

Town of Mountain Village

Community Housing Inventory

Spring 2022







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project summary.

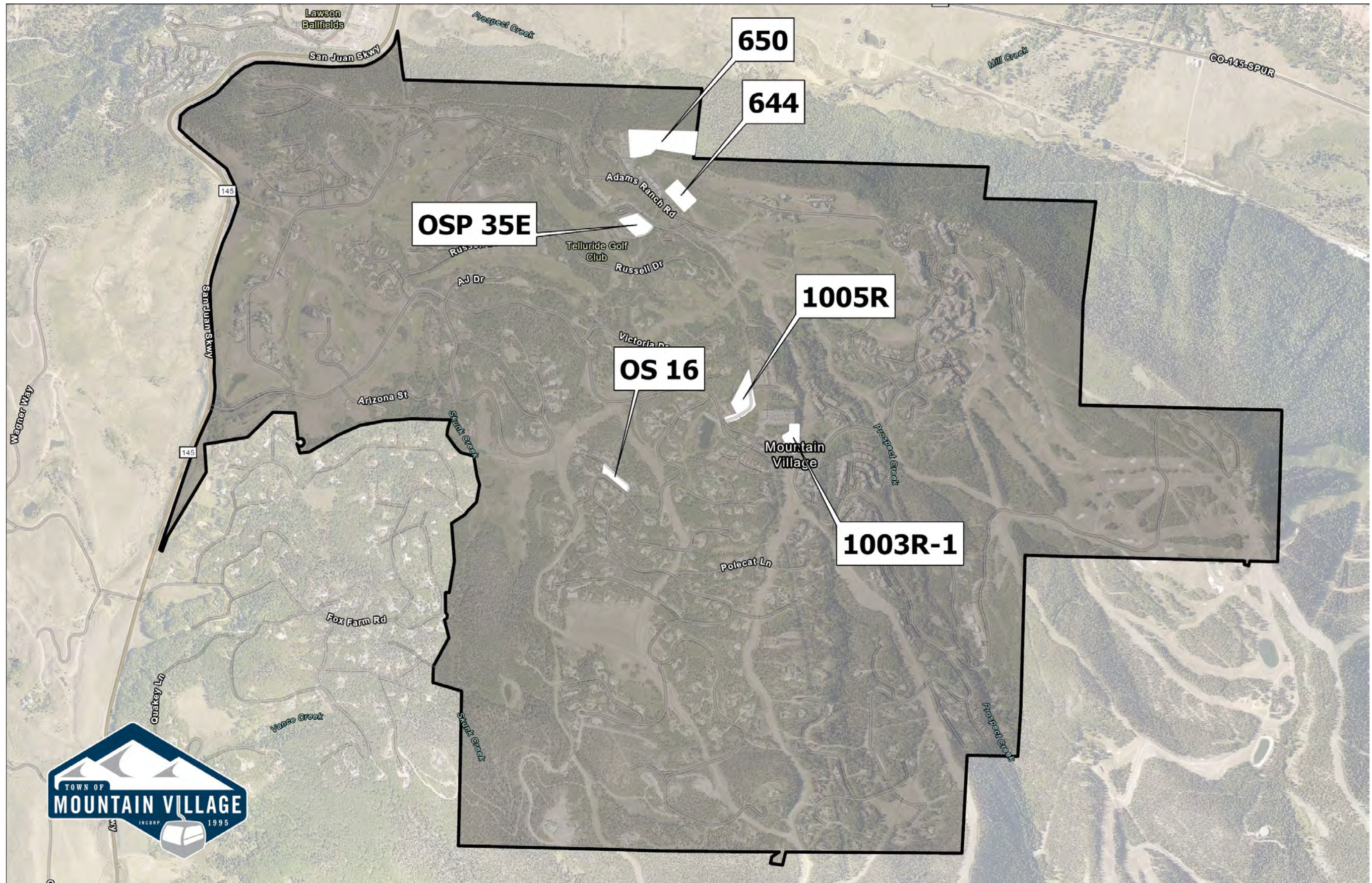
com·mu·ni·ty: a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals.

The Town of Mountain Village, and the Telluride region as a whole, is in the midst of a housing crisis that directly threatens the quality of life of every Mountain Village resident, second homeowner, business, and visitor. From entry level restaurant workers to top level ski executives, and every other position in between, these critical roles are going unfilled, in large part, because such workers and their families lack viable housing options within or near Mountain Village. Unless this crisis is addressed, the basic services and amenities that make Mountain Village a place like no other, will be diminished or eliminated altogether.

This document provides community housing development strategies and priorities for town-owned properties in the Town of Mountain Village. The sites range in size, location, and development potential and will require additional scoping for any future development.

This document attempts to identify lots spread throughout the Mountain Village—with the hope of providing community housing in a way that conforms to the existing neighborhoods and development patterns surrounding any future community housing developments.

town owned property map:



project inventory

This document provides community housing development strategies and priorities for town owned properties in the Mountain Village. The lots range in size, location, and development potential and are detailed more within this document in order to assess specific viability for construction. In order to better understand each opportunity, an overview of each property has been provided, along with potential development concepts.

lot overview

This section will introduce the site. A base map graphically orientates readers to the existing conditions and spatial relationships. In addition, information about the site acreage and zoning, current uses and existing site photos provides context for each town-owned property.

development concept

Within this section, the development concept is introduced. A simple, rendered site plan illustrates the development vision. This conceptual plan does not tie development to this layout but is rather an opportunity to better understand each lot's potential.

implementation

The project phasing section describes a logical order of implementation for the project when multiple programmatic and built elements are recommended.

development framework

The following documents provided guidance for the development of this document

Mountain Village Comprehensive Plan (2011)

Village Center Subarea Plan

Meadows Subarea Plan

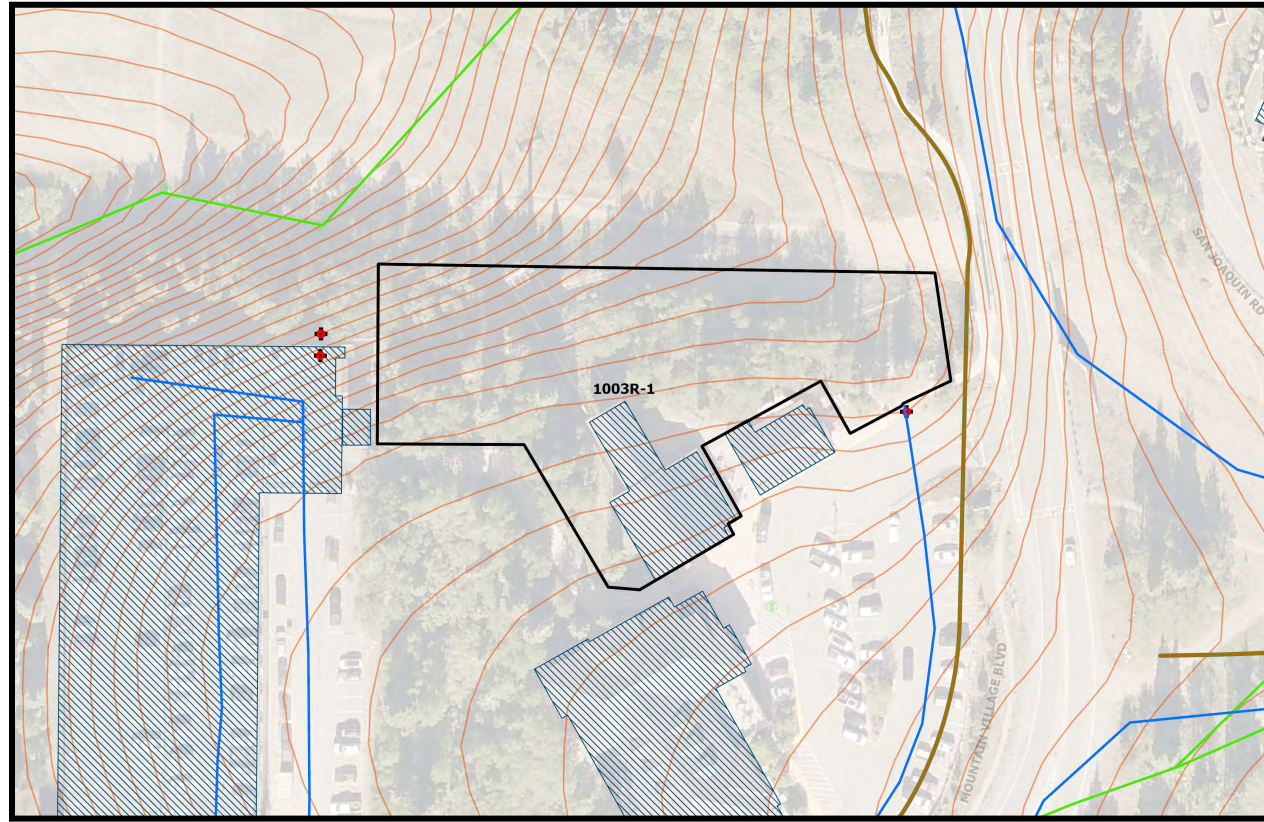
The aforementioned planning documents were informed by a robust civic engagement process which provided specific direction for future development. The Town is currently in the process of updating the Comprehensive Plan and this document is intended to be incorporated into the updated comprehensive plan documents especially as it relates to the future land use map.

TIER 1 OPPORTUNITIES

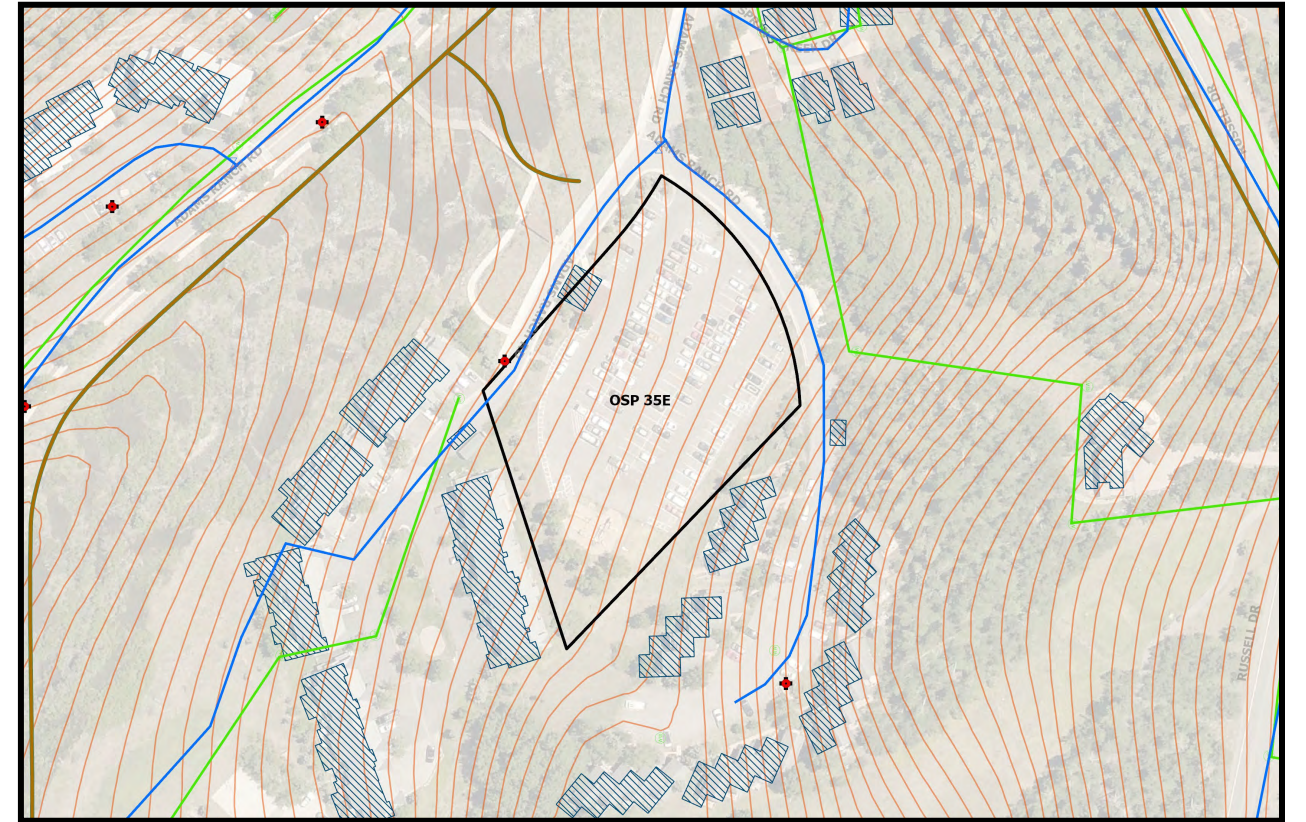
Tier 1 properties are prioritized for housing development. These lots typically have less topographic challenges, have accommodating zoning designations, and are suitable for additional community housing based on their location and conformity with surrounding neighborhoods.

TIER 2 OPPORTUNITIES

Tier 2 properties have constraints but are otherwise developable. These lots should be explored more depending on the specific goals of the Town Council to determine their priorities as it relates to timing for their development. Just because a lot is identified as Tier 2 does not mean that the lot is less developable.

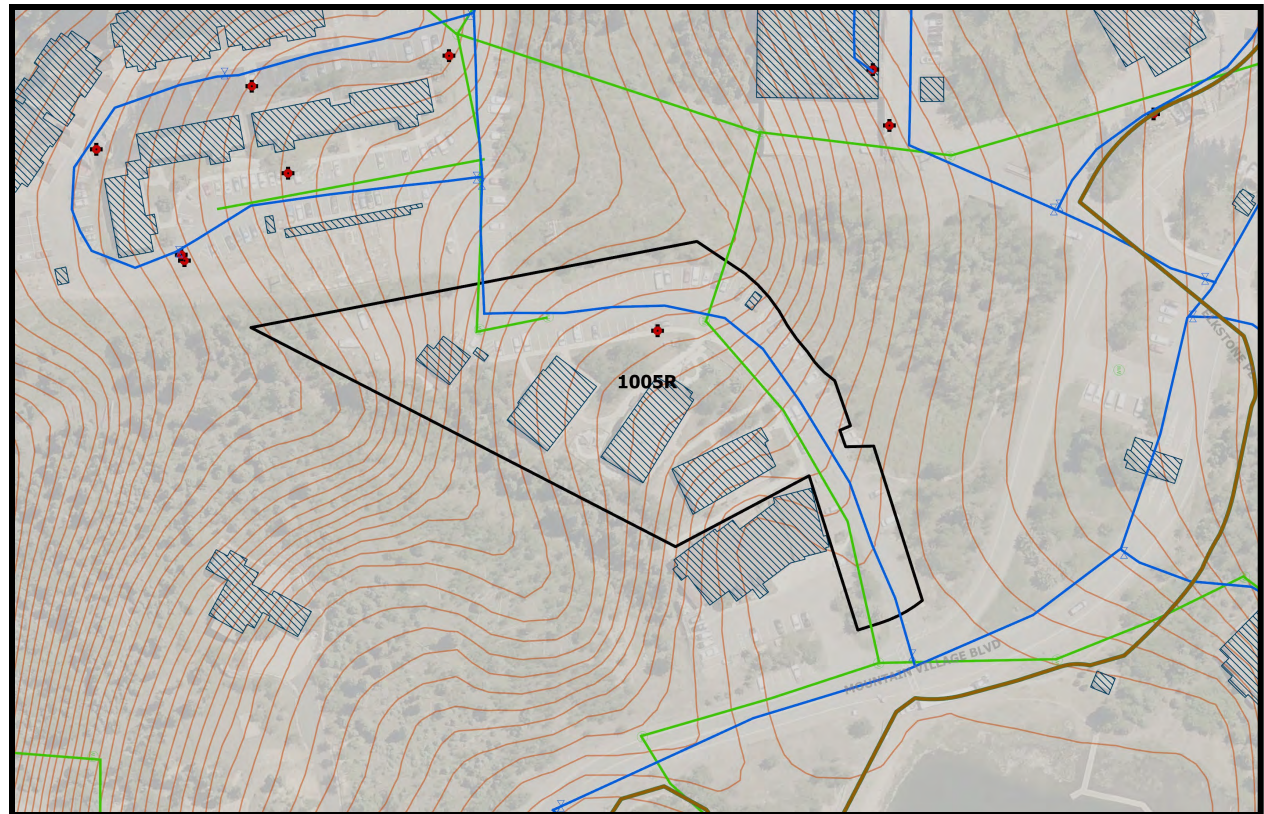


Lot 1003R-1 Land Unit 4 (Town Hall)



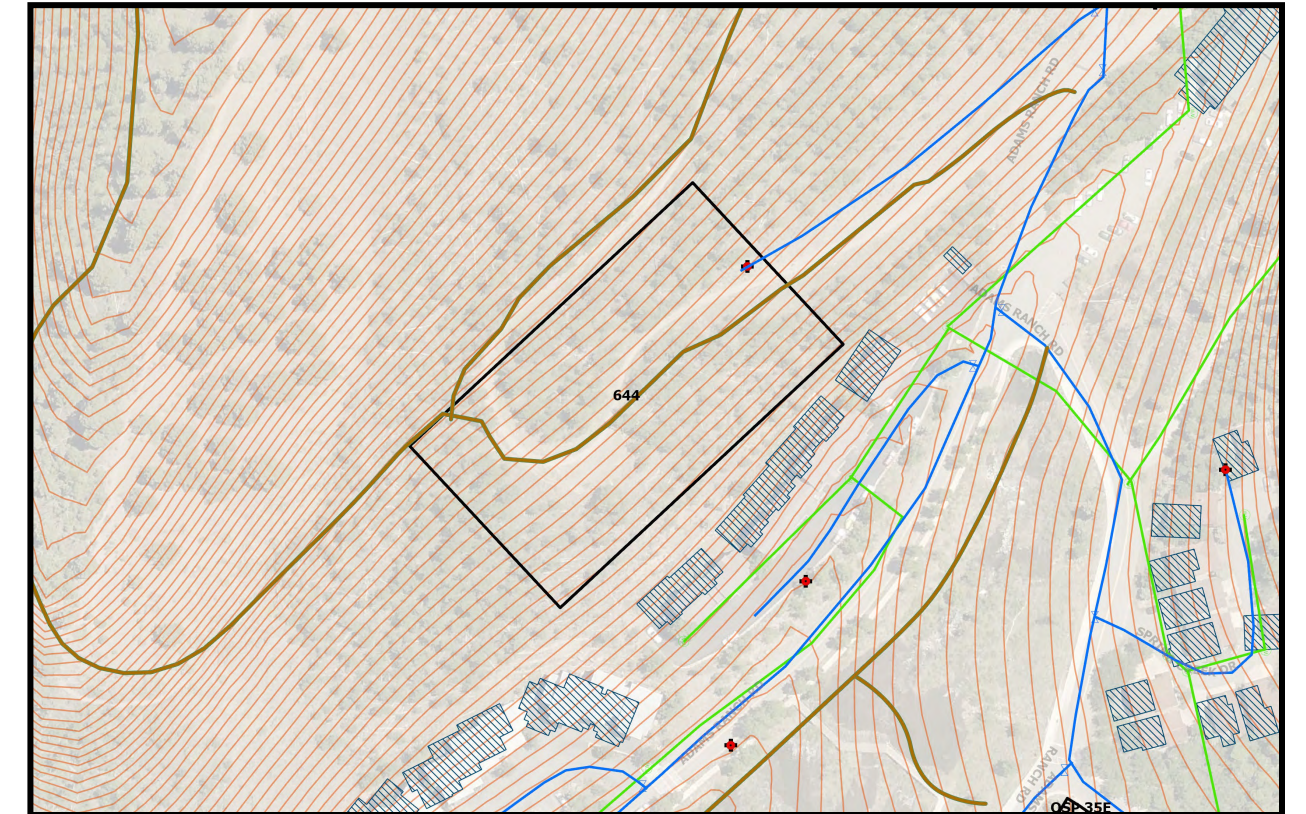
Lot OSP-35E (Meadows Parking Lot)

Lot 1005R (VCA Maintenance Shop)

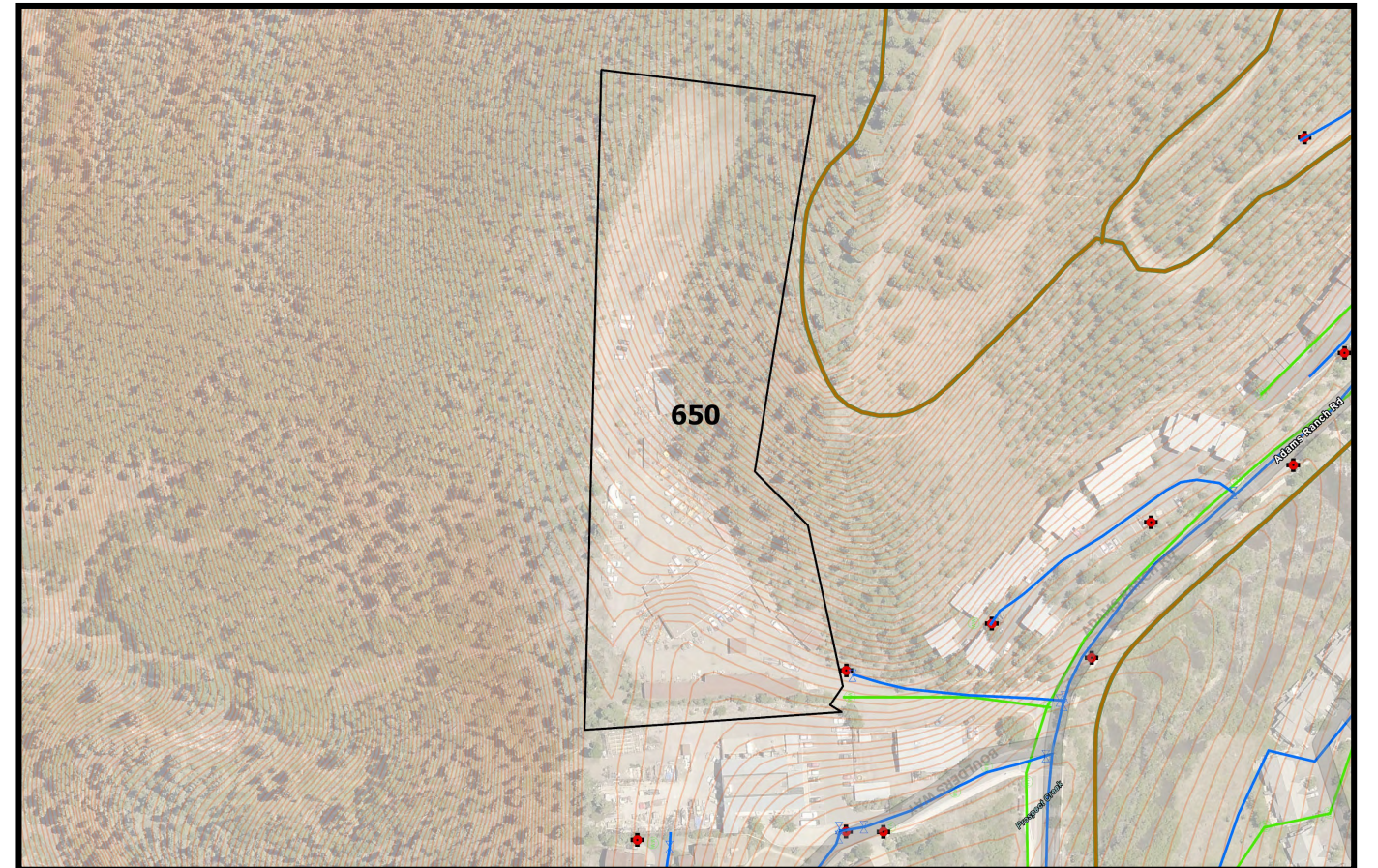
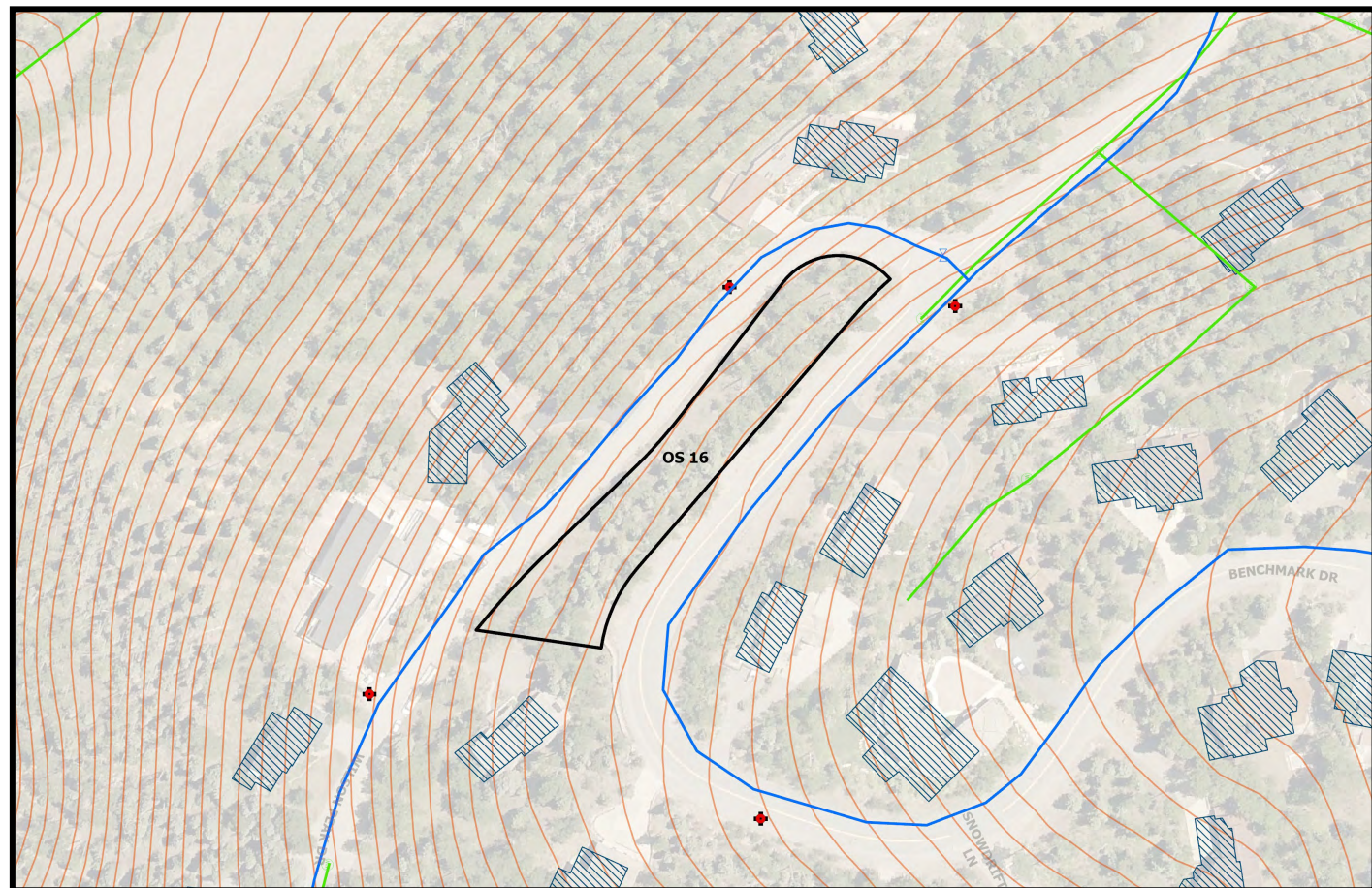


TIER 1.

Lot 644 (Upper Jurassic Lot)



Lot OS-16 (Wilson Peak)



Lot 650 Town Maintenance Shop

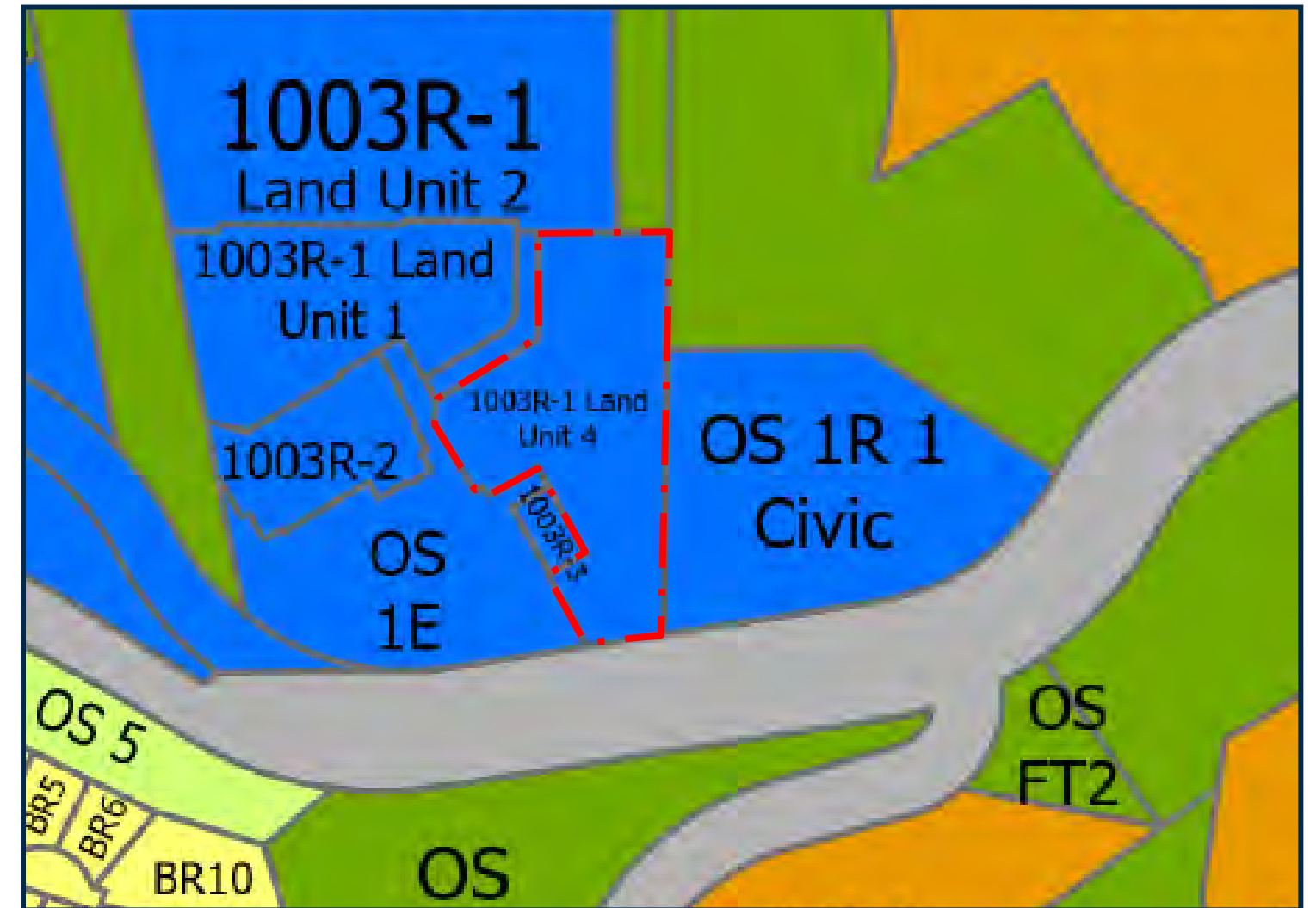
TIER 2.



Lot 1003R-1

Unit 4
Town Hall Center

Zoning:



multi-family
active open space

civic
passive open space



summary.

Zoning: Civic
Lot Size: 0.991 Acres

LOT OVERVIEW

Lot 1003R-1 is located within the Town Hall Center Subarea and is the current site of Town Hall, the Village Market, the Gondola Station, the Gondola Parking Garage and other small commercial and civic spaces. The Lot has been condominiumized and this proposal relates to Land Unit 4 which is currently vacant with the exception of the Gondola Station. Land Unit 4 is located directly adjacent to the double cabin ski run. The unit is treed and slopes down to the ski run located to the east of the land unit.

DEVELOPMENT CONCEPT

Community Housing

Lot 1003R-1, Land Unit 4 should be retained and prioritized for the long term needs of the Town of Mountain Village community housing. This site could accommodate a stepped hillside development of condominiums or townhouses, adjacent to the gondola facility and to the rear of the existing commercial uses on the adjacent land unit. Due to the condominiumized nature of Lot 1003R-1, it may be preferable to maintain ownership of the units for long term rentals. Because the land unit is located on Lot 1003-1, parking could be accommodated on site with the use of the existing gondola parking garage without the need for a parking variance to occur. Any future design would need to accommodate the existing comprehensive plan vision to renovate the commercial space and post office space.

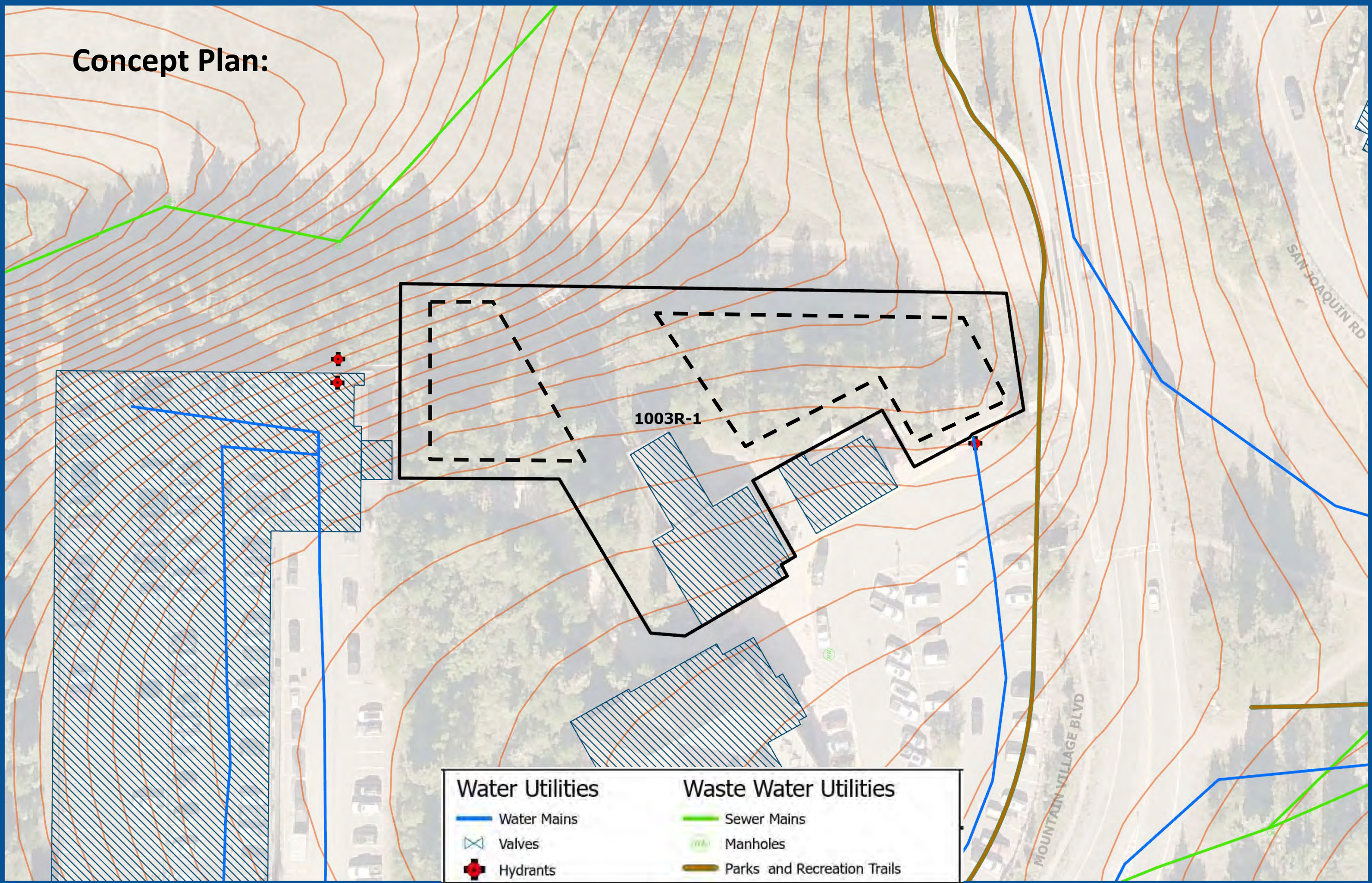
IMPLEMENTATION

1. Council decision on financing or partnership
2. Conceptual Scoping including parking analysis
3. Density Transfer and Rezone Application establishing new density
4. Design / Construct

existing conditions.



Concept Plan:

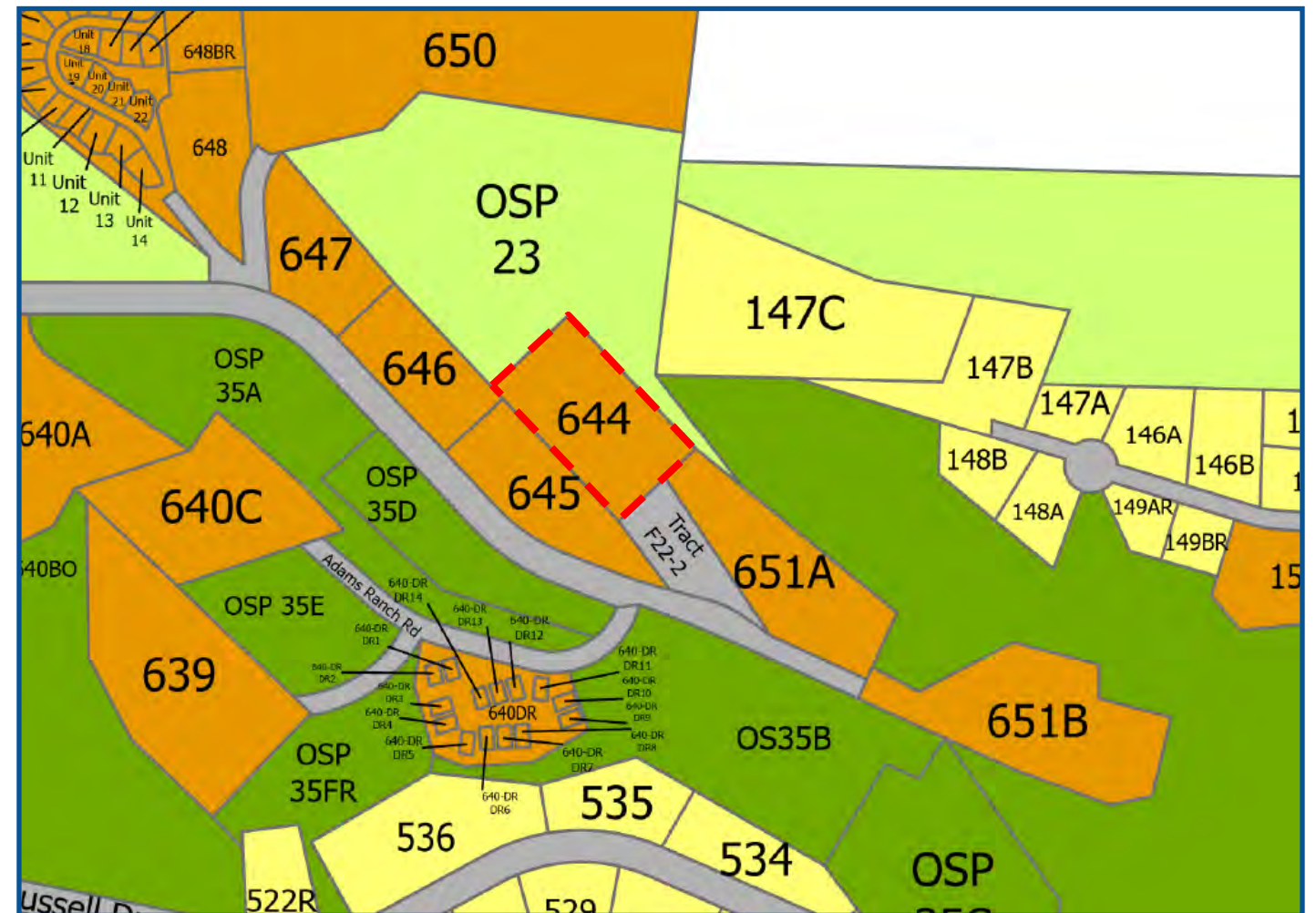




Lot 644

Upper Jurassic

Zoning:



- multi-family
- active open space
- single-family
- passive open space



644

Russell Dr

Telluride Golf Club

Russell Dr

AJ Dr

Victoria Dr

Mountain Village

Prospect Creek

Skunk Creek

Prospect Creek

summary.

Zoning: Multi-Family
Lot Size: 1.61 Acres

LOT OVERVIEW

Lot 644 is located within the Meadows Subarea and is currently vacant with the exception of the Jurassic Trail which traverses the Lot. This lot, is the only undeveloped Multi-Family Lot owned by the Town of Mountain Village. It presents a unique opportunity to work within a private-public partnership to develop a large amount of Community housing. Lot 644 currently is assigned 41 Units of Employee Condominium Density. This is one of the premier lots to provide additional community housing in the Mountain Village.

DEVELOPMENT CONCEPT

Community Housing

In Spring of 2022, an RFP was issued for Lot 644 with the goal of entering into a public private partnership. As part of this RFP, individual developers will propose specific programming for the site but its envisioned that the site would be the location of 30-70 community housing units. The goal of the RFP would be to break ground no later than October 2022.

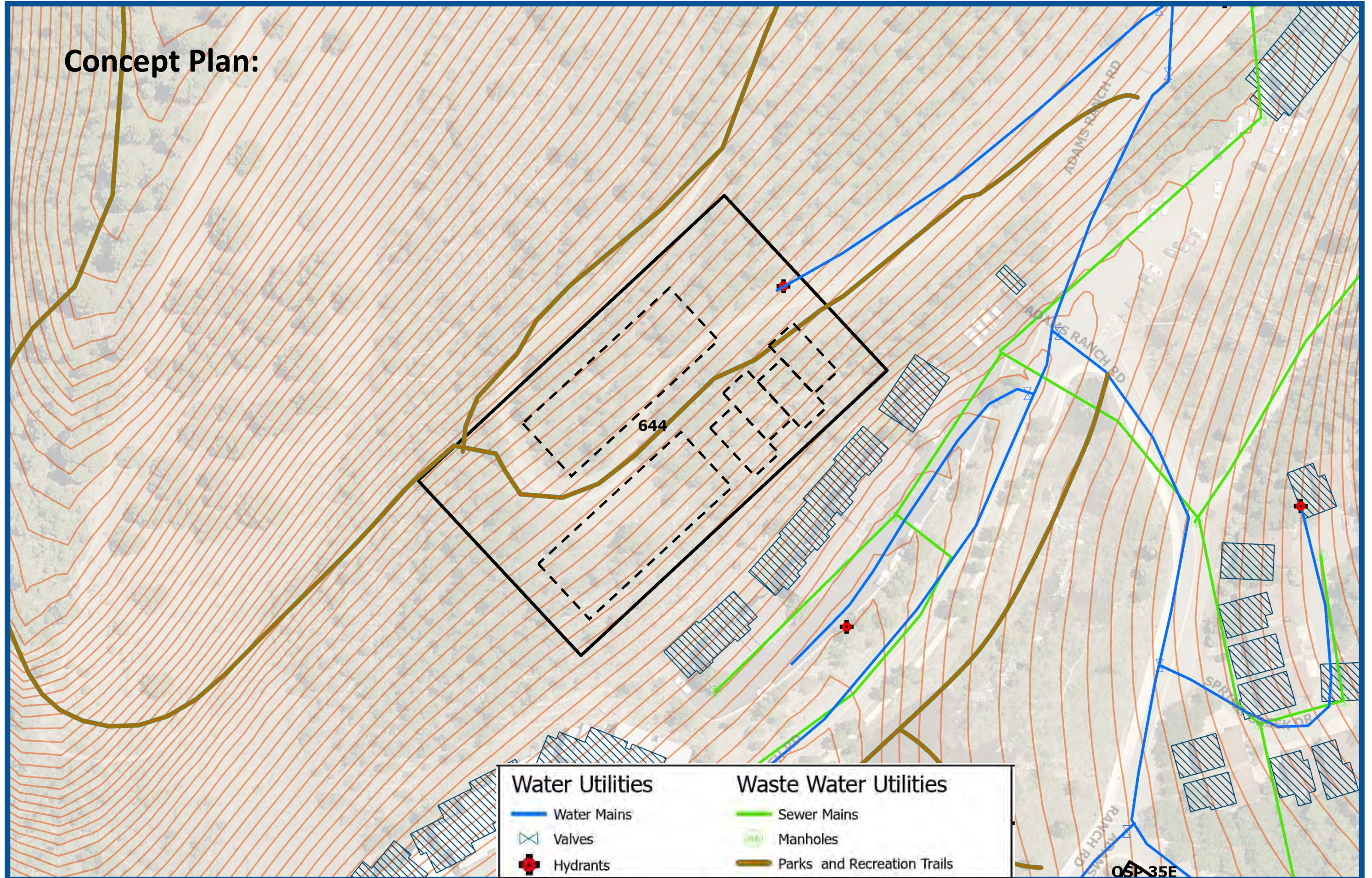
IMPLEMENTATION

1. RFP selection committee meets to determine award
2. Pre-development scoping (soils testing, survey, engineering, and architectural)
3. Entitlement to occur Spring 2022
4. Relocation of Jurassic Trail
5. Construction to begin no later than October 2022

existing conditions.



Concept Plan:

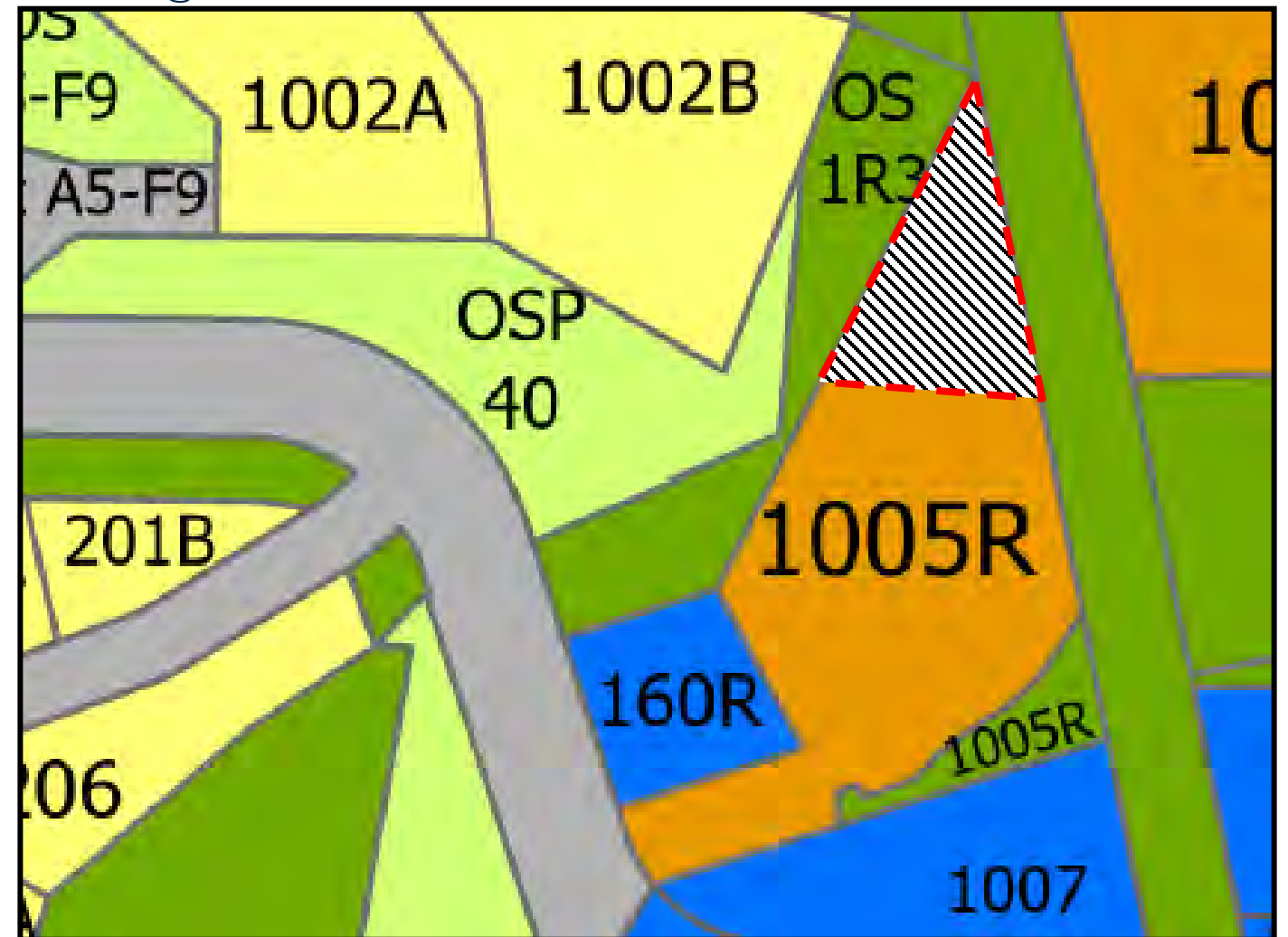




Lot 1005R

VCA Maintenance Shop

Zoning:

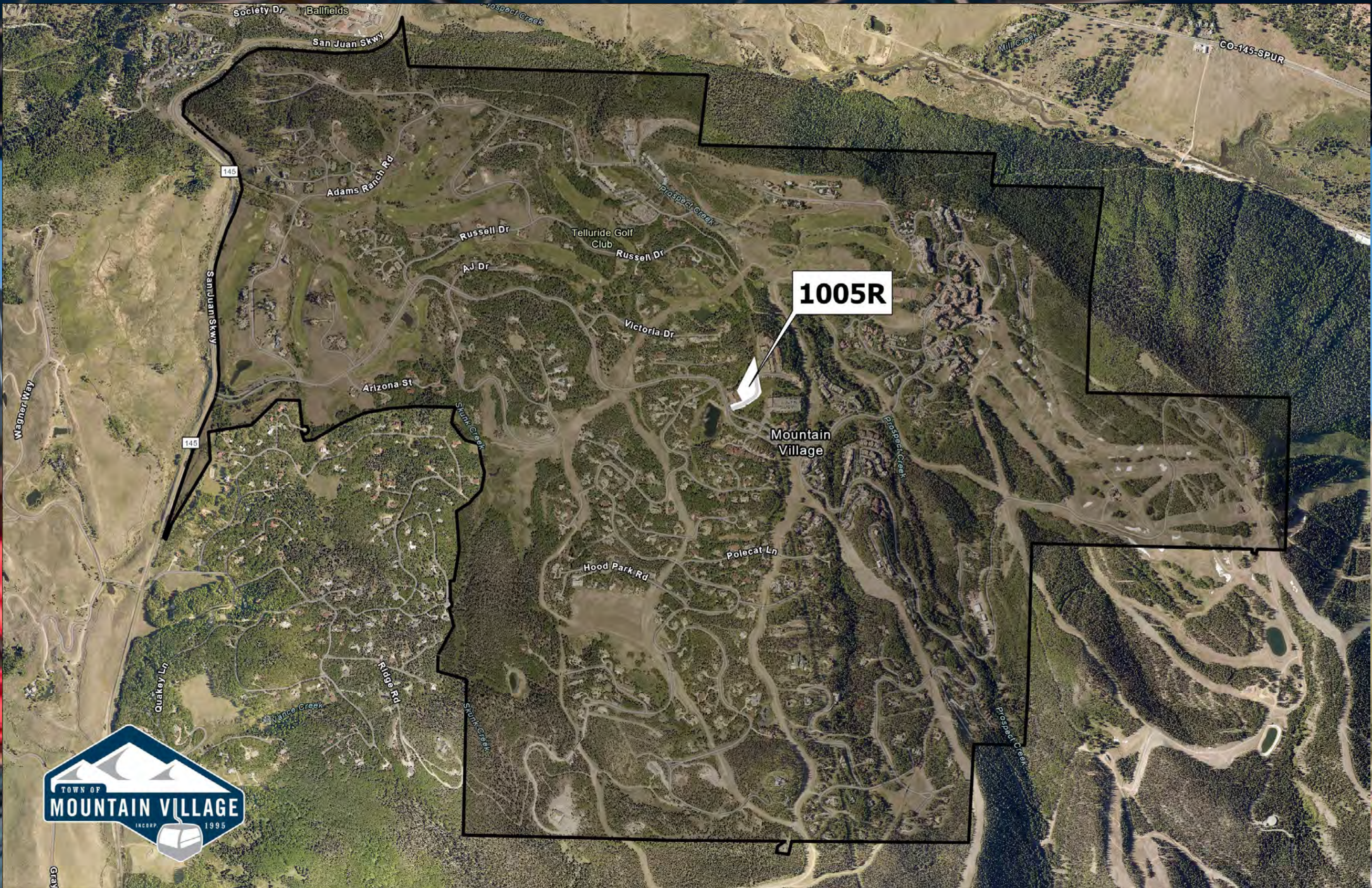


multi-family

active open space

civic

passive open space



summary.

Zoning: Multi-Family
Lot Size: 0.41 Acres (expansion area)

LOT OVERVIEW

Lot 1005R is the location of a portion of VCA and the VCA Maintenance Shop. The developable area was discussed within the Town Hall Subarea as a location for future community housing. To maximize the building envelope and to account for parking requirements, the existing maintenance shop may need to be relocated or incorporated into a mixed use development.

DEVELOPMENT CONCEPT

Community Housing and VCA Maintenance Facility

Any new development in VCA should be a for rent product focusing on 80-120% AMI. By incorporating the maintenance facility into a new development, existing facilities can be maintained and improved. This development would impact existing parking areas which would need to be addressed concurrently with any future development. In the past, VCA obtained relief from the parking requirements of the CDC and has otherwise been allowed one space per unit.

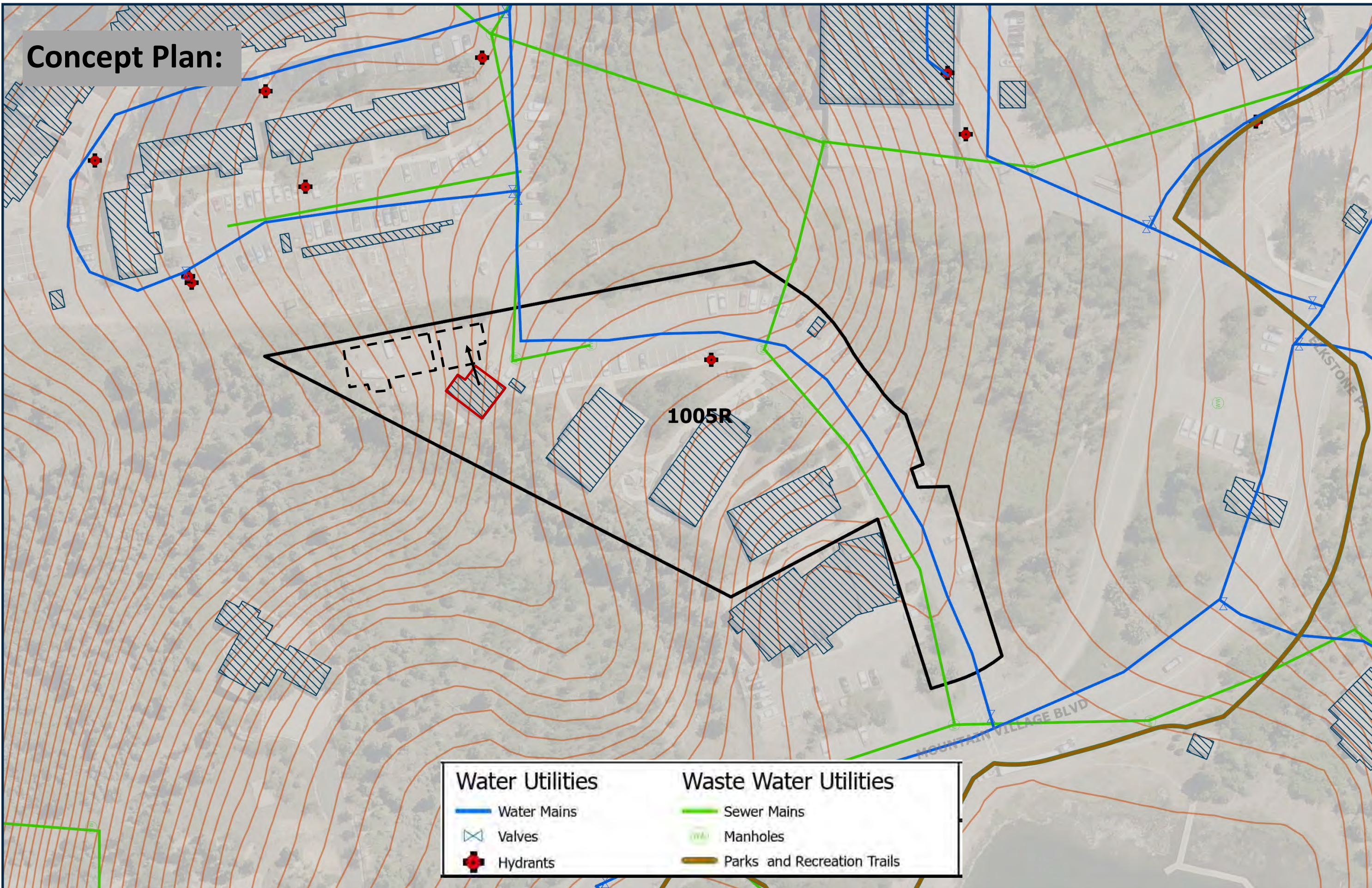
IMPLEMENTATION

1. Conceptual Scoping including parking analysis
2. Density Transfer and Rezone Application establishing new density
3. Design / Construct
4. Potential Parking Variance

existing conditions.



Concept Plan:



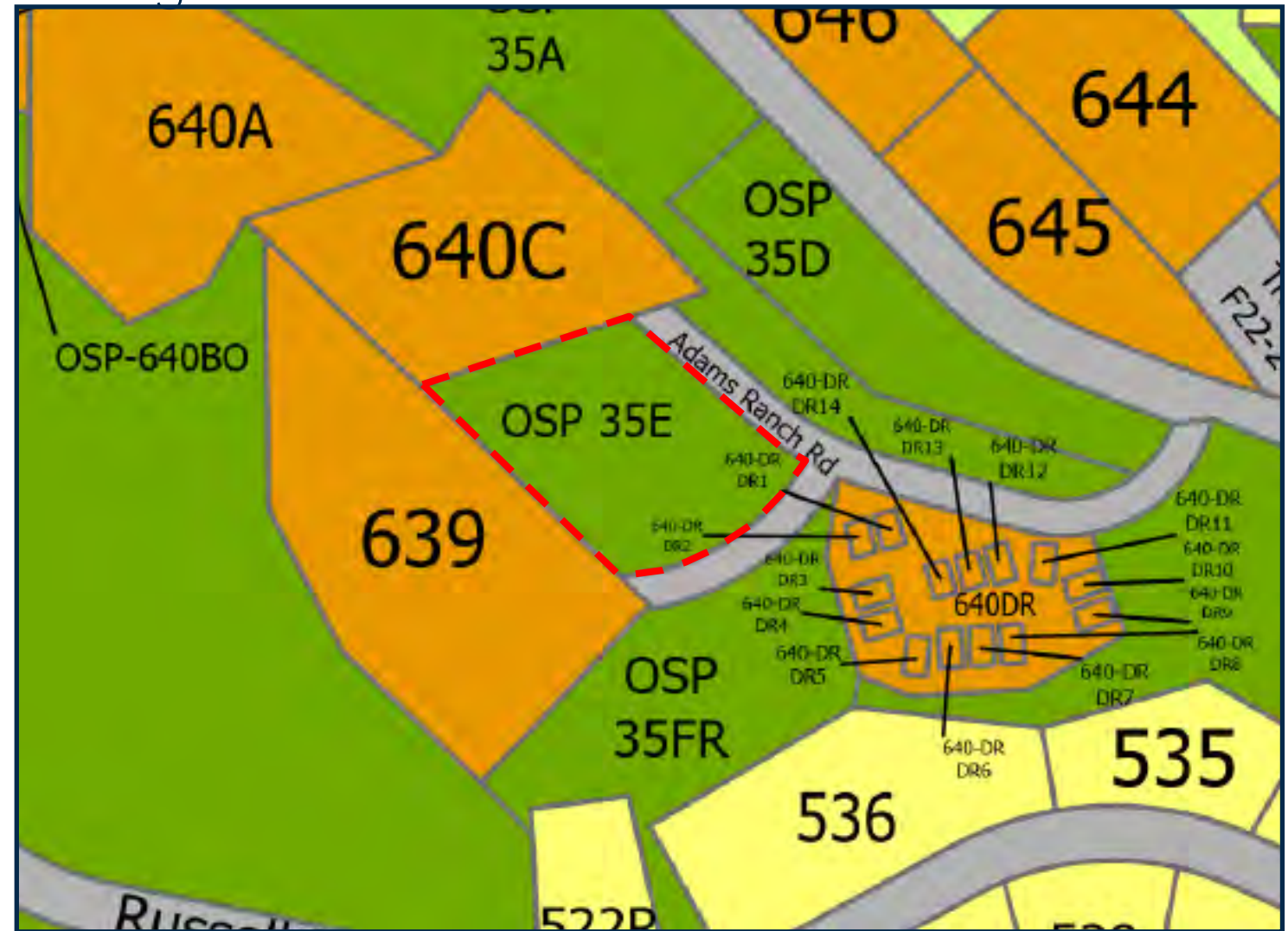
Water Utilities	Waste Water Utilities
Water Mains	Sewer Mains
Valves	Manholes
Hydrants	Parks and Recreation Trails



Lot OSP-35E

Meadows Parking Lot

Zoning:

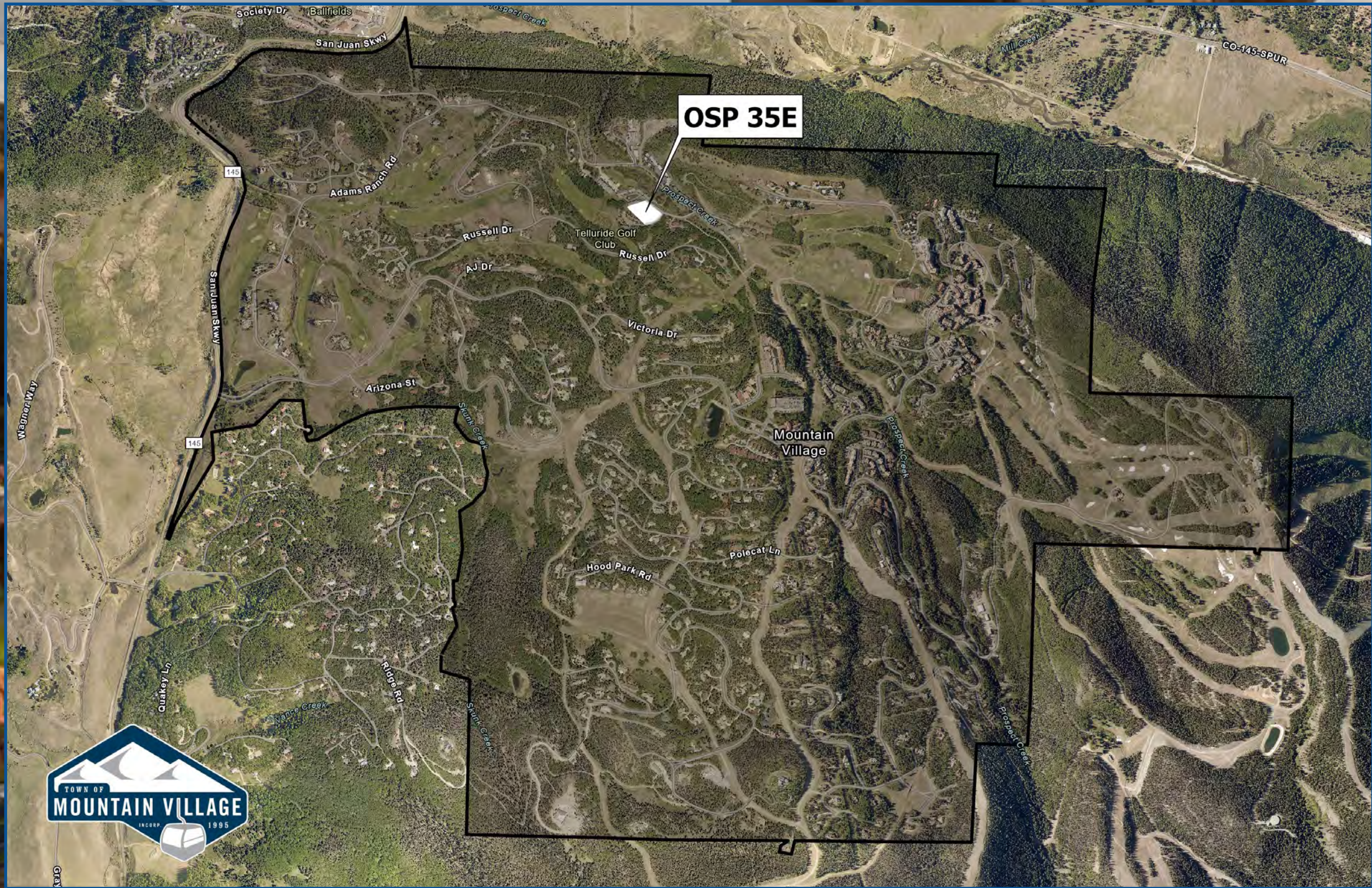


multi-family

active open space

civic

single-family



summary.

Zoning: Full Use Active Open Space
Lot Size: 1.50 Acres

LOT OVERVIEW

Lot OSP-35E is located within the Meadows Subarea currently serves as surface parking along with a post office box location and playground. This lot was identified for development within the Meadows Subarea plan, which called for a multi-level development incorporating a parking garage in order to maintain existing parking. Given the community amenities this Lot currently provides, adequate scoping and public outreach should be conducted prior to any future development, including soliciting input from the meadows subarea committee to be formed in 2022. This is one of the premier lots to provide additional community housing in the Mountain Village.

DEVELOPMENT CONCEPT

Community Housing and Parking

Lot OSP-35E should be developed as for sale employee condominiums. The specific development program should be a multi-family condominium development with subgrade parking facilities. This parking should accommodate all existing parking plus additional unit requirements of 1.5 spaces per unit. Special consideration should be provided for the existing park area adjacent to the project and potentially incorporated into the project.

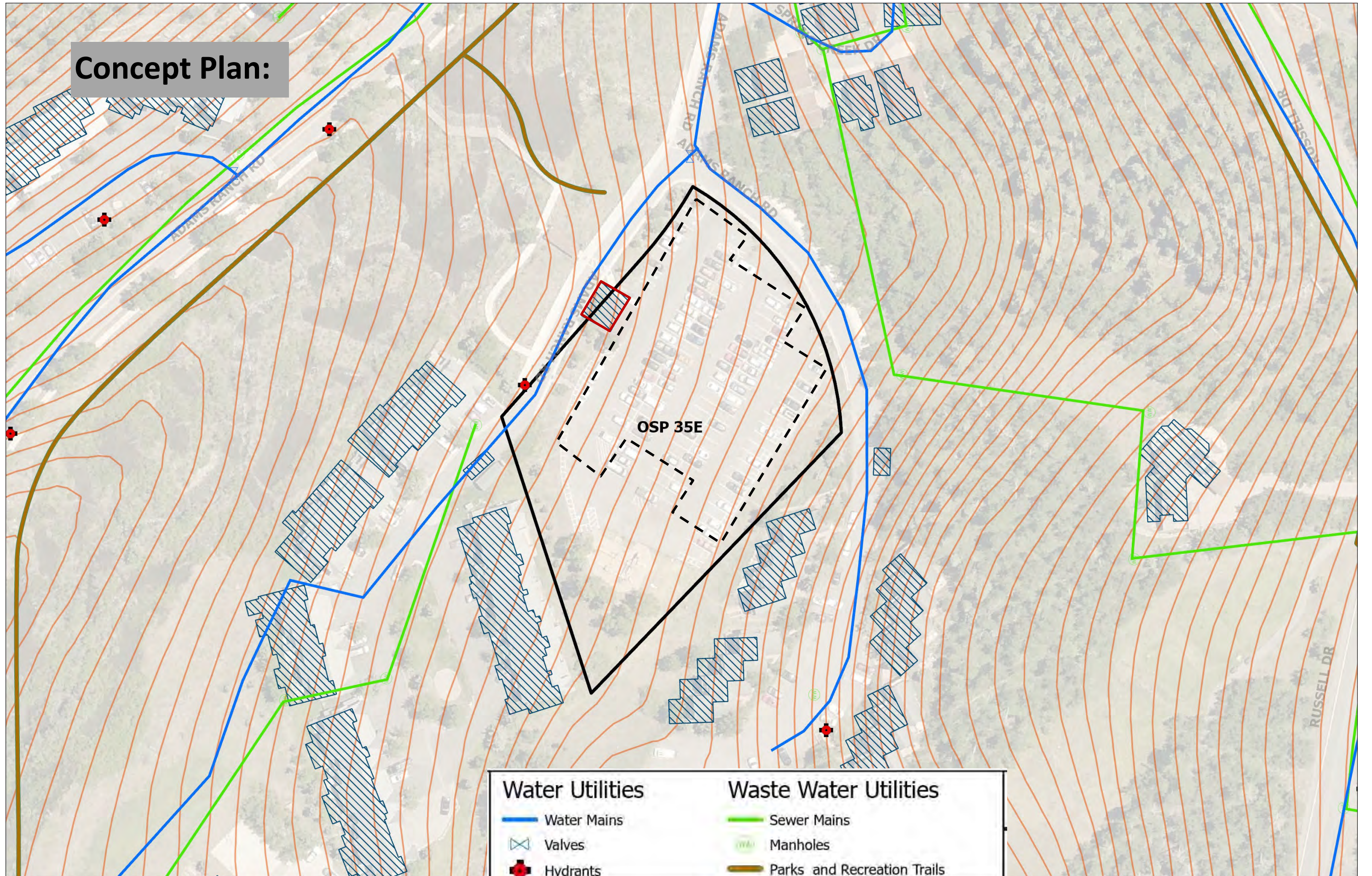
IMPLEMENTATION

1. Council decision on financing or partnership.
2. Soils study to understand subgrade parking feasibility.
3. Rezone from Active Open Space to Full Use Active Open Space per Future Land Use Map
4. Design / Construct.

existing conditions.

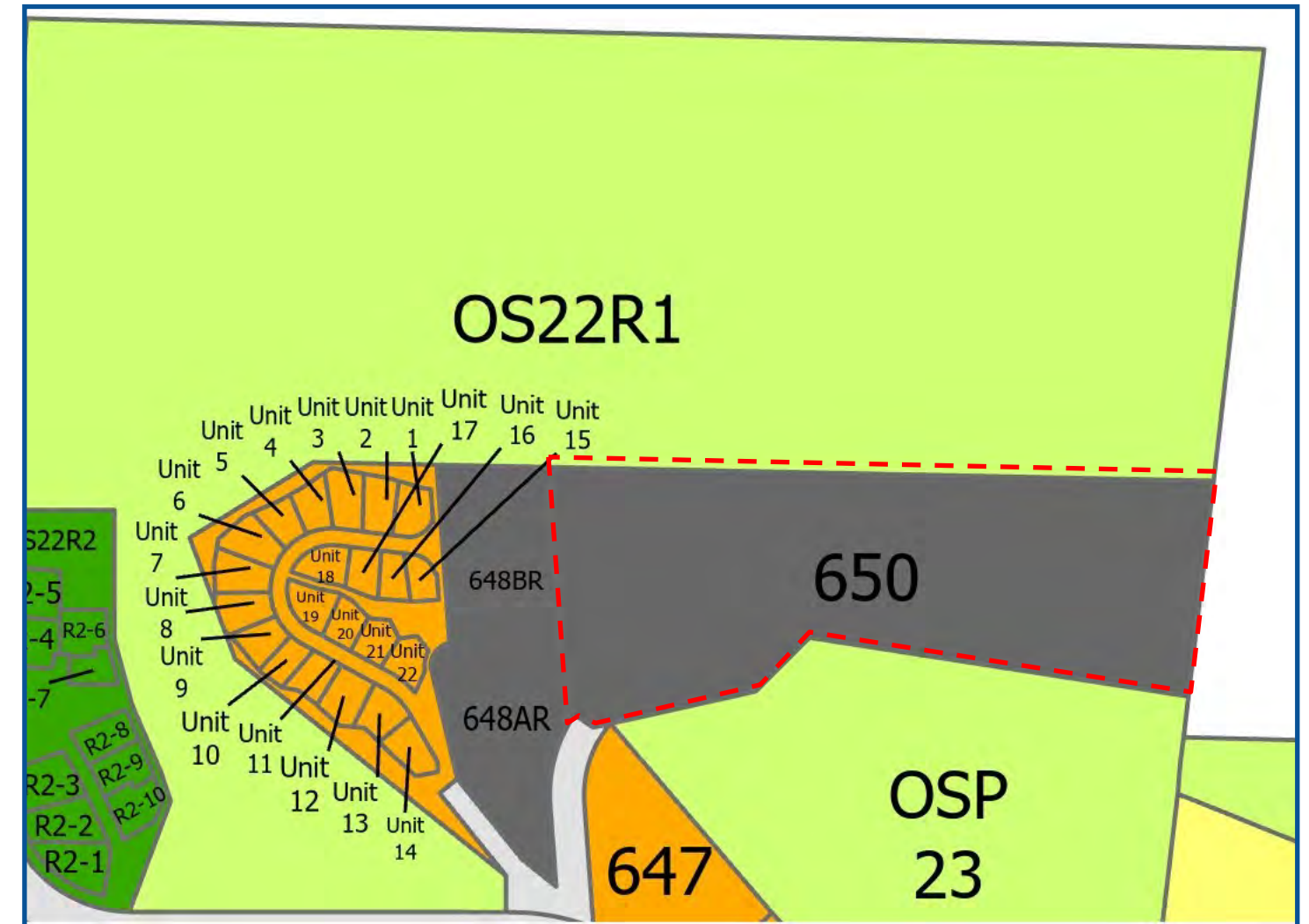




Concept Plan:





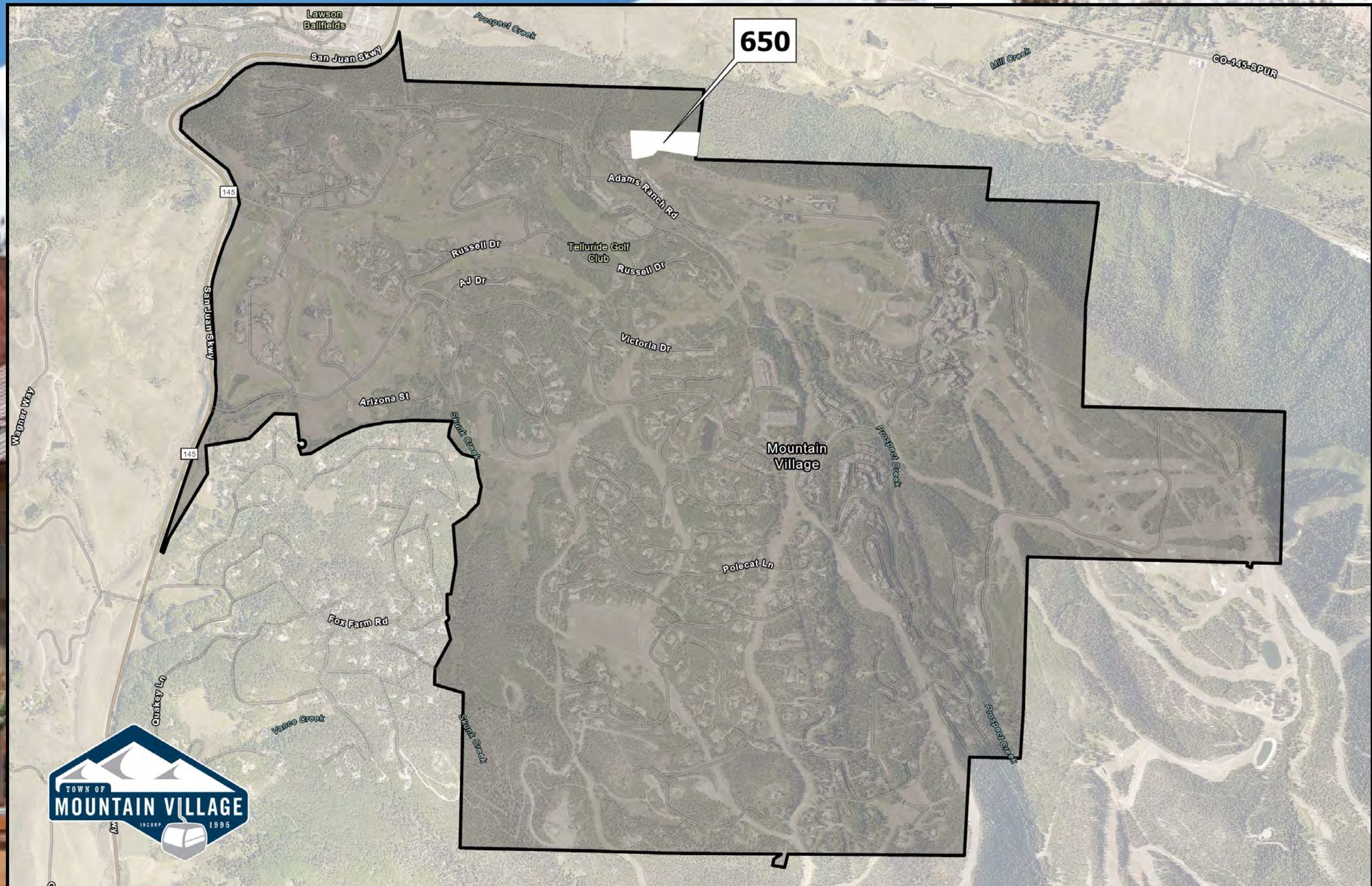
Water Utilities	Waste Water Utilities
Water Mains	Sewer Mains
Valves	Manholes
Hydrants	Parks and Recreation Trails

LOT 650



-  multi-family
-  active open space

-  Industrial
-  passive open space



summary.

Zoning: Industrial
Lot Size: 5.28 Acres

LOT OVERVIEW

Lot 650 is quite large and contains existing infrastructure on the Lot such as the Town Maintenance facility, gas pumps, and storage yard. In order to develop this lot, the Town should be thoughtful about how to maintain existing uses on the site without negatively impacting any future residences. This could include a relocation of the existing facilities or incorporating them into a future design.

DEVELOPMENT CONCEPT

Employee Housing for Police and Public Works / Temporary Housing

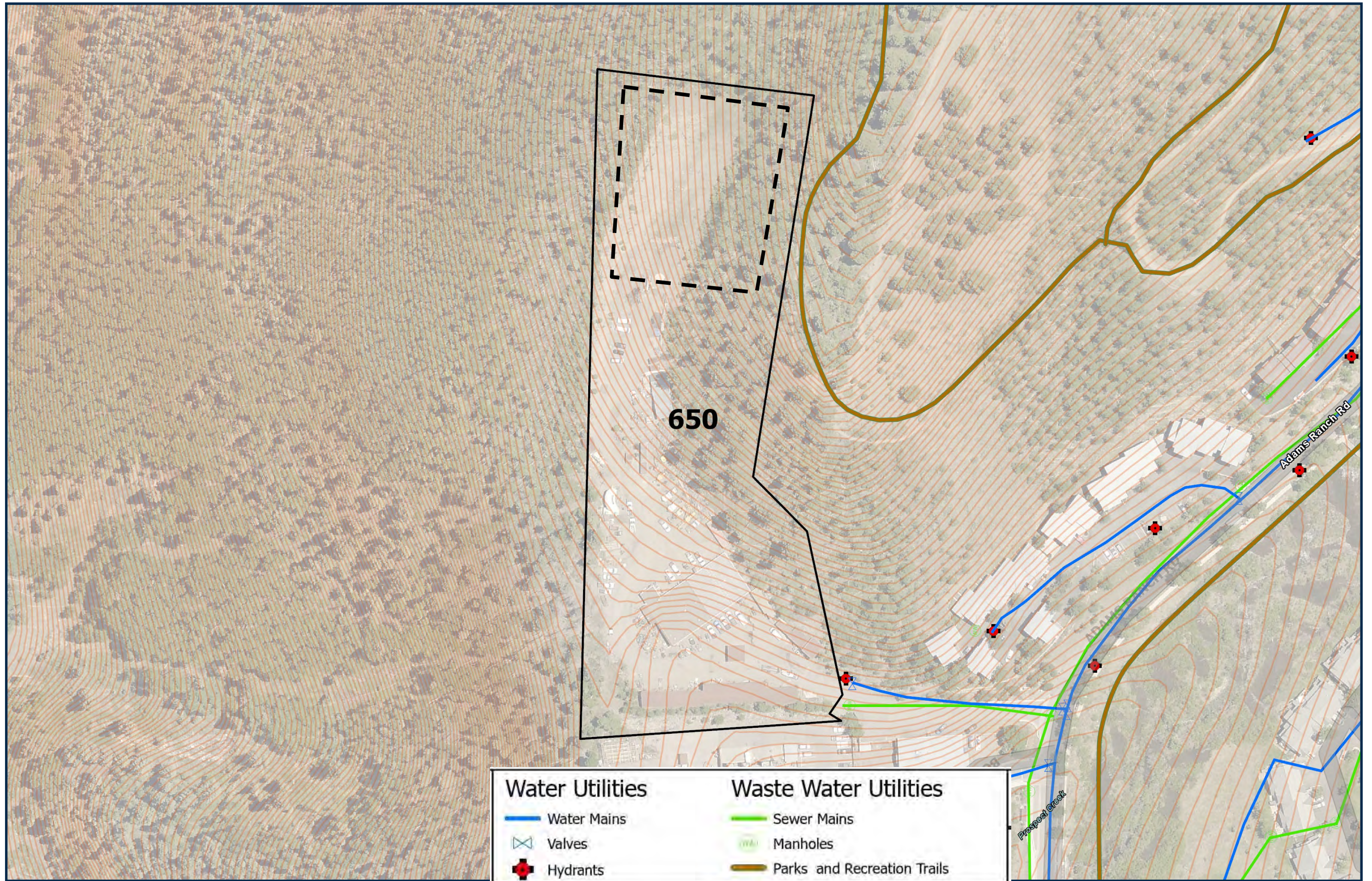
Maintain existing facilities on site and incorporate the remainder of the Lot for residential development. This may be better suited for town employee housing rather than the general public, given the extensive existing uses on site currently. In order to accomplish this, it may be best to create a new Lot 650BR. Additionally, the town would need to create employee density for this Lot. Design would need to take into account view planes from the Valley Floor.

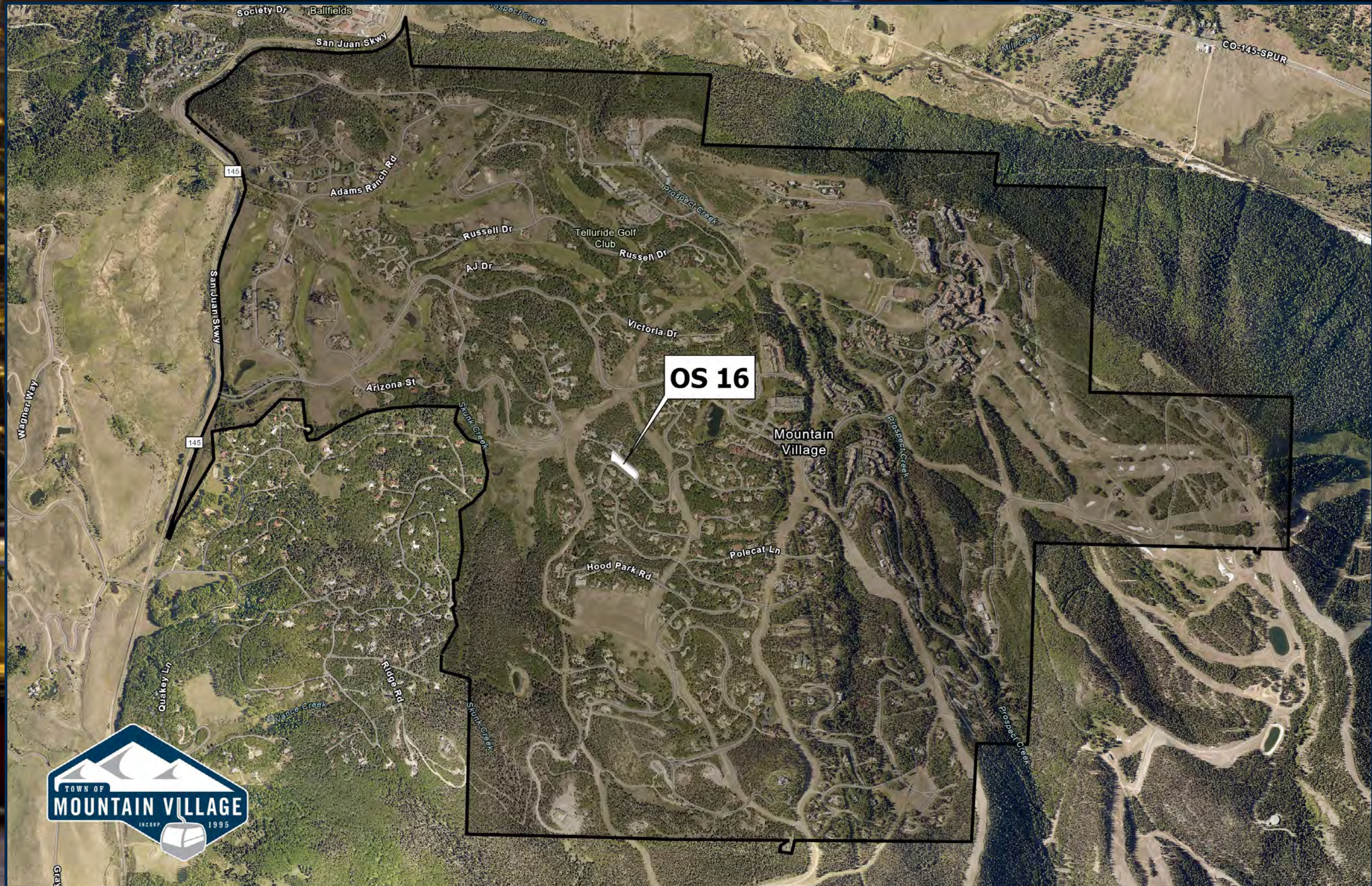
IMPLEMENTATION

1. Conceptual Scoping
2. Lot Split to create 650BR
3. Rezone 650BR to add employee density
4. Design / Construct
5. Provide lottery for new homes

existing conditions.







summary.

Zoning: Full Use Active Open Space
Lot Size: 0.632 Acres

LOT OVERVIEW

Lot OS-16 is located between Wilson Peak and Benchmark Drive, and is currently vacant. The Lot is narrow at only approximately 50 feet wide, but is otherwise flat. Due to grades along Wilson Peak, it may be preferable to access this Lot off of Benchmark Drive. This lot could potentially provide a single-family development opportunity. This home would be for sale to qualified residents.

DEVELOPMENT CONCEPT

Community Housing

Lot OS-16 should be developed as for sale single-family home. The focus should relate to development of 1 single-family home. The remainder of the property would be subdivided and rezoned to passive open space to limit any future development.

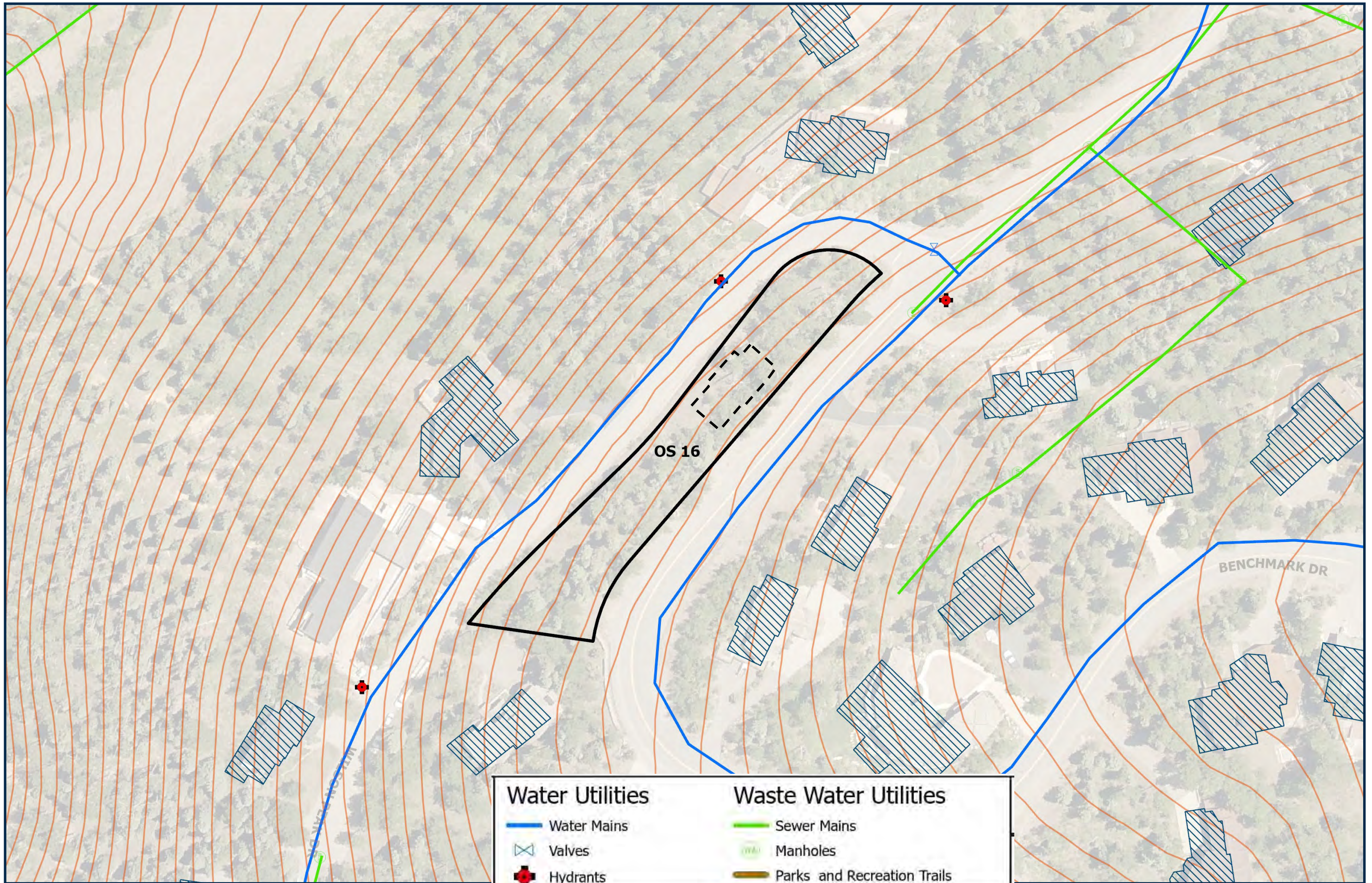
IMPLEMENTATION

1. Council decision on rezoning or development of OS-16
2. Rezone to Full Use Active Open Space per Future Land Use Map
3. Discuss access from Benchmark Drive
4. Conceptual Scoping
5. Design / Construct
6. Lottery for the sale of the constructed unit

Alternatively, the Lot could be conveyed to a developer who would construct the home at no cost to the town.

existing conditions.





Conclusion



The Town of Mountain Village is the owner of several properties within the community. The Town Council would like to ensure that all town owned land can be an asset to the community in the future, not only providing needed housing resources for members of our community who provide for our businesses to remain open, but for those who help provide a vibrancy of place that makes our visitors and guest stay longer. The developability of each Lot was analyzed relating to it's location, context, site characteristics, existing uses, and goals in the Comprehensive Plan. Understanding the overall potential and defined best use for each Lot, allows the Town to prioritize improvements on the parcels over time. In summary, the development strategies for each Lot has been provided below.

Lot 1003R-1 Land Unit 4

This development would be a 2 phased development focused on a for rent product of condominiums or townhouses. Given the ski-in ski-out nature of the site as well as its overall accessibility being in the Town Hall Subarea, these units would be highly desirable and would generate rental incomes above 100% AMI. Given the difficulties with parking it may be preferable to consider the use of the Gondola Parking Garage if parking cannot be accommodated within the homes. This could be an option given the Gondola Parking Garage is located on the same Lot as Land Unit 4.

Lot 644

This is the last remaining opportunity for larger scale multi-family development in the Meadows. With the density assigned, this project could accommodate a large number of condominiums or townhomes and would only require a design review approval to proceed. This site is subject to an active RFP process and the programming for the site will be determined as part of that RFP process. Although the site has difficult access, the building envelopes identified in this plan are relatively small and would allow for larger multi-family buildings along with townhouse type development.

Lot 1005R

The VCA Maintenance facility was identified during the Town Hall Subarea as a potential area to add housing in VCA. Due to the current location of the Maintenance Facility and Parking, these items would need to be addressed and incorporated into any future design. Any future development within VCA Lots should be for rent apartments targeting 60-100% AMI or higher.

Lot OSP-35E

The Meadows Parking Lot presents an opportunity for the redevelopment of OSP-35E for a large multi-family condominium structure with underground parking and incorporated greenspace. Any future development needs to be conscious of existing residential density in the area, and should provide adequate stepped design to limit offsite impacts. This property could be entirely redeveloped into housing if these issues are addressed properly. The existing post office should be incorporated into this design. Input from the Meadows subarea committee should be incorporated into any future proposal for this site.

Lot OS-16

Lot OS-16 provides opportunity for a smaller single-family home. The site could potentially accommodate additional units but in order to maintain contiguity with the surrounding homes should be limited to a single-family home—a product desperately needed for upper level management residents.

Lot 650

The Town Maintenance Shop and its remaining undeveloped portions of the property represent a good opportunity for additional Town Employee housing for Public works and Public Safety Employees. Given the existing uses, it would be best to not open this development to the general public but rather to limit any future lottery to town employees.

