **Roof Material**

a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.

b. The review authority may require class A roofing materials as a fire mitigation measure.

c. Permitted roof material outside the Village Center include:

i. Rusted standing seam metal;

ii. Zinc;

iii. Minimum 1/2" slate; and

iv. 18 - 22 gauge black or rusted corrugated metal.

v. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village~~.~~. if it has been preapproved by the Design Review Board.

(a) Synthetic roofing material shall be:

(i.) Durable

(ii.) High strength, both material and shape;

(iii.) Low absorption or permeability;

(iv.) High freeze/thaw damage resistance;

(v.) Color throughout the tile (not surface applied); and

(vi.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.

d. Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.

e. The following roofing materials may be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:

i. Copper;

(a) Copper shall only be considered when it is proposed with a brown or verde patina finish where visible except for the Village Center where a verde patina finish is required.

~~(i.)~~(vii.) The copper finish shall be completed prior to issuing a certificate of occupancy.

ii. Galvanized corrugated or standing seam metal (not rusted);

iii. Standing seam;

~~iv.~~i. ~~Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.~~

~~(a) Synthetic roofing material shall be:~~

~~(i.) Durable~~
~~(ii.)(i.) High strength, both material and shape;~~
~~(iii.)(i.) Low absorption or permeability;~~
~~(iv.)(i.) High freeze/thaw damage resistance;~~
~~(v.)(i.) Color throughout the tile (not surface applied); and~~
~~(vi.)(i.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.~~

f. The following requirements are applicable to all roofing:

i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
ii. Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.

g. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of wood shake areas that are 25% or less of the total roof surface area.

h. Roof flashing, Gutters Downspouts and Similar Hardware:

i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when either structural requirements dictate the use of stronger materials such as for snow fences.
ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.
iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

~~6.~~5. **Pedestrian Protection.** Due to the potential for heavy snow accumulation, snow shedding shall be expected from sloping roofs onto the adjoining finished grades. It is therefore important that people, structures and improvements be protected from these potential impact loads.

a. All building entries and shop fronts shall be located at gable ends of buildings or shall be protected by secondary roofs, arcades, balconies or similar structures when they are subject to snow or ice shedding.
b. Structures, improvements and other pedestrian/public areas shall be protected by structural snow retention devices and other measures, such as snow fences and heat traced gutters.
c. Snow retention devices shall be designed by a registered, Colorado professional engineer to support structural loads.
d. Raised planters, retaining walls or similar landscape features shall be used to

direct pedestrians away from any snow or ice shed areas and shall be required where a potential volume of snow shed or an especially hazardous area exists due to the height and slope of the roof aspect and similar site-specific considerations.

e. Mechanical and safety devices shall be provided to safely accommodate snow removal in accordance with federal occupational regulations.

~~7.~~6. **Roofing Color.** All roof material colors shall be a non-reflective natural earth or rusted tones that blend with the natural backdrop to the extent practicable.

D. Chimneys, Vent and Rooftop Equipment Design

1. Chimney forms shall relate to the overall building.

2. All fireplace flues shall be enclosed with ~~an arched~~a chimney cap that allows the proper draft to flow past the cap as required by any applicable codes and not simply left as exposed metal or clay flues. Chimney enclosures are generally made of stone, stucco or metal. The metal shall be treated to produce rusting.

3. All wood-burning fireplaces shall require the installation of a spark arrester.

a. Wood-burning fireplaces are only permitted on certain lots as limited by the Solid Fuel Burning Device Regulations.

4. All flues and vents shall be consolidated to the extent allowed by the Building Codes to minimize the visual impacts caused by excessive chimneys, flues and vents.

5. Chimneys ~~shall~~ should be located on the side or rear of a dwelling and not ~~located~~ be the focal point of~~on~~ the front façade as viewed from the primary access way.

6. Vents shall be located on the roof plane that is furthest away from the adjoining public ways.

7. Vents on the roof or on a wall shall be located and designed to ensure the lack of instructions from accumulating snowfall.

8. Exhaust vents from commercial kitchens, locker rooms and any other space that may emit undesirable odors shall be designed and located so as to vent from the roof of buildings and thus mitigate and eliminate odors. The review authority has the right to require improvements, such as air cleaners (scrubbers), to any system that does not in its judgment perform satisfactorily.

9. Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouses, mechanical equipment and building vents and flues shall be designed to be compatible with the overall design of the structure, consolidated into vent enclosures and concealed or screened from public view. Building vents and flues that cannot be consolidated into vent enclosures and/or concealed due to the Building Codes shall be wrapped with an appropriate metal to match the exterior materials of the building so as not to be obtrusive.

E. Exterior Wall Materials. Natural stone, stucco (only in the Village Center), steel and wood are the primary exterior materials. Proposed exterior materials shall be compatible with surrounding area development.

1. Stone. In addition to achieving the building massing requirements, stone walls shall meet the following standards:

a. Buildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls.

b. The stone for building additions shall be included into the overall stone

calculation for the entire building and must comply with the stone percentage requirements stated herein.

c. The designs shall show stone that is distributed to enhance the overall architecture.

i. Stone incorporated in retaining walls that are adjacent to and an integral part of the building may be included, up to ten percent (10%), in the building's exterior stone material calculation.

ii. Boulder walls or landscaped walls shall not be considered within calculations of the exterior wall material requirement.

iii. A stone sample and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.

iv. Any review authority approval for stone shall include a condition that a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval. Such mock up shall be provided prior to the installation of any stone and prior to the town conducting the framing inspection (if any), or other trigger point developed by the review authority.

2. Wood. Wood siding (horizontal or vertical), wood shingles, log, log siding and heavy timbers, and timber veneers are acceptable exterior wood materials. In addition to achieving the building massing requirements, wood siding shall meet the following standards:

a. Log and log siding shall be a minimum sixteen inches(16") in diameter on the first and lower floor elevations as provided under the building design standards, and nine inches (9") in diameter on upper floors. When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.

b. Heavy timber shall be a minimum size of eight inches by eight inches (8" x 8").

c. Wood siding shall be a minimum size of one inch by eight inches (1" x 8") in dimension and either painted or stained. Reclaimed barn wood shall be an average of eight inches (8") in width.

d. Board and batten wood siding shall not be the predominant siding pattern. When board and batten siding is proposed the minimum size shall be one inch by eight inch (1" x 8") boards and one inch by eight inch (1" x 8") battens.

3. Metal. The review authority may review and approve metal as ~~an accent~~a siding material, soffit material and fascia material as specific approvals in a development application.

a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.

b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.

c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

4. **Stucco.** Stucco is only allowed in the Village Center. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:

   a. The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.
   b. Stucco walls shall portray a building of mass and, therefore, must be used over large surfaces rather than on small isolated areas. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.
   c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.
   d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.
   e. Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.

5. **Non-combustible Materials.** The Town Building Codes may require certain non-combustible wall assemblies or synthetic materials. In such circumstances, the DRB may approve non-combustible materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.
6. **Sustainable Green Building Materials.** The DRB may approve sustainable green building materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.
7. **Prohibited Exterior Materials.** The following exterior materials are prohibited:

   a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.
   b. Concrete is limited as an exterior materials for structural elements such as exposed lintels or beams, or as board form concrete with review authority specific approval. Other areas of concrete shall be faced with stone, wood, stucco or metal per the exterior material requirements set forth in this section.

F. Exterior Color

Exterior material color shall harmonize with the natural landscape within and surrounding the town. Color shall be natural, warm and subtle. Any colors used on details such as trim, fascia and timbers can be stronger and provide contrast to the more subtle tones of large wall areas.

G. ~~Windows~~Glazing. ~~Windows shall be designed to meet the following standards:~~Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure's complete design. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.

   a. South walls shall open to the sun and view.
   ~~a.~~b. North walls shall typically have ~~no more than twenty percent (20%) glass area unless the primary view is to the north.~~less glazing that south walls unless the

primary view is to the north.

~~b. South walls shall open to the sun and view.~~

c. ~~Consistent with the Building Codes, the maximum window area of a building is forty percent (40%) of the total building façade area.~~Window placement and size shall be sensitive to the possibility of light spill over to adjacent properties.

~~i. Window area measured as the rough opening area of the windows.~~

~~ii. Façade area measured to the exterior face of the wall assembly.~~

~~2. Large uninterrupted expanses of glass shall be avoided except on southern facades and to primary views.~~

~~a. Uninterrupted glass areas on single-family dwellings may not exceed forty (40) square feet except in one window area designed as a great room where uninterrupted glass areas may not exceed seventy (70) square feet.~~

~~i. The review authority shall determine what constitutes an interruption of the window area on a case-by-case basis.~~

~~(a) Mullions and simulated divided lites shall be responsive in scale to break up continuous bands of glazing. Simulated divided lites shall have internal and external grills with spacers between panes of glazing.~~

~~ii. The DRB may allow for larger window areas without interruption as a specific approval.~~

~~3.~~2. Combinations of windows shall be used to establish a human scale to building facades.

~~4.~~3. Windows shall appear to be punched into massive walls that are a part of the heavy base. Window patterns and reveals need to be carefully studied to create interest and variety.

a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.

i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.

b. Within the Village Center, the depth of reveals shall vary from the five inches (5") as set forth above with reveals greater than ten inches (10") being more desirable. When bay windows are incorporated in stucco walls, the window recess requirement will be reviewed on an individual basis.

~~ii.~~i.

~~b.~~a. ~~When bay windows are incorporated in stucco walls, the window recess requirement will be reviewed on an individual basis.~~

~~5.~~4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design.

~~6.~~5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet**.**

~~7.~~6. Village Center windows at pedestrian (ground) level are also governed by the Commercial, Ground Level and Plaza Area Design Regulations..
~~8.~~7. Continuous, repetitive bands of windows shall be avoided.
~~9.~~8. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.
~~10.~~9. Window frames and trim shall be painted or stained wood, painted or clad aluminum or patina copper clad.

a. Aluminum is allowed as painted clad material only.
b. The use of vinyl windows is prohibited.

~~11.~~10. Divided-lite windows shall be either individual glass ~~light~~ lites with real mullions unless special divided-~~light~~ lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.
~~12.~~11. The use of mirrored glass is prohibited.
~~13.~~12. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

H. Doors and Entryways

1. For single-family development, doors and entryways shall use handcrafted materials whenever possible. The primary entrance doorways shall establish interest, variety and character and shall be reviewed by the review authority on an individual basis.
2. Within the Village Center and multi-family development, glass, metal and wood doors shall be used to establish interest, variety and character for the tenant spaces.
3. Flush metal doors will not be permitted unless the review authority determines that such doors are semi-concealed from public ways.
4. All doors shall meet the applicable energy code requirements of the Building Codes.

a. Hollow metal doors are not permitted.

5. The exterior face of a door shall be recessed a minimum of five inches (5") from the outside face of the exterior wall assembly of a heavy base.
6. Garage doors shall be rich and interesting. Wood or metal sectional overhead doors of raised panel design may be used.

a. Hollow metal doors, metal overhead doors of plain panel or roll-up doors similar to those of a service truck are prohibited.
b. Wood garage doors, other than wood sectional overhead doors, shall be reviewed on an individual basis.
c. The exterior face of the garage door shall be recessed a minimum of seven inches (7") from the outside face of the exterior wall assembly.

I. Decks and Balconies

1. Decks and balconies shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Combinations of covered decks, projecting balconies and bay windows shall be used.
2. Long, continuous bands of balconies are prohibited.
3. Whenever possible, balconies and decks shall be located in areas of high sun exposure

while at the same time preserving views and solar access.

J. Required Surveys and Inspections

The following surveys and inspections shall be conducted by the Planning Division or the Building Division to ensure development is constructed in accordance with the review authority approved plans:

1. As required by CDC Section 17.3.12.C, when building height is within five (5) feet or less of the maximum building height or maximum average building height the developer shall submit a monumented land survey that is prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum) prior to the Building Division conducting the required framing inspection.

2. As required by CDC section 17.3.14, when an approved development has a structure, building, grading, hardscape or other similar improvement within five (5) feet or less from the general easement setback, other setback or a lot line, the developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into the general easement setback prior to the Building Division conducting the required footing or foundation inspection as applicable.

3. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight foot (8') materials board will be erected on site consistent with the review authority approval to show:

a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
b. Wood that is stained in the approved color(s);
c. Any approved metal exterior material;
d. Roofing material(s); and
e. Any other approved exterior materials

This materials board shall remain on the site in a readily visible location until the project receives a certificate of occupancy or a temporary certificate of occupancy.

4. Prior to or concurrent with the Building Division conducting the foundation and framing inspections, the Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.

5. Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.

6. Prior to the Building Division conducting the required footing or foundation inspection for an accessory dwelling unit, a monumented land survey prepared by a Colorado public land surveyor to ensure that an accessory dwelling unit will contain the maximum floor area as approved by the review authority. Such a survey may also be required by the review authority for any other land use that has a maximum or minimum size established by the CDC a PUD or by a development agreement with the Town.

CHAPTER 17.4 DEVELOPMENT REVIEW PROCEDURES

17.4.11(E) 5. Design Variation Process.

a. The DRB may grant design variations to the following Design Regulations sections:

i. Building siting design;
ii. Grading and drainage design;
iii. Building design;
iv. Landscaping regulations;
v. Trash, recycling and storage areas;
vi. Lighting regulations;
vii. Sign regulations; and
viii. Commercial, ground level and plaza area regulations.

b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.

c. A design variation request shall outline the specific variations requested and include the section number.

d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.

e. The following criteria shall be met for the review authority to approve a design variation ~~development~~:

i. The design variation is compatible with the design context of the surrounding area~~.~~; ~~and provides for a strong mountain vernacular design.~~
ii. The design variation is consistent with the town design theme;
iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
v. The design variation is consistent with purpose and intent of the Design Regulations;
vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; ~~and~~
vii. The proposed design variation meets all applicable Town regulations and standards~~.~~; and
viii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current time, and moves us into the future while respecting the design context of the neighborhood surrounding a site.

~~vii.~~ix.

f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

Harper Meek
2109 Brintons Bridge Road
West Chester, PA 19366

102 Cabins Lane
Telluride, CO 80435

610-793-2041

October 17, 2016

Mr. Van Nimwegen and the Design Review Board

Thank you for providing the proposed changes to the Design Regulations to be discussed at the special meeting on October 18.

I have lived in Mountain Village part time since 2001. While not currently a 'full time' resident, I typically spend between 3 and 5 months a year in Mountain Village in all seasons of the year and hope to move here full time in the next year or two. I have otherwise visited the Telluride region since 1989, and have watched the evolution of Mountain Village and surrounding areas over these 27 years.

Revisions to the Design Regulations are overdue, and this proposal is a good first step. In general I support the proposed revisions. In particular:

> Section C 1 and 2: The removal of the requirement for a primary gable roof form is a very important and critically needed change. This requirement has limited design options and and resulted in repetitive forms throughout Mountain Village to the detriment of the community. In particular, the requirement has often led to the 'ship prow' feature of primary view window. While occasional use may make this an interesting feature, the repeated use in in the community is tiring. Mountain Village design requirement have fostered a cliché design ethic resulting in numerous log or timber homes with a gable roof over a nearly all glass wall facing north. Recent construction and pending DRB reviews have struggled to deal with requests for sensitive designs that challenge approval due to roof lines that are not a steep gable. It is time to fully remove this requirement. Indeed, the proposal does not go far enough; I would propose 2. a. should read : “The roof shall be a composition of forms that emphasize sloped planes at varying slope and elevation. The review authority may allow for flat roofs, either in whole or as portion of the roof as a specific approval”
>
> Section C 4.c.v. I fully support the inclusion of Synthetic roofing materials to supplement the material call out in sections i - iv, however the parenthetical requirement for pre-approval should be removed or rephrased. Roofing materials are evolving and the regulation should not be unduly limiting. I would suggest the regulation read to the effect that the Design Review Board may maintain a list of materials that have been determined to meet these criteria and that may be used without specific or special review by the Design Review Board.

Section G I fully support the revision to glazing requirements and guidance. The existing requirements for glazing make utilization of passive solar gain difficult or impossible on many sites south of Mountain Village Boulevard. In this area, the predominate view corridor is to the north, as the ski area and this portion of town town slope to the north. The current proposal which allows window placement for light and solar gain and removes various limitations is a significant improvement.

I suggest the Design Regulations be further revised to reduce the frequent reference to the weight and mass of the structure, and in particular to this requirement at higher elevations of the structure. While large elements of stone, concrete, and heavy timbers may make sense at the base of some structures, the repetition of these elements and reference to glazing 'punching through' these elements high on the structure can lead to a very heavy, repetitive, and incoherent design elements. This fixation on 'weight and mass' further limits options to minimize raw material use and increase sustainability of the design and generally reduce the impact of construction. The requirement for massive timbers is particularly out of place when the town is otherwise an advocate of environmental sustainability

In summary, I support the currently proposed draft. The only reservation to my support is that the proposal may not go far enough to bring the regulations into the twenty first century to address sustainability and innovative, sensitive design.

Thank you for consideration of these comments.

Harper Meek

KRIS BARTOSIAK

PO Box 6 • Pocopson, PA 19366
Tel: 610-793-2041 • Fax: 610-793-5140

102 Cabins Lane • Telluride Mountain Village, CO 81435
Tel: 970-728-6268

October 16, 2016

To: Mountain Village Design Review Board

via e-mail to Nichole Zangara <nzangara@mtnvillage.org>
and Glen Van Nimwegen <GVanNimwegen@mtnvillage.org>

Dear Ladies and Gentlemen:

I would like to thank you and express my support for your efforts to revise and update the Design Guidelines of the Mountain Village. My husband and I have been part time residents of Telluride since 1997, for the last 15 years as homeowners in Mountain Village. We anticipate becoming full-time residents in the near future. As I have watched the Mountain Village build out, the existing guidelines, which encourage traditional forms and a small palette of materials, have resulted in homes which have, frankly, a monotonous sameness about them. While I am glad that the board has, in the past, approved homes which are different and sometimes more contemporary in form, it is time to stop making it so difficult for homeowners and architects to gain approval for a wider variety of designs. We attended a meeting of the DRB in July 2016 where the members of the DRB generally liked the design, regarded it as an attractive home and one which was very sensitive to its site, but struggled with how to approve the design because it did not fit the form and roof pitch requirements of the current design guidelines. This was a clear indication to me that it is time to change the guidelines, and I am generally pleased with proposed changes promulgated by Mr. Van Nimwegen. Architecture and living styles change over time[1], as does the "mountain vernacular" referred to in the design guidelines. Having old guidelines which do not address what people wish to build today makes us uncompetitive when people are choosing where to spend their money on a vacation home, and runs counter to the stated goal to "promote the economic vitality of the town."[2]

My specific comments regarding the proposed guidelines are as follows:

- I am happy that the new design guidelines include the possibility of flat and low pitched primary roofs, simpler roof forms, and are generally grounded in practicality for a snowy climate. I feel that the old guidelines, with their emphasis on steep gables, resulted in complicated, difficult to maintain shapes when applied to the large homes that are typically built in MV. They also resulted in busy, high forms which tend to tower above the landscape, rather than fit the stated goal "to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape"[3] Flatter, simpler roof forms will go a long way to better blend homes into their sites.

- I am also pleased to see the limitations on glazing reduced in the proposed new guidelines. People come to Telluride for its natural beauty. Current good architectural design practices advocate visually blending interior and exterior, or "bringing the outside in." The existing guidelines, with their severe limits on window sizes, glazing styles and glass percentages run counter to accessing this beauty. In addition, in a cold, mountain climate, houses should be designed to maximize natural light, and solar gain to the fullest extent. The proposed changes address all of these concerns well.

- I would like to see the design guidelines reduce their emphasis on heavy timbers and stone. Chopping down old growth trees to find "wood with dimensions that are ten inches (10") or greater for timber or timber veneer and sixteen inches (16") or greater for log homes or log bases [4]" is a requirement which is not environmentally sensitive. Alternative materials such as structural steel and concrete are in keeping with our mining history and vernacular, and also conform to the stated goal that "design shall be based on solid, heavy building forms that can withstand the extreme natural forces"[5]

The Design Guidelines already recognize that "Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents,"[6] and updating the community design guidelines to facilitate this evolution is overdue.

Respectfully submitted,

[1] See Article:"Emerging Trends in Mountain Residential Architecture" Mountain Living Magazine; www.mountainliving.com/Homes/Emerging-Trends-in-Mountain-Residential-Architecture/
[2] Title 17 of Town of Mountain Village Municipal Code, section 17.1.3 F.
[3] Title 17 of Town of Mountain Village Municipal Code, section 17.5.4 B.
[4] Title 17 of Town of Mountain Village Municipal Code, section 17.5.6 A.1.a
[5] Title 17 of Town of Mountain Village Municipal Code, section 17.5.6 A.1.
[6] Title 17 of Town of Mountain Village Municipal Code, section 17.5.4 E.

Emerging Trends in Mountain Residential Architecture

By Hans Berglund

The design of mountain homes has gone through a significant transformation in the last 10 years, from the traditional mountain rustic to a more modern mountain expression. When it's

time to create your own high-country home, remember these components that help create a sophisticated mountain retreat.

Indoor-outdoor Living

Spectacular mountain settings call for indoor-outdoor living, including large sliding, pocketing or accordion door systems that open up interior spaces to outdoor patios, decks and covered outdoor rooms. Think of seating areas focused around outdoor fireplaces, TVs, pools and water features, as well as dining areas with built-in barbecues and outdoor kitchens; these typically have speakers, electric infrared heaters located in the ceiling, and well-designed lighting.

Floor-to-ceiling Window Walls

Large floor-to-ceiling, high-performance, low-e coated, triple-glazed window wall systems also help blur the separation between indoor and outdoor spaces, creating both a physical and psychological bridge to the natural world. These systems often utilize thermally broken steel windows and generous roof overhangs to shade summer sun while allowing winter sun to warm the interior.

Cleanly Detailed Natural Materials

Indigenous natural materials such as local stone on interior and exterior walls and floor, as well as cleanly detailed wood floors, ceiling and timbers, emotionally connect a home to its mountain context.

Industrial, Refined Design Elements

The large living spaces, open stairways, and floor-to-ceiling window walls often require steel structure to support roofs and floors. But instead of concealing them in wood, as was typically done in the past, modern homes detail and showcase the steel components to provide an industrial yet sophisticated modern aesthetic.

Hans Berglund is the owner of Berglund Architects, an Edwards, Colorado-based firm that specializes in custom residential and commercial design for the mountain environment. View the Berglund Architects profile or contact Hans Berglund at (970) 926-4301.

Content for this article provided by Berglund Architects.

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Get the Look: Fall-Inspired Floral Centerpiece

A romantic bouquet brimming with garden roses, dahlias, and ranunculus in rich autumn hues.

From the Editor: Rustic's New Look

Once upon a time the word "rustic" may have conjured an image of a dark log cabin in the woods, but those times have changed.

A New Design Showroom for Rustic Treasures

The team at WRJ Design creates a separate space for one-of-a-kind finds collected from around the world.

Add your comment:

TOWN OF MOUNTAIN VILLAGE

WAYFINDING — SCHEMATIC DESIGN

essedesign

DRAFT ONE
October 18, 2016


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MOUNTAIN VILLAGE
TELLURIDE
SKI & GOLF


BLUE ME
CONDOMIN
TOWN OF
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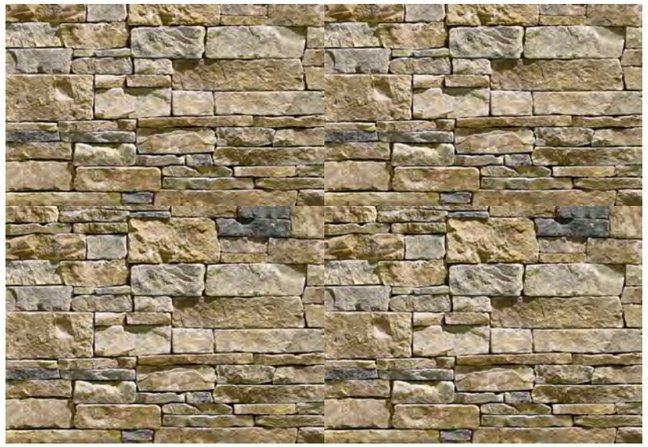
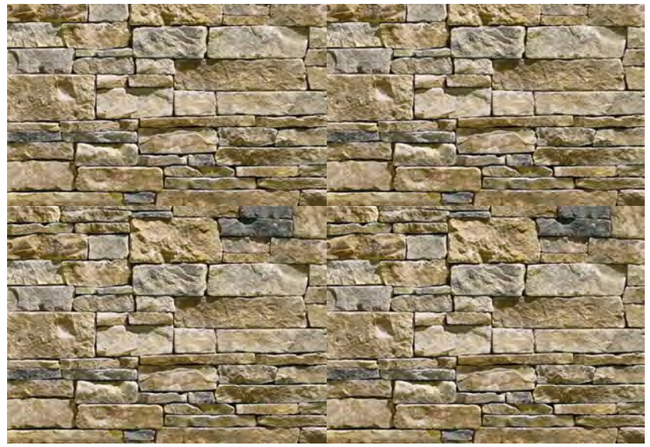
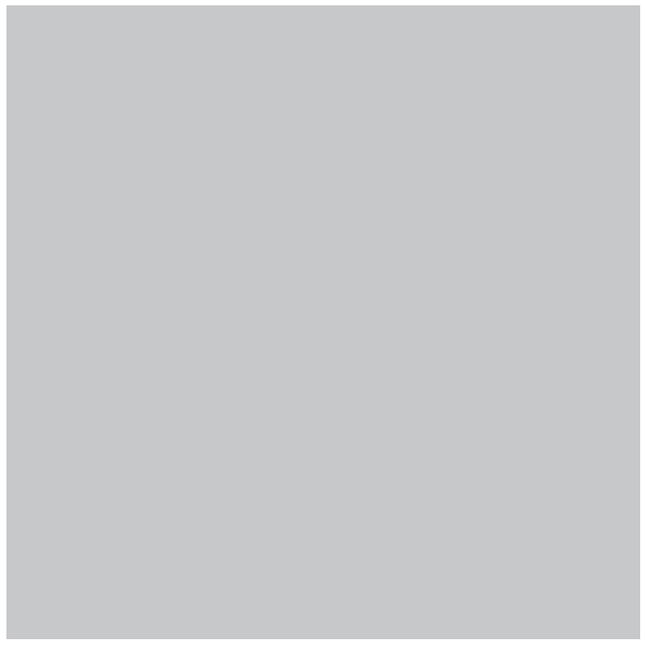
- VILLAGE CENTER -

PALETTE ONE:
NATURAL STEEL PATINA



PALETTE TWO:
GUNMETAL GREY



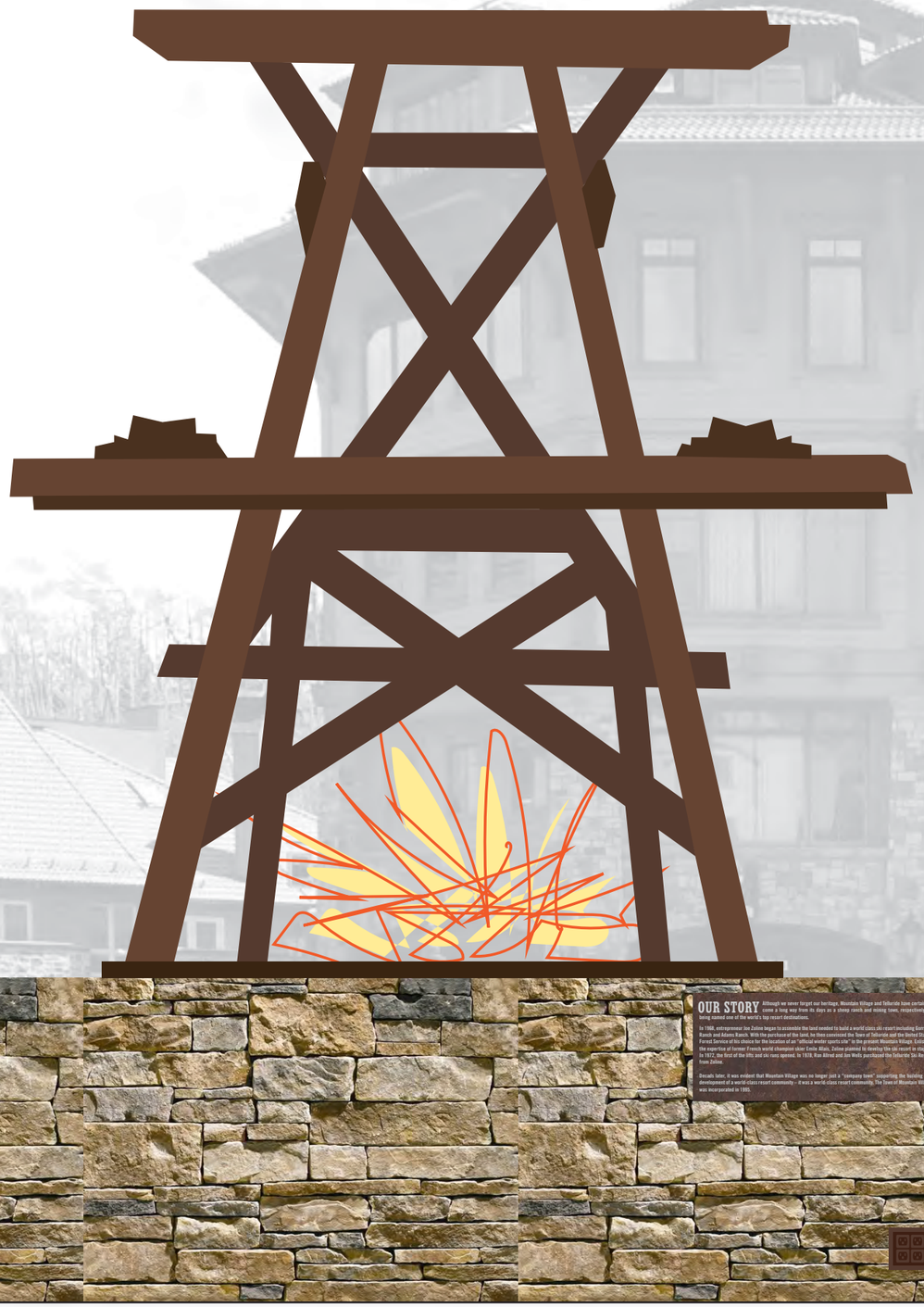


TOWN OF MOUNTAIN VILLAGE

PEDESTRIAN WAYFINDING

essedesign

DRAFT ONE October 18, 2016



OUR STORY

Although we never forget our heritage, Mountain Village and Telluride have certainly come a long way from its days as a sheep ranch and mining town, respectively, to being named one of the world's top resort destinations.

In 1968, entrepreneur Joe Zoline began to accumulate the land needed to build a world class ski resort including Borrows Ranch and Adams Ranch. With the purchase of the land, he then convinced the Town of Telluride and the United States Forest Service of his choice for the location of an "official winter sports site" in the present Mountain Village. Enlisting the expertise of former French world champion skier Emile Allais, Zoline planned to develop the ski resort in stages. In 1972, the first of the lifts and ski runs opened. In 1978, Ron Allred and Jim Wells purchased the Telluride Ski Resort from Zoline.

Decads later, it was evident that Mountain Village was no longer just a "company town" supporting the building and development of a world-class resort community – it was a world-class resort community. The Town of Mountain Village was incorporated in 1995.

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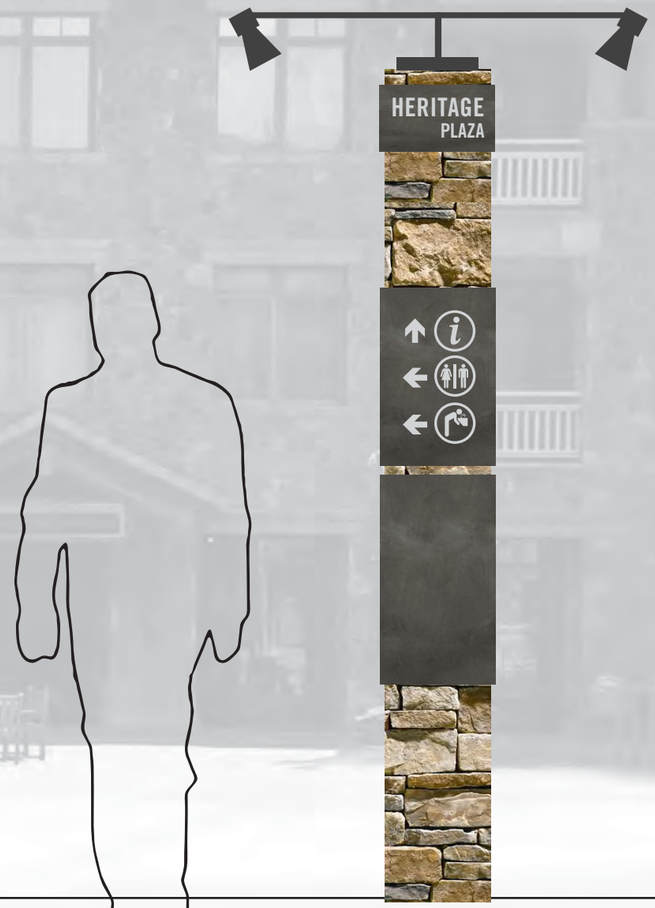

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SKI LEGACY In 1968, entrepreneur Joe Zolino began to assemble the land needed to build a world class ski resort including Gorrono Ranch and Adams Ranch. With the purchase of the land, he then convinced the Town of Telluride and the United States Forest Service of his choice for the location of an "official winter sports site" in the present Mountain Village. Enlisting the expertise of former French world champion skier Emile Allais, Zolino planned to develop the ski resort in stages. In 1972, the first of the lifts and ski runs opened. In 1978, Ron Allred and Jim Wells purchased the Telluride Ski Resort from Zolino.

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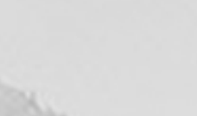

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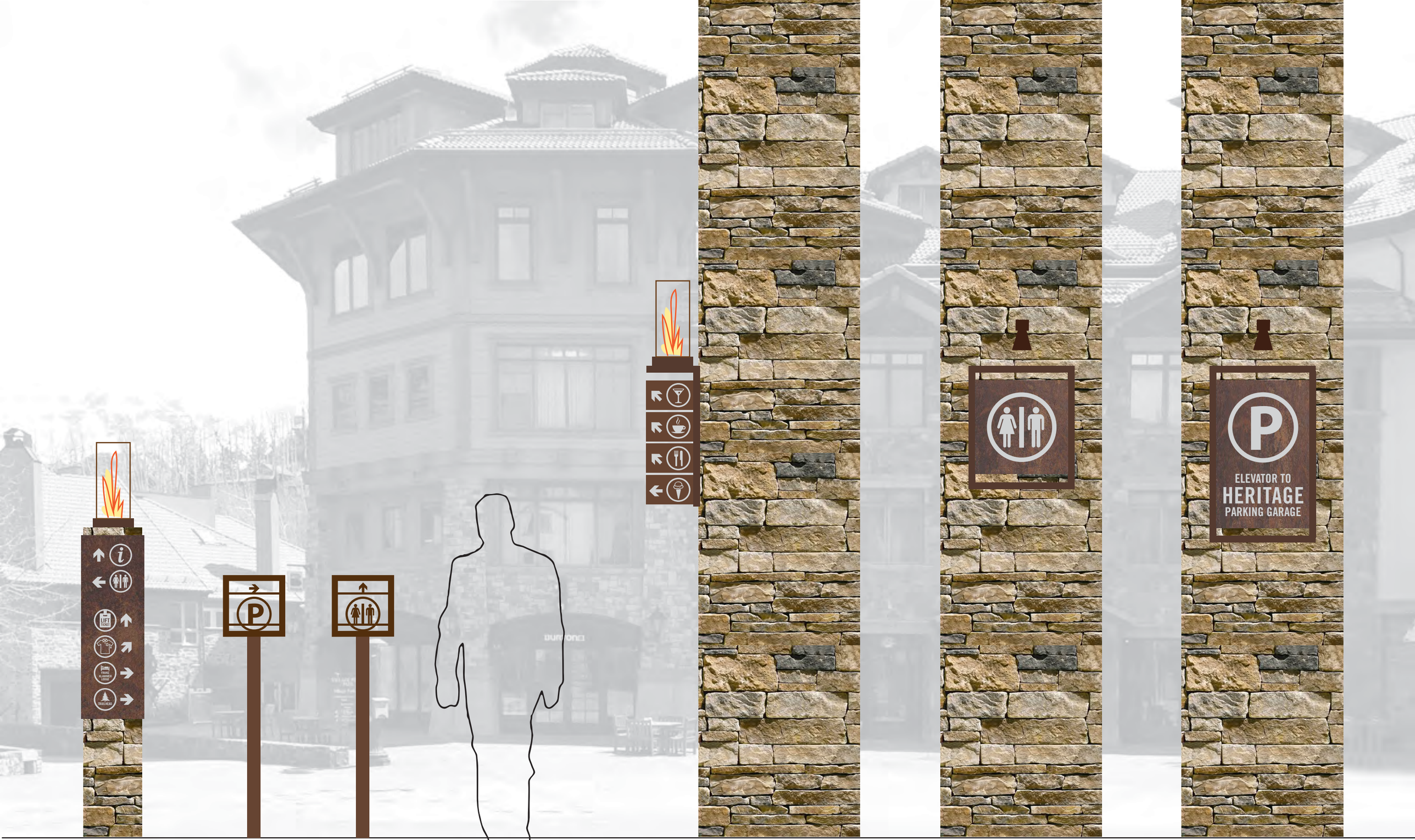
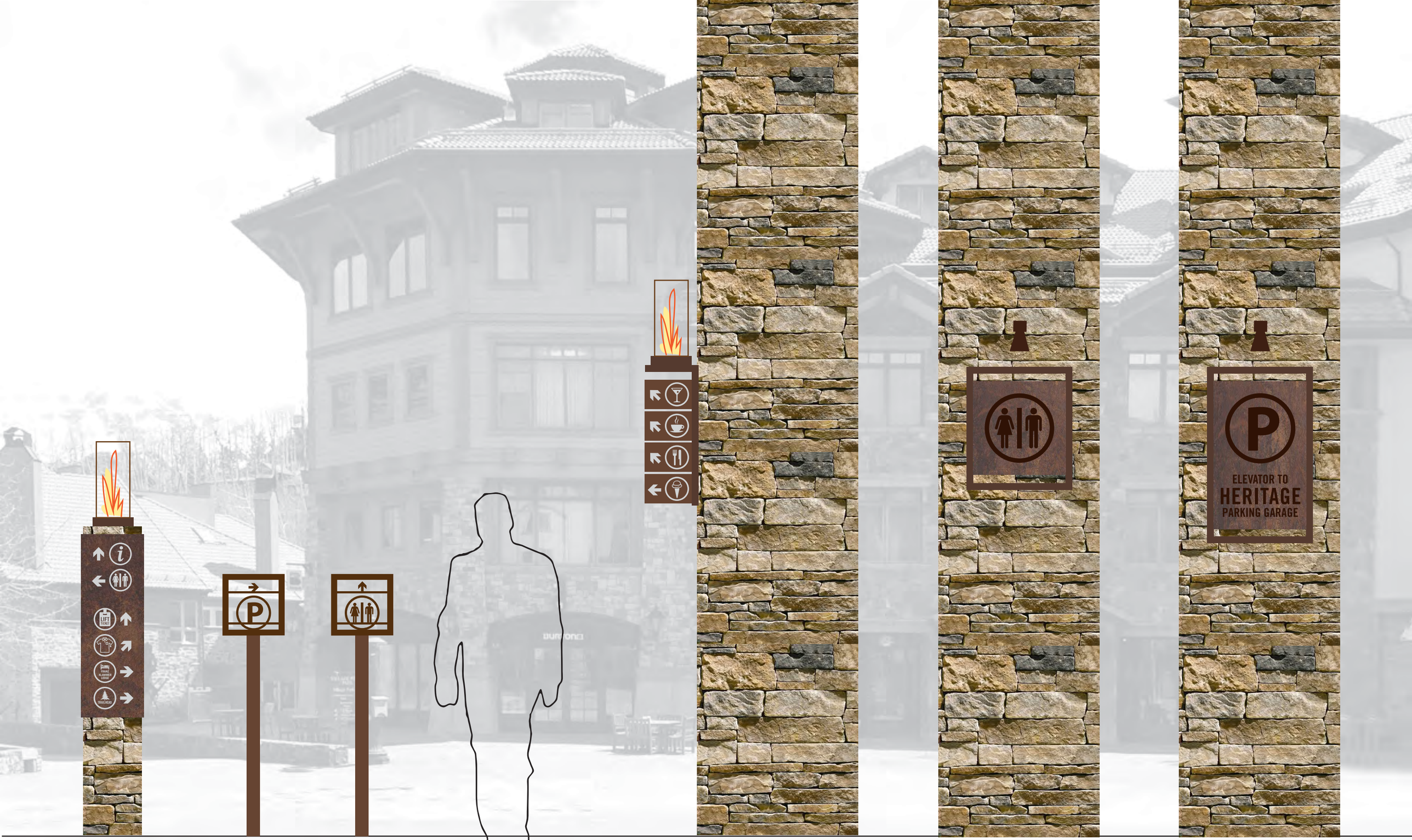
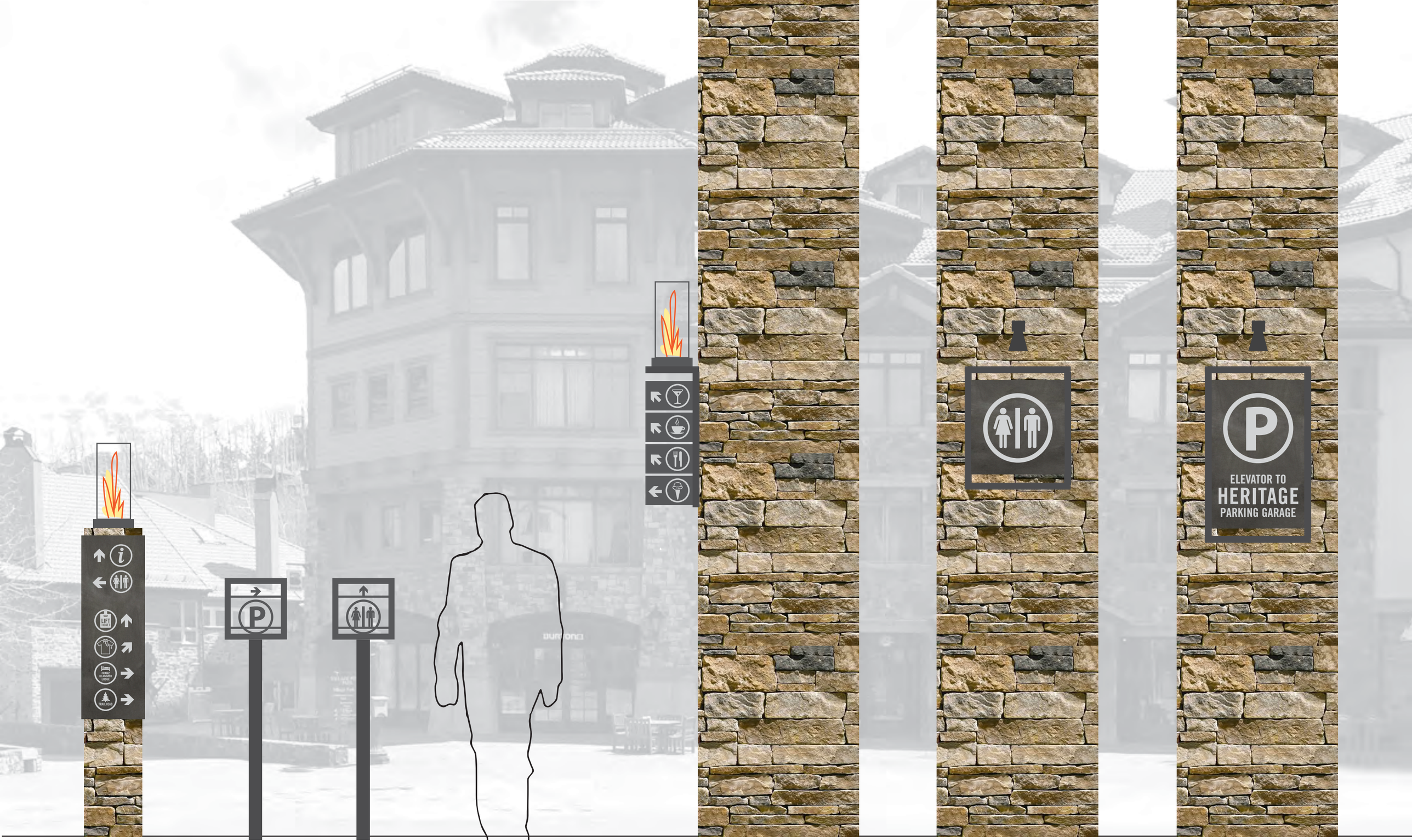
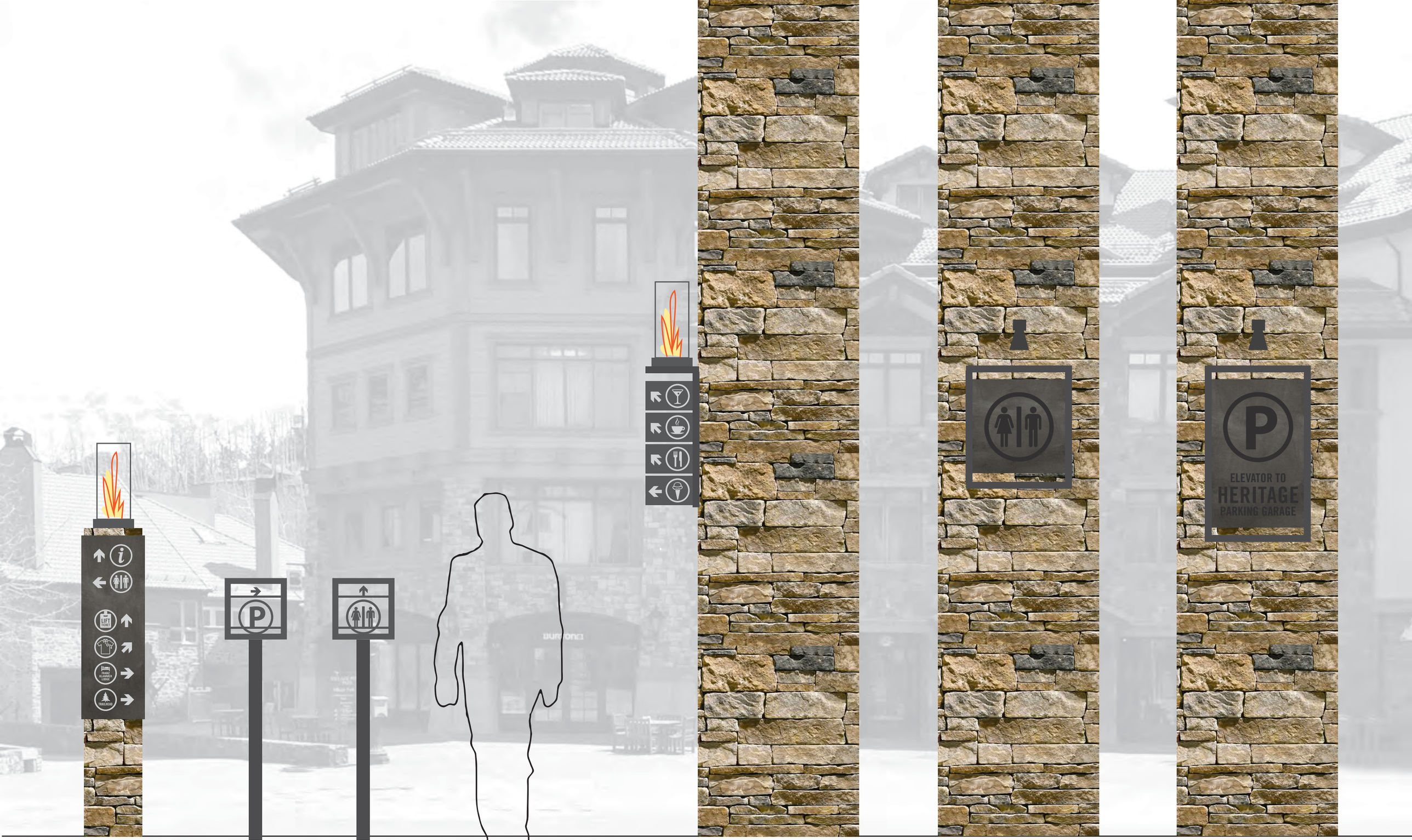
SKI LEGACY In 1984, entrepreneur Joe Zoline began to assemble the land needed to build a world-class ski resort. Over the next several years, Zoline acquired more than 1,000 acres of mountain land, including Bald Mountain, Gold Hill, Prospect Bowl, Palmyra Peak and Mountain Village. Zoline envisioned a "village at the top of the mountain" – a "ski-in, ski-out" resort community that would be the "official winter sports site" – in the present Mountain Village. Enlisting the expertise of former French world champion skier Emile Allais, Zoline planned to develop the ski resort in stages. In 1972, the first of the lifts and ski runs opened. In 1978, Ron Allred and Jim Wells purchased the Telluride Ski Resort from Zoline.

In 1983, Zoline returned to the Alpine region of Colombey-les-Deux-Eglises, France, where Allais had created the Compagnie Française des Stations de Sports d'Hiver et d'Altitude (SOFRAVAL). Zoline hired Allais and Marcel Rosey, a former member of the French national ski team, to design the ski resort. Rosey and Allais selected Telluride's Bald Mountain, Gold Hill, Prospect Bowl, Palmyra Peak and Mountain Village as the ideal locations for the ski runs and lifts. Rosey and Allais designed the ski runs to take advantage of the natural terrain and to provide a variety of skiing experiences for skiers of all abilities. Rosey and Allais also designed the ski lifts to provide access to the ski runs and to the mountain villages. Zoline's vision of a "village at the top of the mountain" – a "ski-in, ski-out" resort community that would be the "official winter sports site" – in the present Mountain Village. Enlisting the expertise of former French world champion skier Emile Allais, Zoline planned to develop the ski resort in stages. In 1972, the first of the lifts and ski runs opened. In 1978, Ron Allred and Jim Wells purchased the Telluride Ski Resort from Zoline.


LIFT
STAIRS
ELEVATOR TO
HERITAGE
PARKING GARAGE


LIFT TICKET
FRANZ KLAMMER LODGE
TRAILHEAD
ELEVATOR TO
HERITAGE
PARKING GARAGE


LIFT ACCESS
FRANZ KLAMMER LOUNGE
TRAILHEAD
P
ELEVATOR TO
HERITAGE
PARKING GARAGE


LIFT TICKET
FRANZ KLAMMER LODGE
TRAILHEAD
P
ELEVATOR TO
HERITAGE
PARKING GARAGE

FREE
ADMISSION

Bring blankets
lawn chairs
and snacks!

Full bar and
menu service
available.

MOVIES
UNDER THE STARS
THURSDAYS 8:30PM
JUNE 23 - AUGUST 11

REFLECTION PLAZA
MOUNTAIN VILLAGE

TELLURIDE
CLASSIC
CINEMA
SATURDAYS
JULY 9 & 16
AUGUST 13 & 20
SEPTEMBER 17 & 24

DOORS: 7pm | MOVIES: 7:30pm
~ CASH BAR ~
TELLURIDE CONFERENCE CENTER

FREE
ADMISSION

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Full bar and
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MOVIES
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DOORS: 7pm | MOVIES: 7:30pm
~ CASH BAR ~
TELLURIDE CONFERENCE CENTER

HERITAGE
PLAZA

HAVE FUN!

TOWN OF MOUNTAIN VILLAGE

GONDOLA IDENTITY AND WAYFINDING

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STATION
VILLAGE PARKING
GONDOLA

MARKET STATION

VILLAGE STATION

ST. SOPHIA STATION

TELLURIDE STATION

WELCOME TO
MOUNTAIN
VILLAGE

VILLAGE STATION

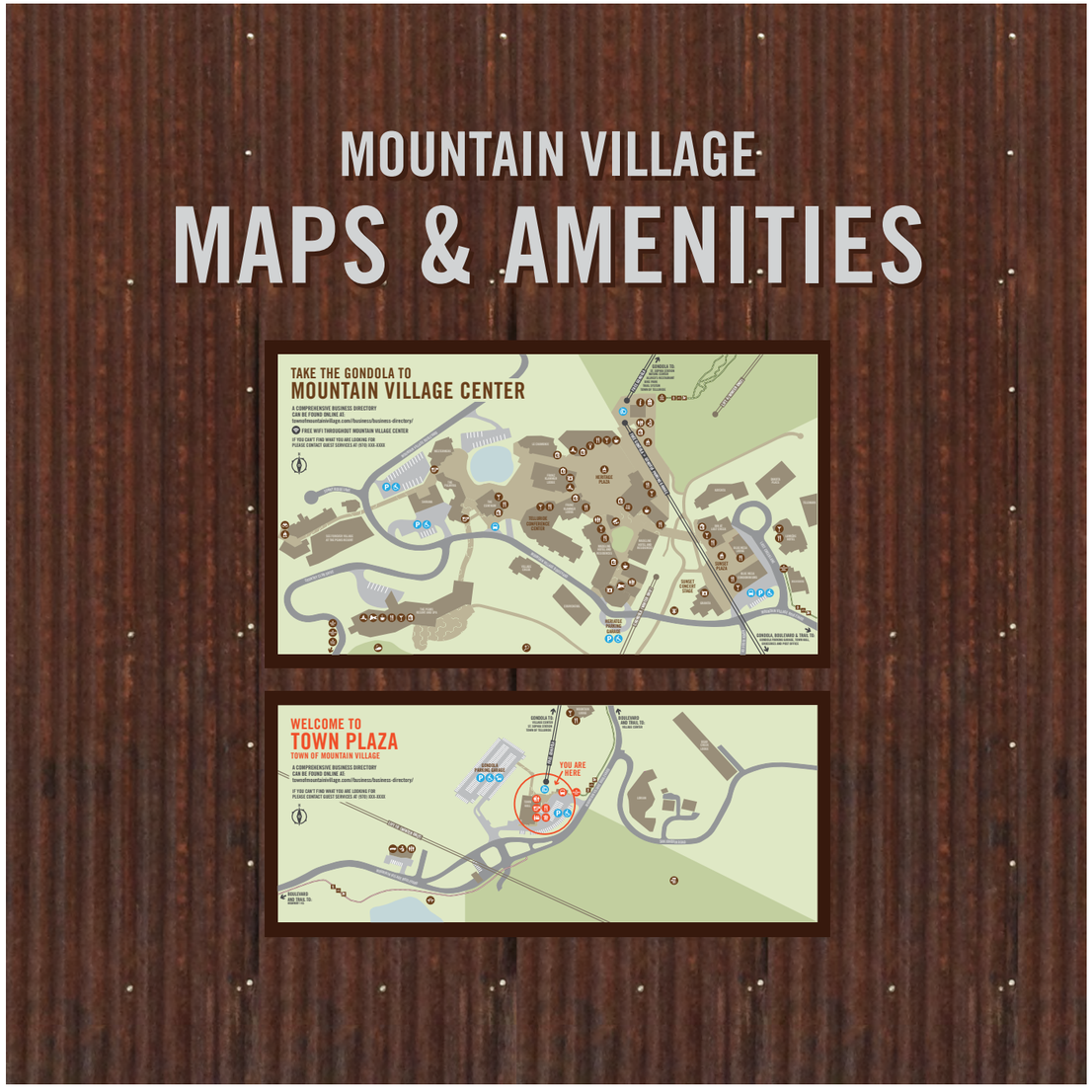
WELCOME TO
TELLURIDE

TELLURIDE STATION

ST. SOPHIA STATION
ALLRED'S RESTAURANT

MARKET STATION
GONDOLA PARKING GARAGE


GONDOLA STATION
TO MOUNTAIN VILLAGE CENTER


MOUNTAIN VILLAGE
MAPS & AMENITIES
TAKE THE GONDOLA TO
MOUNTAIN VILLAGE CENTER
A COMPREHENSIVE BUSINESS DIRECTORY
CAN BE FOUND ONLINE AT:
townofmountainvillage.com/business/business-directory/
FREE WIFI THROUGHOUT MOUNTAIN VILLAGE CENTER
IF YOU CAN'T FIND WHAT YOU ARE LOOKING FOR
PLEASE CONTACT GUEST SERVICES AT (970) 369-8300
WELCOME TO
TOWN PLAZA
TOWN OF MOUNTAIN VILLAGE
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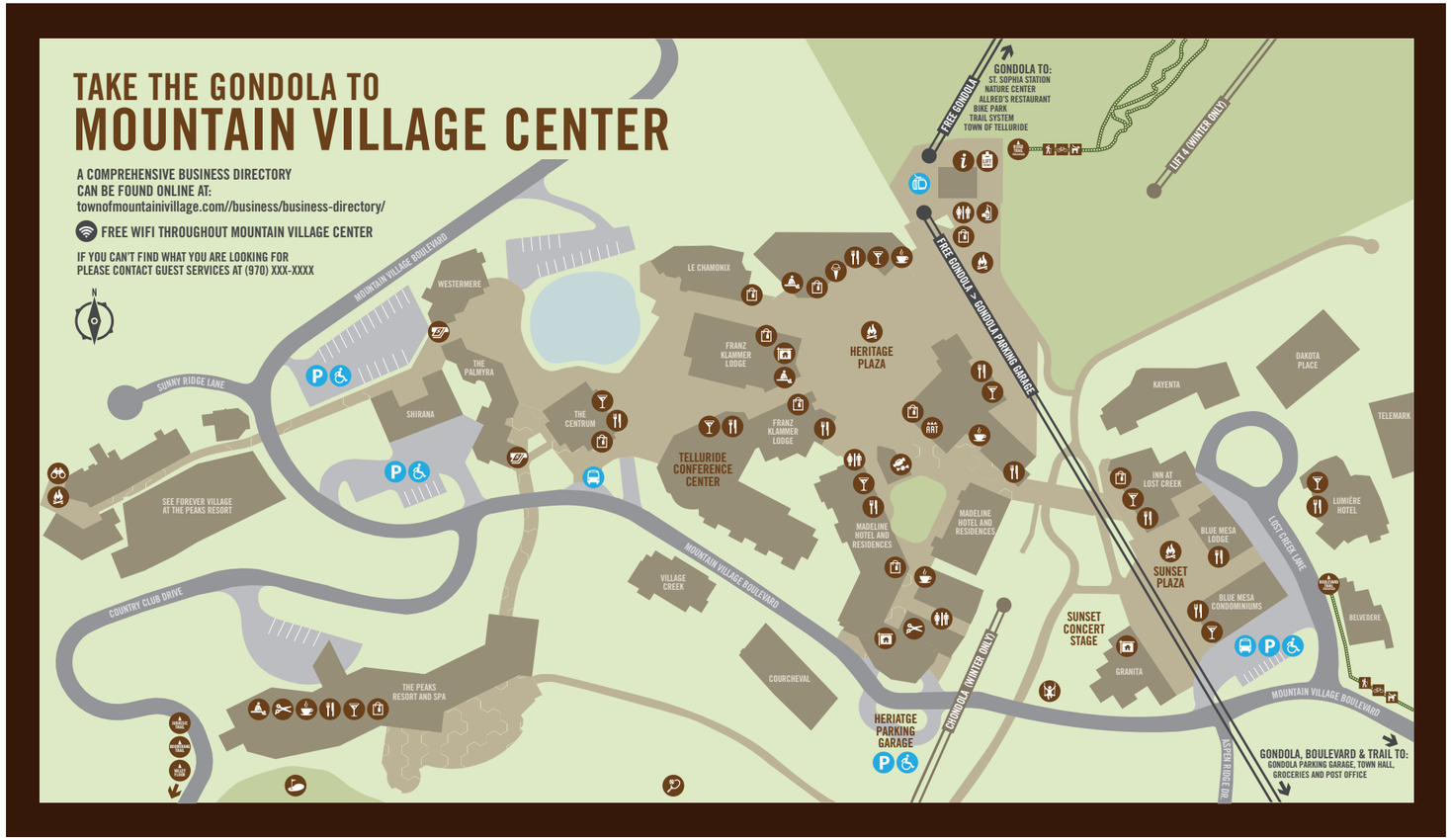
YOU ARE
HERE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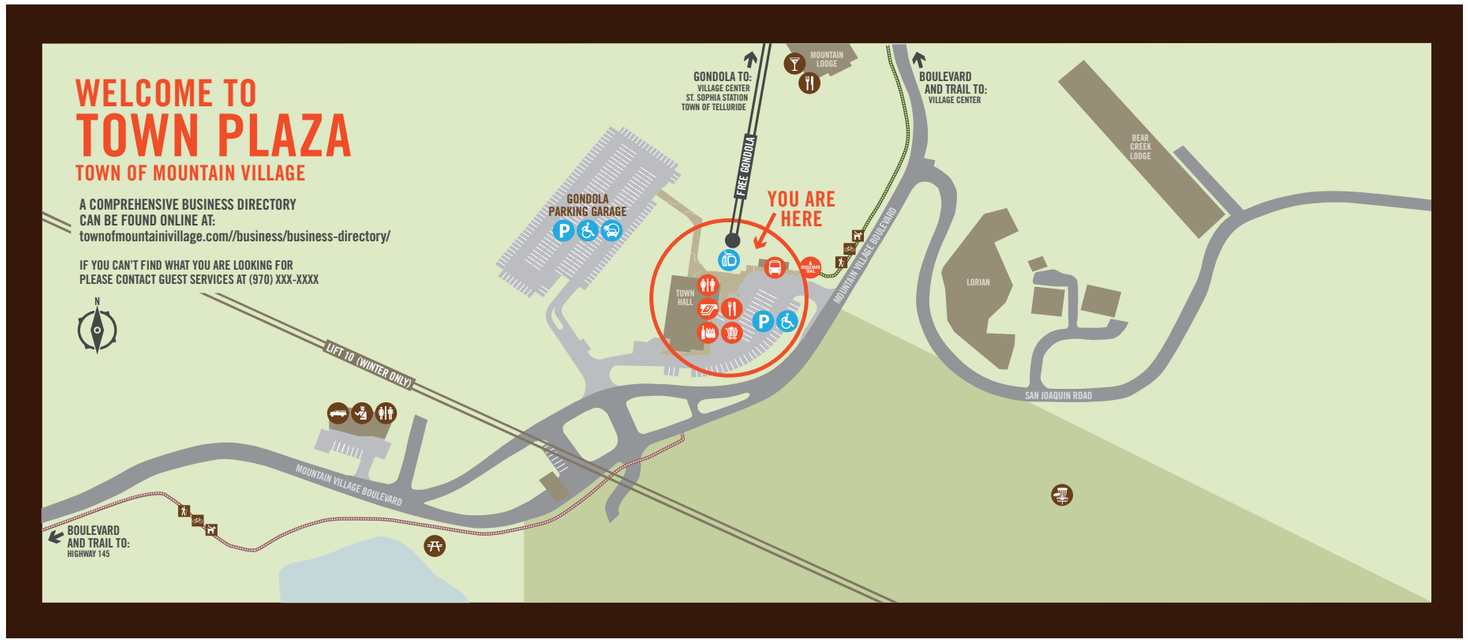
FREE WIFI THROUGHOUT MOUNTAIN VILLAGE CENTER
IF YOU CAN'T FIND WHAT YOU ARE LOOKING FOR PLEASE CONTACT GUEST SERVICES AT (970) XXX-XXXX
N
GONDOLA TO:
ST. SOPHIA STATION
NATURE CENTER
ALLRED'S RESTAURANT
BIKE PARK
TRAIL SYSTEM
TOWN OF TELLURIDE
FREE GONDOLA
LIFT 4 (WINTER ONLY)
FREE GONDOLA > GONDOLA PARKING GARAGE
MOUNTAIN VILLAGE BOULEVARD
WESTERMERE
LE CHAMONIX
FRANZ KLAMMER LODGE
HERITAGE PLAZA
THE PALMYRA
SUNNY RIDGE LANE
SHIRANA
THE CENTRUM
FRANZ KLAMMER LODGE
TELLURIDE CONFERENCE CENTER
KAYENTA
DAKOTA PLACE
TELEMARK
INN AT LOST CREEK
LUMIÈRE HOTEL
SEE FOREVER VILLAGE AT THE PEAKS RESORT
MADELINE HOTEL AND RESIDENCES
MADELINE HOTEL AND RESIDENCES
BLUE MESA LODGE
SUNSET PLAZA
LOST CREEK LANE
VILLAGE CREEK
COUNTRY CLUB DRIVE
BLUE MESA CONDOMINIUMS
BELVEDERE
SUNSET CONCERT STAGE
GRANITA
THE PEAKS RESORT AND SPA
COURCHEVAL
GONDOLA (WINTER ONLY)
HERIATGE PARKING GARAGE
MOUNTAIN VILLAGE BOULEVARD
SUNSET RIDGE DR
GONDOLA, BOULEVARD & TRAIL TO:
GONDOLA PARKING GARAGE, TOWN HALL, GROCERIES AND POST OFFICE


WELCOME TO
TOWN PLAZA
TOWN OF MOUNTAIN VILLAGE
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IF YOU CAN'T FIND WHAT YOU ARE LOOKING FOR PLEASE CONTACT GUEST SERVICES AT (970) XXX-XXXX
N
GONDOLA TO:
VILLAGE CENTER
ST. SOPHIA STATION
TOWN OF TELLURIDE
MOUNTAIN LODGE
BOULEVARD AND TRAIL TO:
VILLAGE CENTER
FREE GONDOLA
GONDOLA PARKING GARAGE
YOU ARE HERE
BEAR CREEK LODGE
TOWN HALL
MOUNTAIN VILLAGE BOULEVARD
LORIAN
LIFT 10 (WINTER ONLY)
SAN JOAQUIN ROAD
MOUNTAIN VILLAGE BOULEVARD
BOULEVARD AND TRAIL TO:
HIGHWAY 145

TOWN OF MOUNTAIN VILLAGE

VEHICULAR WAYFINDING AND PARKING

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TOWN OF
MOUNTAIN VILLAGE
TOWN HALL • GONDOLA STATION


TOWN OF
MOUNTAIN VILLAGE
TOWN HALL • GONDOLA STATION

TOWN OF
MOUNTAIN VILLAGE

TOWN HALL • GONDOLA STATION

TOWN OF
MOUNTAIN VILLAGE

TOWN HALL • GONDOLA STATION


TOWN OF
MOUNTAIN VILLAGE
1 HOUR PARKING
TOWN OF
MOUNTAIN VILLAGE
1 HOUR PARKING


TOWN OF
MOUNTAIN VILLAGE
1 HOUR PARKING
TOWN OF
MOUNTAIN VILLAGE
1 HOUR PARKING

VILLAGE CENTER
1.2 MILES AHEAD

P

GONDOLA
GARAGE - 0.6 MILES

HERITAGE
GARAGE - 1.2 MILES

P

MEADOWS
LOT - 1.8 MILES

GONDOLA
GARAGE - 1.5 MILES

HERITAGE
GARAGE - 2.5 MILES

VILLAGE CENTER
1.2 MILES AHEAD

P

GONDOLA
GARAGE - 0.6 MILES

HERITAGE
GARAGE - 1.2 MILES

P

MEADOWS
LOT - 1.8 MILES

GONDOLA
GARAGE - 1.5 MILES

HERITAGE
GARAGE - 2.5 MILES


GONDOLA
PARKING GARAGE
P
HERITAGE
PARKING GARAGE
0.6 MILES


GONDOLA
PARKING GARAGE
P
HERITAGE
PARKING GARAGE
0.6 MILES


HERITAGE
PARKING GARAGE
2 HOURS FREE
THEN $2 PER HOUR
7'-6" LOW CLEARANCE 7'-6"


PAY STATION
OVERNIGHT PARKING
PAY AT KIOSK
FREE 7AM - 12AM
$25 12AM - 7AM
CREDIT & DEBIT CARDS ONLY


HERITAGE
PARKING GARAGE
2 HOURS FREE
THEN $2 PER HOUR
7'-6" LOW CLEARANCE 7'-6"


PAY STATION
OVERNIGHT PARKING
PAY AT KIOSK
FREE 7AM - 12AM
$25 12AM - 7AM
CREDIT & DEBIT CARDS ONLY


WELCOME TO THE HERITAGE PARKING GARAGE
PARK THEN PAY AT KIOSK
2 HOURS FREE!
THEN $2 PER HOUR
PAY KIOSKS ARE LOCATED ADJACENT TO ELEVATOR VESTIBULES
7 ft. 6 in. CLEARANCE


LEVEL 1
PAY KIOSK & ELEVATOR
TO VILLAGE


YIELD
1 PURCHASE PARKING AT KIOSK
2 PLACE RECEIPT ON DASHBOARD
3 TAKE ELEVATOR TO VILLAGE
IS YOUR PARKING RECEIPT DISPLAYED ON YOUR DASHBOARD?
LEVEL 1


WELCOME TO THE HERITAGE PARKING GARAGE
PARK THEN PAY AT KIOSK
2 HOURS FREE!
THEN $2 PER HOUR
PAY KIOSKS ARE LOCATED ADJACENT TO ELEVATOR VESTIBULES
7 ft. 6 in. CLEARANCE
PLEASE DO NOT LEAVE YOUR PET!
CAMPING PROHIBITED IN GARAGE
VEHICLES PARKED FOR MORE THAN 14 DAYS WILL BE TOWED
AUTHORITY MVMC 99-01
THE TOWN OF MOUNTAIN VILLAGE ASSUMES NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE


TO ALL LEVELS
LEVEL
4
FREE PARKING
7AM - 12AM
PLEASE DO NOT
LEAVE YOUR PET!
CAMPING PROHIBITED
IN GARAGE
VEHICLES PARKED
MORE THAN 10 DAYS
WILL BE TOWED


TO GONDOLA
STATION
LEVEL
2
FREE PARKING
7AM - 12AM
PLEASE DO NOT
LEAVE YOUR PET!
CAMPING PROHIBITED
IN GARAGE
VEHICLES PARKED
MORE THAN 10 DAYS
WILL BE TOWED
IF PARKING
OVERNIGHT, IS
YOUR RECEIPT
DISPLAYED
ON YOUR
DASHBOARD?
PAPER
TRASH
ALUMINUM

TO ALL LEVELS

ALTERNATE ACCESS:
TAKE STAIRS TO LEVEL 2
AND SKI TO LIFTS 1 & 10

PURCHASE LIFT TICKETS
AT BIG BILLIE'S FROM
8:30AM TO 1PM

LEVEL
4

IF PARKING
OVERNIGHT, IS
YOUR RECEIPT
DISPLAYED
ON YOUR
DASHBOARD?

FREE PARKING
7AM - 12AM

PLEASE DO NOT
LEAVE YOUR PET!

CAMPING PROHIBITED
IN GARAGE

VEHICLES PARKED
MOE THAN 14 DAYS
WILL BE TOWED
AUTHORITY MVMC 99-01

THE TOWN OF MOUNTAIN VILLAGE
ASSUMES NO RESPONSIBILITY FOR
ANY LOSS OR DAMAGE

PAPER TRASH ALUMINUM

STOP

1
HOUR
MAXIMUM
PARKING

30
MINUTE
MAXIMUM
PARKING

DELIVERIES
ONLY
30 MINUTE
MAXIMUM
IF MORE TIME IS REQUIRED
PLEASE CALL (970) 729-3458

PLEASE CLEAN UP
AFTER YOUR DOG
TOWN ORDINANCE NO.
1234567890

SUNSET
PLAYGROUND
OPEN: 9AM - 9PM

GONDOLA
CLOSED
BUSES RUNNING BETWEEN:
BLUE MESA, MOUNTAIN VILLAGE
AND TELLURIDE GONDOLA STATION
UPDATES:
facebook.com/townofmountainvillge

STOP

1
HOUR
MAXIMUM
PARKING

30
MINUTE
MAXIMUM
PARKING

DELIVERIES
ONLY
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IF MORE TIME IS REQUIRED
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BUSES RUNNING BETWEEN:
BLUE MESA, MOUNTAIN VILLAGE
AND TELLURIDE GONDOLA STATION
UPDATES:
facebook.com/townofmountainvillge


NO PARKING
ANYTIME
PLEASE!
NO PARKING
ANYTIME
DON'T EVEN
THINK ABOUT
PARKING HERE
THANKS


NO PARKING
ANYTIME
PLEASE!
NO PARKING
ANYTIME
DON'T EVEN
THINK ABOUT
PARKING HERE
THANKS

VICTORIA DRIVE

TOWN OF
MOUNTAIN VILLAGE

TOWN OF MOUNTAIN VILLAGE

TRAIL SYSTEM WAYFINDING

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DRAFT ONE October 18, 2016

BOULEVARD TRAIL

TO TRAILHEADS:
VILLAGE & PROSPECT

TO VILLAGE CENTER

TO TRAILHEADS
BIG BILLIE'S, BOOMERANG, RIDGE & JURASSIC

7

VILLAGE TRAIL

TO VILLAGE CENTER

TO GONDOLA PARKING STATION

TRAIL MAPS

4

BOOMERANG TRAIL

MOUNTAIN VILLAGE TRAILS

TRAIL MAPS

TO JURASSIC TRAIL

TO COUNTRY CLUB DRIVE

VILLAGE TRAIL

VILLAGE TRAIL

BOULEVARD TRAIL

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VILLAGE & PROSPECT

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BIG BILLIE'S, BOOMERANG, RIDGE & JURASSIC

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VILLAGE TRAIL

TO VILLAGE CENTER

TO GONDOLA PARKING STATION

TRAIL MAPS

4

BOOMERANG TRAIL

TRAIL MAPS

TO JURASSIC TRAIL

TO COUNTRY CLUB DRIVE

VILLAGE TRAIL

VILLAGE TRAIL

SIGN-IN SHEET

DRB Meeting
Tuesday October 18 2016
Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
Carly SHAW	smvc49@gmail.com
Anton Benitez	anton@tmvoa.org
MAX STRANG	max@strang.design
NICHOLE ZANGARA	
Julie Kolar Esse Design