

**For the purposes of meeting the technical requirements of a Class 3 application, there will be two separate meetings and two separate agendas for different aspects of one land use application. The first agenda is a meeting open to the public but not including public comments, and the second meeting includes a public hearing at which any interested party may offer comments**

**TOWN OF MOUNTAIN VILLAGE  
 DESIGN REVIEW BOARD SPECIAL MEETING  
 Sketch SPUD Initial Architecture Review Public Hearing Agenda  
 TUESDAY, MAY 17, 2022 2:00 PM  
 MOUNTAIN VILLAGE TOWN HALL  
 455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
 TO BE HELD HYBRID THROUGH ZOOM:**

<https://us06web.zoom.us/j/84012621818?pwd=K1pDc2JyYUJGRGRmKzdIRDZIU3J6dz09>

	Time	Min.	Presenter	Type	
1.	2:00		Chair		Call to Order
2.	2:00	60	Haynes Ward	Public Meeting	CLASS 3, SKETCH SITE SPECIFIC PLANNED UNIT DEVELOPMENT (SPUD) Initial architecture review, for Lot 161C-R, Lot 67, Lot 69R-2, Lot 71R, OS-3Y, and portions of OS-3BR2 and OS-3XRR for a mixed-use hotel/resort development including plaza, commercial and residential uses
3.	3:30		Chair		Adjourn

**TOWN OF MOUNTAIN VILLAGE  
 DESIGN REVIEW BOARD SPECIAL MEETING  
 Sketch SPUD Final Architecture Review Public Hearing Agenda  
 TUESDAY MAY 17, 2022 3:30 PM  
 MOUNTAIN VILLAGE TOWN HALL  
 455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
 TO BE HELD HYBRID THROUGH ZOOM:**

<https://us06web.zoom.us/j/82891371771?pwd=ODRkL1ZpMXJURIBEL1BTTzVyeER6QT09>

	Time	Min.	Presenter	Type	
1.	3:30		Chair		Call to Order
2.	3:30	60	Haynes Ward	Public Hearing	CLASS 3, SKETCH SITE SPECIFIC PLANNED UNIT DEVELOPMENT (SPUD), final architecture review, for Lot 161C-R, Lot 67, Lot 69R-2, Lot 71R, OS-3Y, and portions of OS-3BR2 and OS-3XRR for a mixed-use hotel/resort development including plaza, commercial and residential uses
3.	4:30		Chair		Adjourn

Please note that this Agenda is subject to change. (Times are approximate and subject to change)  
 455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435  
 Phone: (970) 369-8242 Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: [cd@mtnvillage.org](mailto:cd@mtnvillage.org). We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**Glenwood Springs Office**  
901 Grand Avenue, Suite 201  
Glenwood Springs, Colorado 81601  
Telephone (970) 947-1936  
Facsimile (970) 947-1937

**GARFIELD & HECHT, P.C.**  
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## MEMORANDUM

DATE: May 10, 2022

TO: Town of Mountain Village

FROM: David McConaughy, Town Attorney

RE: Lot 161CR Procedures – SPUD Sketch Plan -- May 17, 2022 DRB Meetings

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The current land use application for Lot 161CR (proposed as a Four Seasons Hotel) is subject to several parallel processes including design review, SPUD, and subdivision. The DRB and Town Council have previously approved, with conditions, the conceptual SPUD. The next step is the Sketch SPUD (a Class 3 Application), which is the subject of this memo.

The CDC includes the following provisions regarding the DRB’s SPUD Sketch Plan Review:

CDC Section 17.4.3(G)(2)(a) provides that for Class 3 applications, an Initial Architecture and Site Review hearing shall be scheduled *prior to the scheduled date for the Final Review public hearing*. Section 17.4.3(H)(2)(b), provides that the Initial Architecture and Site Review of the Class 3 Design Review process may be noticed *concurrently with the Final Review public hearing*. Section 17.4.3(J)(2) provides that the DRB shall hold at least one Initial Architecture and Site Review hearing *and* at least one Final Review public hearing *held at a subsequent DRB agenda*. Similarly, Section 17.4.3(K)(2) provides that Final Review shall occur *after the DRB approves the Initial Architecture and Site Review application* via a hearing to be held *on a subsequent agenda*. The purpose of the separate hearing for Final Review is to “consider recommendations from the Planning Division, DRB, other agencies and testimony from the applicant and the public.”

Reading these provisions together, the DRB must conduct two separate meetings – one for Initial Architecture and Site Review and then a later meeting with a public hearing, on a separate agenda, for Final Review. However, under 17.4.3(H) both meetings may be included in the same public notice.

The DRB is presently scheduled to hold two separate meetings, with separate agendas, on May 17, 2022. The first meeting will be at 2:00 p.m. (“Meeting #1”) to consider Initial Architecture and Site Review which is also the Sketch PUD review. This will not be a public hearing, and no formal action will be taken. Rather, the DRB will provide comments and feedback to the Applicant, who may or may not decide to take that feedback into account to make changes to the application.

The second meeting on May 17 will be at 3:30 p.m. (“Meeting #2”) and is noticed as a public hearing on Final Review of the Sketch PUD application.

The CDC, at Section 17.4.11(C) and (D), provides the following guidelines for each meeting (**emphasis added in bold**):

*Class 3 Development Applications.* All other Design Review Process development applications not listed above shall be processed as class 3 applications. Class 3 applications consist of two steps as outlined below.

a. *Initial Architecture and Site Review.* The intent of the Initial Architecture and Site Review is to allow the DRB a preliminary review of the composition of the project to determine whether it is responsive to the Town Design Theme; fits within the context of the existing neighborhood and to identify potential variations. **The review is not a public hearing and no action will be taken.**

i. *Initial Architecture and Site Review Disclaimer.* Any comments or general direction by the DRB shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. An Initial Architecture and Site Review shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the final review process.

b. *Final Review.* Held on a subsequent agenda after the Initial Architecture and Site Review, **the Final Review is a public hearing** to determine the project’s consistency with the Town Design Theme and compliance with the CDC.

D. *Criteria for Decision.*

1. The following criteria shall be met for the review authority to approve a Design Review Process development application:

- a. The proposed development meets the Design Regulations;
- b. The proposed development is in compliance with the Zoning and Land Use Regulations;
- c. The proposed development complies with the road and driveway standards;
- d. The proposed development is in compliance with the other applicable regulations of this CDC;
- e. The development application complies with any previous plans approved for the site still in effect;

f. The development application complies with any conditions imposed on development of the site through previous approvals; and

g. The proposed development meets all applicable Town regulations and standards.

2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the Design Regulations.

If the DRB has comments during Meeting #1 that are not reflected in the Staff Report or Staff's proposed conditions for Meeting #2, then any motion at the end of Meeting #2 may include additional conditions to reflect such comments.

Because Meeting #2 will be a public hearing, DRB members should refrain from making further comments during Meeting #2 or indicating how they may vote until after the close of testimony so that the final decision will take into account not just the DRB's own comments from Meeting #1 but also comments from the public, staff, and referral agencies during Meeting #2. However, DRB members should feel free to ask questions of staff, the public, or the applicant at any point in the process.

If the DRB determines that the approval criteria are satisfied for Final Review, then it should make a motion to approve the application with or without conditions. (The motion may simply refer to the conditions in the Staff Report, or it could add or subtract conditions.) If the DRB is not satisfied, then it can either move to continue Meeting #2 and the public hearing to another date to allow the applicant to make changes, or it could vote to deny Final Review.

If either the DRB or the Applicant requests a continuance of Meeting #2, we recommend that any members of the of public in attendance be offered the opportunity to speak and make their comments before the hearing is continued.

"Final Review" for Meeting #2 means the final step in the SPUD Sketch Plan process, which is not the same as "Final SPUD." Final SPUD will be a Class 4 application requiring further review by the DRB followed by ultimate approval or disapproval by Town Council.

In addition, as it relates to the Design Review Boards role related to Planned Unit Development applications, the DRB's focus is on design. We have structured an initial design review and final design review concurrent in the PUD process, to assure that the DRB is reviewing and approving the design associated with PUD applications.

The Town Council makes decisions regarding density, mass and scale and public benefits.



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**TO:** Design Review Board

**FROM:** Summary and Background by Michelle Haynes, Planning and Development Services Director  
Design Review by Amy Ward, Senior Planner

**FOR:** Public Hearing on May 17, 2022

**DATE:** May 10, 2022

**RE:** **Part I.** CLASS 3, SKETCH SITE SPECIFIC PLANNED UNIT DEVELOPMENT (SPUD) Initial architecture review, for Lot 161C-R, Lot 67, Lot 69R-2, Lot 71R, OS-3Y, and portions of OS-3BR2 and OS-3XRR for a mixed-use hotel/resort development including plaza, commercial and residential uses  
**Part II.** CLASS 3, SKETCH SITE SPECIFIC PLANNED UNIT DEVELOPMENT (SPUD), final architecture review, for Lot 161C-R, Lot 67, Lot 69R-2, Lot 71R, OS-3Y, and portions of OS-3BR2 and OS-3XRR for a mixed-use hotel/resort development including plaza, commercial and residential uses

**EXECUTIVE SUMMARY**

The applicant requests a Class 3, Sketch Site-Specific Planned Unit Development (SPUD) review which also functions as the DRB’s initial design review of the proposed Planned Unit Development for Lots 161CR/Pond Lots, luxury hotel and residence, Village Center. The applicant has submitted the Sketch SPUD application consistent with the Conceptual SPUD approval which was rendered by the Town Council on March 17, 2021. The focus of the sketch SPUD review is solely with the DRB and its focus is on design. In exchange for Community Development Code (CDC) variations requested through the PUD process (like heights up to 78.5’ for the Pond Lots and 95.5’ for Lot 161CR), the Town Council evaluates General Conformance with the 2011 Comprehensive Plan and adequate Community Benefits. Land Use applications can be consolidated through a PUD process which include the following: A request to replat one lot, three footprint lots and one village center open space parcel into one lot and an additional request to rezone and replat two portions of town owned village center open space , and a rezone and density transfer to propose 50 hotel rooms, 46 lodge units with lock off efficiency lodge units used as 46 branded hotel residences, and 37 private residences (condominiums). Onsite deed restricted housing is shown as 3,000 square feet plus a possible payment in lieu to be discussed with Town Council in more detail with the Final SPUD application. Design review and vested property rights are also consolidated through the SPUD process.

**PROJECT OVERVIEW**

**Legal Description:** Lot 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (and a request to incorporate portions of OS-3BR2 and OS-3XRR owned by the Town of Mountain Village TBD)

**Address:** 634,648,654 and 691 Mountain Village Blvd

**Owner/Applicant:** CO LOT 161CR and TSG Ski & Golf, LLC and TSG Asset Holdings, LLC (TSG)

**Agent:** Merrimac Fort Partners, LLC

**Zoning:** Village Center Zone District, Active Open Space: Village Center Active Open Space

**Proposed Zoning:** PUD Zone District

**Existing Use:** Vacant, used for temporary surface parking  
**Proposed Use:** Mixed use including hotel, branded residences, condominium and both public and private commercial uses associated with a branded hotel.

**Site Area:** 4.437 acres in aggregate

**Adjacent Land Uses:**

- **North:** Vacant 89 Lots, single family zoning
- **South:** Gondola Station
- **East:** Vacant residential lots
- **West:** Heritage Crossing, Village Center

**ATTACHMENTS**

- 1) Legal Memo regarding process dated May 10, 2022
- 2) Applicant narrative revised dated May 12, 2022
- 3) Land Use square footage table
- 4) Architectural Drawings
- 5) Public and private circulation exhibit
- 6) Referral Comments
  - a) Scott Heidergott, Fire Marshal
  - b) Finn Kjome, Public Works Director
  - c) Lauren Kirn, Sustainability and Grant Coordinator
- 7) Public Comment, McNamara 5.5.22 & A. Butler 5.11.22
- 8) Applicant's Response to Public Works Referral Comment
- 9) [Link to the 3D model](#)
- 10) History of Parcel 161CR

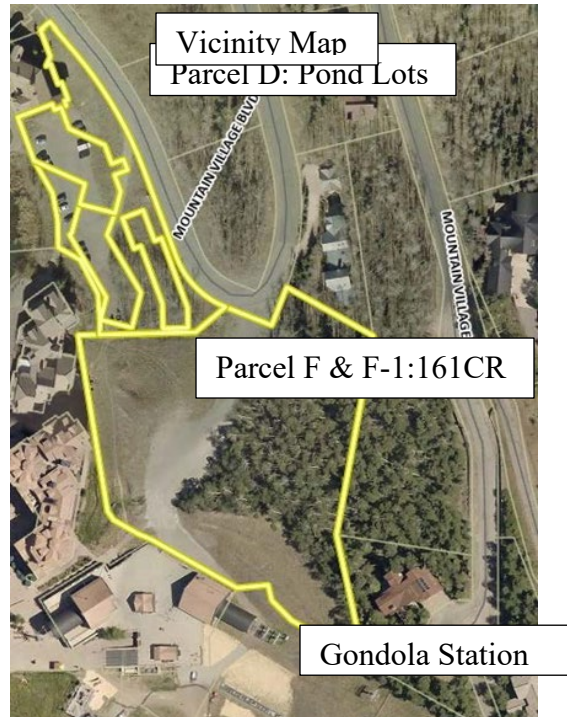
**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)
- 2011 Comprehensive Plan

**PLANNED UNIT DEVELOPMENT PROCESS**

The CDC requires a three-step SPUD process

1. Class 4 Conceptual SPUD review



- a. Recommendation to Town Council by the DRB – *February 17, continued to March 17, 2022*
- b. Action by Town Council- *February 17, 2022 continued to March 17, 2022*
2. **Class 3 Sketch SPUD review – we are at this step**
  - a. DRB Design Review of the SPUD
    - i. Initial Design Review of the Sketch PUD *public meeting– May 17, 2022*
    - ii. Final Design Review of the Sketch PUD *public hearing – May 17, 2022*
3. Class 4 Final SPUD review
  - a. Recommendation to Town Council by the DRB including final DRB review
  - b. Action by Town Council, consideration of first reading of an ordinance
4. Second Reading of an Ordinance consideration by Town Council

### **PURPOSE OF THE SKETCH SPUD**

A Sketch PUD can only be submitted once a Conceptual SPUD has been approved which occurred by Town Council on March 17, 2022.

The purpose of the sketch SPUD is for the applicant to present its development application to the DRB with Design Review Process plans that are designed/engineered solutions to the issues and concerns identified during the conceptual SPUD stage and to address the criteria for decision

As stated above the purview of the DRB in this process is to review design related issues pursuant to the Design Regulations.

### **OVERVIEW OF THE PLANNED UNIT DEVELOPMENT APPLICATION**

#### **Density**

The application includes 50 traditional hotel units, 46 private residences which will be kept in the rental pool when not occupied by the owner, 37 condominiums, 3,000 square feet of deed restricted onsite housing and restaurant, conference space, a bar and retail space is included with the application.

#### **Subdivision Plat**

.424 acres of OS-3XRR is requested to be replat into 161CRR and .063 acres of OS-3BR both zoned Village Center open space is being requested to be replat. The Town Council approved of the replat and the final plat will be reviewed as a class 4 application concurrent with the Final SPUD application before both boards.

#### **General Conformance with the Comp Plan**

The application was deemed in General Conformance with the Comprehensive Plan with the Conceptual SPUD review.

#### **Public Benefits**

Contained within the public benefits table, the application is providing hot beds and enhancement of the Gorrone Creek riparian area both identified in such table in the Comprehensive Plan.

Additional community benefits include:

- A financial contribution to enhance the Village Pond and Village Pond Plaza area
- A public restroom
- A storage area owned by the town of approximately 600 square feet
- Two parking spaces for town use in the parking garage
- 3,000 square feet of employee housing and a financial contribution

- A vehicle pull-out area and stairs from Mountain Village Boulevard to serve La Chamonix and similar neighbors
- Public improvements including a sidewalk from the Porte Cochere to the La Chamonix stairs.
- A trash compacting facility

**Site Specific Comp Plan policies being met**

- Consideration of Village Center Open space use as part of the development
- Enhancement of Gorrano Creek
- Village Pond improvements
- Activate the area around the Village Pond

Pedestrian walkways, paths and connection to the Village Center. The applicants per the CDC are required to improve areas that extend 30’ from their property line and into the Village Center. The town does not consider this a public benefit, except for the Gorrano Creek improvements as noted in the Comprehensive Plan.

**Housing Mitigation**

Understanding that the Town will be adopting the employee housing mitigation, the applicants are exceeding the requirements as otherwise determined by the employee housing mitigation worksheet, as adopted, of approximately 2,000 square feet of employee housing by providing 3,000 square feet. A cash in lieu payment may also be provided.

**Parking**

The DRB can establish a parking requirement for dormitory use. Past precedent required 2 parking spaces for every 3 dormitory units. This can be established with this application.

**REQUESTED DESIGN VARIANCES AND SPECIFIC APPROVALS**

The Town Council evaluates the list of CDC variations and specific approvals against the proposed community benefits and general conformance with the Comprehensive Plan. DRB gives a recommendation on these items as they relate to the design of the building and site.

*Staff: The applicant can request up to 95.5’ for a maximum height on the residential building consistent with the Conceptual SPUD approval. The applicant shows a maximum height of 95.1’ feet and average heights up to 57.7’ for the residential building.*

*The maximum height on the Pond lot can be up to 78.5’. With this design review it is shown at 78.1’ with an average height of 48.5’. For the purposes of the final PUD we will incorporate establishment of the average height with this application which is found under the findings section*

**CDC Provisions Table**

CDC Provision	Per Conceptual SPUD Approval	Proposed
Maximum Building Height – 161CR Lot	95.5’	95.1’*
Avg. Building Height -161CR Lot	To be established	58.2’
Maximum Building Height – Hotel Building* Pond Lot	78.5’	78.1’



<b>Avg. Building Height -Hotel Building – Pond Lot</b>	To be established	51.3'
<b>Maximum Lot Coverage</b>	100% (149,367 s.f.)	68% (102,690 s.f.)
<b>General Easement Setbacks</b>	No encroachment	No encroachment**
<b>Roof Pitch</b>		
Primary		1:12
<b>Exterior Material</b>		
Stone	25% minimum	34%
Stucco	Must be primary material	0%
Wood	20% Maximum	15%
Windows/Doors	40% maximum	33%
<b>Parking</b>		
37 Condos	1 space per unit	37
50 Hotels Rooms (efficiency lodge units)	.5 spaces per unit	25
92 Lodge Units	.5 spaces per	46
3,000 square feet of employee units	1 spaces per unit***	TBD
HOA spaces	1-5 parking spaces	5
Commercial High Intensity – Restaurant (6,024 s.f.)	1 space per 500 s.f. =13 spaces	13
Commercial Low Intensity – Spa, Pool, Fitness (6,829 s.f.)	1 space per 1,000 s.f. = 7 spaces	7
Ridge Parking****	36 spaces	36
Town Parking – Community Benefit	2 spaces	2
Additional Parking	none	27
<b>Total Parking</b>	162.5	198*****

\* There are three buildings in perceived massing, but one building technically. Maximum and average is shown for the Pond Lot only for the purposes of conforming with the Comprehensive Plan development table and CSPUD approval.

\*\*The proposed replat will vacate a 16' easement on Lot 161C-R

\*\*\*Parking requirements will be met for employee housing at apartment or dormitory use

\*\*\*\*Required pursuant to a settlement agreement

\*\*\*\*\*Parking requirements are estimated currently based upon the Conceptual SPUD plan and are subject to change should the proposed density change on the property during the review process.

**Variations Requests:**

1. To allow heights up to 95.5' feet for the residential buildings and 78.5' feet for the hotel and branded residence pond lot building (CDC 17.3.11 and 17.3.12)
2. To allow for footprint lots to exceed 25% (CDC 17.3.4.H.6)

3. Average heights can be established up to 58.2' for Lot 161CR and 51.3' for the Pond lot hotel building which may change between initial and final DRB review based upon design changes.

**Design Variations:**

1. Exterior Wall Materials (CDC 17.5.6.E.4)
2. Glazing Variance (CDC 17.5.6.G.1)

**SUMMARY OF THE SKETCH DESIGN PLANS**

Overall, the design of the hotel is contemporary and minimalistic. The buildings are rectangular forms with some stepping back of the roofs. A combination of shed, reverse gable, gable and flat roofs are utilized to provide varied roof lines. The buildings have some articulation in the variation of recessed balconies and flush window areas separated by differing widths of either stone or wood cladding. Contemporary structural steel canopies enhance commercial entrances as well as step the building towards public plaza areas. A lower stature connector between the hotel and north residential building has a more traditional/historic feel to it.

The overall palette of the building mimics colors seen elsewhere in the village core, but are more contemporary in nature. Stone and wood cladding are the primary materials perceived. The proposed metal roof is a departure from the concrete tile historically used in this area.

The landscaping component of the site is integral to the design. Approximately 40% of the site has been left undeveloped, leaving space for extensive plantings. These undeveloped areas of the site also lessen the overall perceived massing in comparison to what could potentially have been built on the site. Hardscaping, paths, hot tubs, firepits, and outdoor seating areas are distributed throughout the property. Public access throughout the plazas and landscaped areas is proposed.

**Chapter 17.3: ZONING AND LAND USE REGULATIONS**

**17.3.12: Building Height Limits**

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a combination of shed, gable, reverse gable and flat roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive. A PUD allows the applicant to request heights that exceed the underlying zoning in exchange for community benefits.

*Staff: The applicant can request up to 95.5' for a maximum height on the residential building consistent with the Conceptual SPUD approval. The applicant shows a maximum height of 95.1' feet and average heights up to 58.2' for the residential building.*

*The maximum height on the Pond lot can be up to 78.5'. With this design review it is shown at 78.1' with an average height of 51.3'. For the purposes of the final PUD we will incorporate establishment of the average height with this application which is found under the findings section.*

**17.3.14: General Easement Setbacks**

*Staff: Lot 161CR shows a 16' General Easement to be vacated as part of the proposed subdivision. If approved as proposed there will be no setbacks, therefore no encroachments.*

## **Design Regulations (CDC 17.5)**

The specific purview of the DRB are the design related elements of the Sketch SPUD application. The applicant has requested a number of design related waivers, variations, and specific approvals which have resulted in the existing proposed design for your review. Staff has called out these specific waivers, design variations and specific approvals below.

### **Town Design Theme (CDC 17.5.4)**

The Town design theme is about establishing a strong sense of place within our mountain setting, buildings that are integrated into the natural landscape, respectful of the tradition of alpine design, and architectural expression that visually ties to alpine buildings commonly found in alpine environments. The key characteristics of our 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.

*Staff: The applicant has sited the building in such a way as to preserve some main view corridors through the property as well as to maintain a large amount of open space on the site. Access through and around the site has been thoughtfully considered. Although much of the natural forest on the site will need to be removed for construction, the landscaping plan shows extensive re-vegetation with a variety of tree species. This project is in a transitional area between the Village Core and outlying residential neighborhoods, recent design reviews in the area for single family homes have showcased more contemporary mountain modern design, this project seems to be contextually between the traditional design seen in the Core and the more modern design seen in the surrounding residential neighborhoods, though leaning towards the more modern side.*

2. Massing that is simple in form and steps with the natural topography.

*Staff: The massing of the building has been broken up into three parts, though technically is connected as one building. It does appear simple in form. This iteration is more stepped than what we saw at the last review, stepping down on the north end of the hotel, better approaching the scale of surrounding properties near shared property lines.*

3. Grounded bases that are designed to withstand alpine snow conditions.

*Staff: This requirement is being met.*

4. Structure that is expressive of its function to shelter from high snow loads.

*Staff: Sloped roofs are designed in a way that channels snowfall to the interior of roof areas where it will be melted and directed through the building. This should help to avoid potential snowfall in pedestrian areas around the building. This has been problematic with some of the gabled roofs surrounding the Village Core in the past. Staff feels this criteria is being met.*

5. Materials that are natural and sustainable in stone, wood, and metal.

*Staff: This criteria is being met.*

6. Colors that blend with nature.

*Staff: The proposed materials palette is a blend of soft neutrals, with some darker metal elements. Staff feels this criteria is being met.*

*The Town recognizes that architecture will continue to evolve and encourages new compatible design interpretations of the town design theme. The project as proposed utilizes materials that visually refer to existing materials and/or colors found commonly in the Village core. Light colored stone mimics stucco, while warm wood tones are similar to materials seen in*

*neighboring properties. The building has been further stepped to better integrate with the site and minimize massing as it approaches nearby properties. Staff recommends the DRB consider the concept of a modern and contrasting design but encourage design elements that relate these buildings visually with the rest of the Village Center.*

**Building Siting Design – Village Center Building Siting (CDC 17.5.5.C.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.

*Staff: The circulation plan shows multiple circulation routes in and around the building. Three public plaza areas on the Village Core side connect with existing plazas. A pedestrian walkway has also been added along Mountain Village Boulevard that runs from the hotel lobby all the way to the north end of the hotel and the stairway down to Village Pond Plaza. The public should be able to cut through either the main lobby or the atrium lobby to get to the Village Core from upper Mountain Village Boulevard, depending on their intended destination.*

*The southern residential building doesn't show any connection directly to the exterior landscaping, it would seem that residents would have to enter the northern residential building to connect to pedestrian paths that further connect to plaza areas. For both ease of use and potential safety/egress issues staff would recommend that this direct connection to the landscape be added. Otherwise, Staff feels that these revised plans are meeting the above criteria.*

**Building Design (CDC 17.5.6)**

**Building Form (CDC 17.5.6.A)**

The alpine mountain design shall be based on building forms that are well grounded to withstand the extreme natural forces of wind, snow and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form are stone, metal, stucco, or wood. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow

*Staff: Overall, the materials are meeting these requirements. All buildings will be wrapped in stone, which helps to ground the buildings with a heavy base as required by the CDC. The continuation of this grounded form into landscaping elements will help reinforce this concept. Materials should hold up well in our alpine environment. The revised plans are showing more articulation in the buildings themselves, stepping down some in elevation to break up the massing better.*

**Exterior Wall Form – Village Center Wall Form Additional Requirements (CDC 17.5.6.B.2b)**

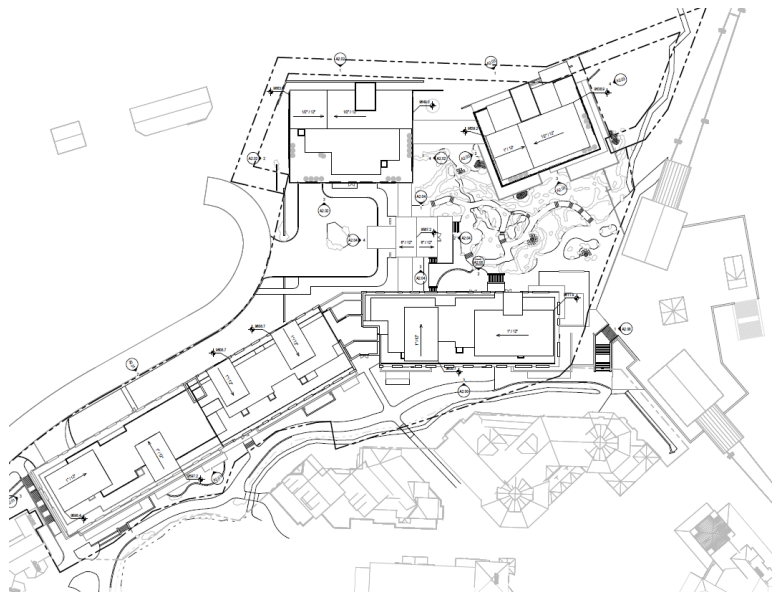
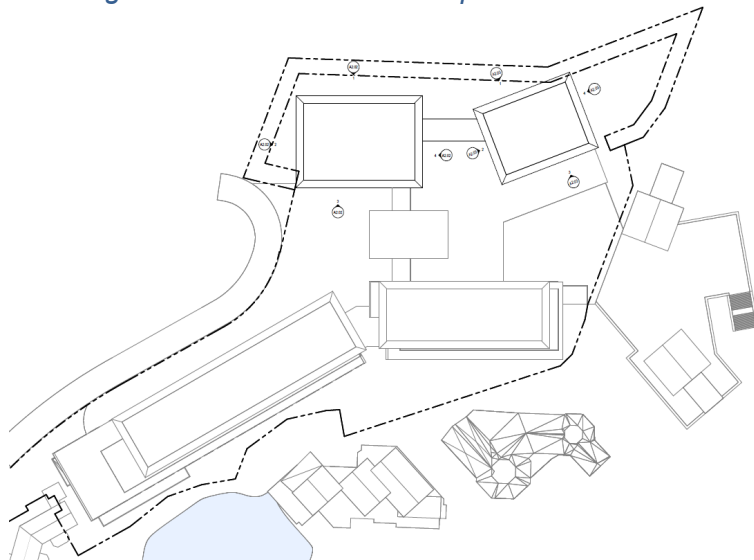
Exterior walls along small commercial retail streets and plazas shall reinforce the "village street" concept with relatively narrow frontages and/or vertical "townhouse" proportions. Ground level, commercial spaces shall be architecturally defined from office or residential spaces above.

*Staff: A change in materiality generally differentiates commercial areas from residential areas above, with the looser stacked stone indicating commercial use and the honed stone veneer*

*and/or wood or metal cladding used on upper residential areas. Changes in fenestration and larger door openings as well as architectural canopy elements define commercial spaces.*

**Roof design (CDC 17.5.6 C.1)** - flat/shed roof design in lieu of emphasized sloped planes, varied ridgelines, and vertical offsets.

*Staff: The roof has developed considerably since conceptual review, and now shows articulation of form emphasizing sloped planes in a contemporary interpretation. See the below images Showing the difference from conceptual review to the current proposal:*



*The roof is a combination of shed, reverse gable, flat and gable forms. The proposed roof material of dark metal does not relate directly to other existing concrete tile roofs in the village core, however as these roofs age and are replaced, likely some of them will transition to metal. There are existing and proposed homes near this transition area between village core and single family lots that do/will have metal roofs so the context between this building and surrounding properties is not entirely unexpected. Staff is generally comfortable saying that the roof design is in compliance with this code section.*

**Roof Drainage (CDC 17.5.6.C.2)**

*Staff: Roof drainage is generally kept internal to the building and will be melted and passed through an internal drain system. Snow guards are not indicated on the roof plan, but in general the roof is designed so that they would not be necessary. There are two areas of concern for potential snow/pedestrian interactions – the south entrance to the lobby area and the southwest corner of the hotel building. These should be reviewed, and appropriate snow guards should be indicated if necessary.*

**Roof Material (CDC 17.5.6 C3)**

*Staff: The dark metal roof as indicated meets allowable roof material in the Village Center per code.*

**Chimneys, Vent and Rooftop Equipment Design (CDC 17.5.6.D)**

*Staff: No detail has been provided regarding the chimneys, vents or roof top equipment. This detail shall be provided prior to Final Review and because of the high visibility of these roofs from the ski area, it will be important to understand these details.*

**Exterior Wall Materials (CDC 17.5.6.E.4)**

*Staff: The proposed materials include a honed stone veneer, a looser stacked stone, vertical wood, metal mesh railings, and metal siding, fascia and roof. No stucco is indicated; therefore, a design variation for the required 25% stucco in the Village Center will be required. Exterior stone percentage in the village Center is required at 25%, the applicant is exceeding this requirement at 34%. Exterior color as shown seems to harmonize with the natural environment.*

**Glazing (CDC 17.5.6.G.1.a)**

*Staff: The applicant is not exceeding the 40% allowable glazing.*

CDC Section 17.5.6.G.2. Combinations of windows shall be used to establish a human scale to building facades in the Village Center. CDC Section 17.5.6.G.3. Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety. 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. 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.

*Staff: The proposed elevations do show some window variation, especially as they relate to commercial areas of the building. Window reveals vary from 5 ½" to 9" and should appear punched into wall forms.*

CDC Section 17.5.6.G.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. Transitional details must be provided that clearly describe connection of glazing to walls.

*Staff: Details are provided to clearly understand connection of windows to walls. There is no traditional window trim proposed, windows are merely inset into exterior material with painted aluminum as a drip edge where necessary in wood siding.*

CDC 17.5.6.G.5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet.

*Staff: There are areas of uninterrupted glazing that exceed 16 s.f. and this would require a design variation.*

### **Decks and Balconies (CCDC 17.5.6.I)**

*Staff: Although there are semi-continuous horizontal elements within the building, there is variation between inset balconies and flush windows. The applicant is proposing wood screening as a way of introducing variety to the patterns of both window and balcony installation. Additionally, varying widths of either stone or wood siding break up the window/balcony areas into various widths avoiding repetitive forms. Staff does not believe that a design variation to this code section would be necessary.*

### **Grading and Drainage Design (CDC 17.5.7)**

*Staff: The grading plan is starting to develop the detail that will be required prior to final review. Retaining walls are being shown, there are some instances of retaining walls and stairs that will likely require railings – this detail will need to be provided prior to final review. More detail should be provided prior to Final Review in regard to erosion and sediment controls (we will likely see this in the CMP), especially as they relate to Gorrone Creek, Village Pond and the wetland areas, the plan for surface water drainage in any open plaza areas, and a storm water runoff plan with a drainage study.*

### **Required Improvements for Adjacent Public Areas (CDC 17.3.4.H.7)**

All new development on lots within the Village Center shall be required to construct improvements that enhance and improve the adjacent open space, town plaza areas and common area, as applicable. The requirement is improvements that extend (30) feet from building dripline. Plaza areas shall be improved with new or repaired paver systems and landscaping as determined by the Town, snowmelt systems shall be required to be installed by the developer and operated and maintained by the subsequent lot owner(s). Adjacent plaza area improvements shall be maintained by the development's owners' association. Any such maintenance responsibilities shall be specifically set forth in the development agreement as well as the governing documents of the owners' association.

*Staff: It appears that the 30' of improvements is being met through a combination of plaza areas, paths and landscaping areas, however no dimensional drawing shows this 30' boundary clearly. They have included a snowmelt plan indicating appropriate snowmelted areas. The final development agreement shall reflect continued operation and maintenance of all landscaping and snowmelt areas.*

### **Sites Adjacent to Common Areas (CDC 17.5.6.F)**

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.

#### **Parking Regulations (CDC 17.5.8)**

The applicants will meet the parking requirements. Staff asks that the DRB determine a parking requirement for dormitory use, which is otherwise not listed in the parking requirement list, but can be determined as it relates to similar uses. When the applicants provide the specific floor plan layout, the parking onsite will conform with the requirement.

#### **Loading Dock (CDC 17.5.8.C.10)**

*Staff: The applicant is showing the loading dock to contain two trucks entirely within the building. The dimensions showed are meeting dimensional requirements of the CDC. Turning radius for the largest WB-50 truck is demonstrated. Staff referral comments indicate that Public Works is concerned that flaggers are needed to assist with truck deliveries in and out of the property.*

**Alternative Energy Fueling (CDC 17.5.8.C.11)** The review authority may require the installation of alternative energy fueling stations.

*Staff: Staff would recommend a condition that requires at least 10% of the spaces be EV-installed, 15% be EV-Ready, and 50% be EV-Capable. This aligns with the Town Climate Action Plan. The applicant has indicated that they are willing to meet or exceed this requirement, however this should be shown on garage plans.*

#### **Snow Storage (CDC 17.5.8.C.13)**

*Staff: Snow storage has not been indicated and doesn't seem applicable due to the proposed snowmelt plan.*

#### **Landscape Regulations (CDC 17.5.9)**

*Staff: The landscaping plan has been further developed, however is still fairly conceptual in nature. The plan shows extensive new tree plantings. Target species are identified for both trees and perennial plantings. The water feature that was proposed has been removed. The narrative discusses the enhanced riparian corridor - data collected this May should serve to inform a plan for this area that can succeed given real observations of the waterway. At this point staff doesn't have enough specifics to do a comprehensive landscape review, however some feedback as to general direction from the DRB could be useful to the applicant. It should be noted that landscape plans are not required until final review.*

#### **General Landscaping Design Requirements – Paths and Walkways (CDC 17.5.9.D1.i)**

In those cases where multi-family, commercial or mixed-use development occurs adjacent to pedestrian paths and/or hiking and biking trails, development site plans shall provide linkages to those pedestrian paths and hiking and biking trails.

*Staff: At conceptual review, Town Parks and Recreation staff suggested that the path labeled "private path to Lot 98" could be incorporated into a public trail connection, the applicant is demonstrating this connection on their current landscaping plan. It will be important to capture this access through appropriate encroachment agreements as final documentation is approved for this project to ensure continued access to this trail connection.*

#### **Village Center and Village Center Subarea Plan Development (CDC 17.5.9.D.1.b. ix, x)**



Owners of lots shall be required to develop any and all pedestrian areas and plaza areas to a maximum of thirty feet (30') out from the building footprint and/or the area of disturbance as determined by the review authority at the time of review and approval. The review authority may require the developer to install and require that any homeowner's association operate and maintain a snowmelt system in primary plaza areas and pedestrian routes.

*Staff: The applicants seem to be developing pedestrian and plaza areas consistent with the regulations above. A public restroom has also been included in the design as a public benefit. The applicants are not showing town owned plaza areas but otherwise show a public pedestrian easement with requests to own the plaza areas in and around their property directly adjacent to the Village Center.*

**Trash, Recycling and General Storage Areas (CDC 17.5.10)**

*Staff: A more detailed plan of the proposed trash area has been provided. The applicant has specified a trash compactor for the project. Additional space for a recycling area has also been incorporated. A total of 679 s.f inclusive of the recycling area is proposed. It appears that trash removal will happen outside of the building. Staff would like to see a management plan for the trash area indicating number of pickups, size of trucks and overflow solutions. Similar to the loading dock constraints, trash vehicles will block Mountain Village Boulevard when backing into the trash area.*

*The project is proposing 707 s.f. of deeded storage to the town. This should serve as a replacement for the area behind the gondola building that has been traditionally been use for the storage of vending carts.*

**Utilities (CDC 17.5.11)**

*Staff: Comments from Public Works indicate that the proposed sewer line would necessitate the re-paving of a large section of Mountain Village Boulevard, and that if the water is re-routed through the building, then an access easement to the Town will need to be created. Additionally, there are two proposed locations for a re-located electrical transformer, the preferred location is to the west of the current location outside of the le Chamonix building. An alternate location is to the east of the Gorrano Creek wetland. This secondary location would necessitate 10' wide access from the plaza to the transformer location for service. An interim utility plan for existing users of utilities that are proposed to be relocated will be necessary.*

**Lighting Regulations (CDC 17.5.12)**

*Staff: It should be noted that the lighting plan is not required until final review. The plan that has been provided shows only landscape lighting, not exterior fixtures on the building. There are a few issues which should be discussed by DRB with the current submittal.*

*The project proposes tree mounted path lights at the front entry, along the path at Gorrano Creek and on the edge of gondola plaza. The CDC specifically prohibits landscape lighting, however, doesn't define what constitutes landscape lighting. Staff believes this term is generally used to describe lighting that highlights landscaping features by the use of a light that is mounted at or near grade and projects up into the canopy of a tree. The proposed lighting is the opposite of this, mounted within the tree and aimed down so as to illuminate the pathways. Some discussion should be had as to this definition, whether DRB finds this lighting appropriate and if so whether they believe a design variation would be required. See the image below of this concept:*



*There is also some provision in the code as to the use of lighting near delineated wetland areas. The code states, "The use of exterior lighting shall be minimized in areas of important wildlife habitat and delineated wetlands, and lighting shall be designed so that it does not spill over or onto such critical habitat." The photometric study does show some light spill at the wetland boundaries along the edge of the pedestrian path, mostly keeping it to .1 or .2 footcandles, with the exception of a few areas which show a max light of .4-.6 foot candles. Staff believes this lighting plan shows that the plan has been minimized to meet this provision and provides the minimum level of lighting that still allows for the public safety of pedestrians.*

*Exterior fixtures for the building itself, full page cut sheets for each proposed fixture and an updated photometric study should be provided prior to final review.*

**Commercial, ground level and plaza area design regulations (CDC 17.5.15)**

In the applicant's original conceptual narrative, the Plaza Area Design Regulations are addressed with the following, "The Commercial frontages will be articulated with covered canopies to lower the scale of these taller floors to a more human scale. Entries will be clearly defined with site elements, lighting, and architectural features that clearly invite guests and

patrons in. Restaurant and Commercial spaces will include large sliding walls that connect interior and exterior spaces to blur the line of indoor and outdoor extending the scale of plaza spaces in the summer and shoulder seasons.

The Lower levels of the project will be constructed out of a distinct material which will differentiate their uses from the upper floors. The canopies, lighting, landscape elements, and large sliding walls will further distinguish the retail and commercial storefronts from the hotel, hotel residences and private residences above.”

*Staff: The project as proposed now includes over 9,000 s.f. of retail and restaurant areas that face the public plazas. Final lighting and landscaping plans will add to the overall sense of how these spaces will interact with the public, however the canopy details, varied window and door openings and changes in materiality as proposed are helping the project to meet this design code.*

**Environmental Regulations (CDC 17.6.1)  
Fire Mitigation and Forestry Management**

*Staff: Fire mitigation zones have been called out on the plans, and a tree survey and tree removal plan has also been provided. The landscaping plan is showing extensive planting within Zones 1 and 2 of the fire mitigation areas and in discussions with the applicant, staff understands the intent is to include plantings within the drip edge of the building, while providing defensible space between buildings. Staff does have some concerns about whether appropriate fire mitigation is being provided. The applicant has agreed to bring in a third-party specialist to develop their plans as the Town is currently without a forester. Staff recommends the third-party fire mitigation plan be provided with final review.*

**Wetland Regulations**

*Staff: There are delineated wetlands along Gorrano Creek and along the pond edge. The design narrative indicates that monitoring of these wetland areas is currently being done to better understand the wetland as it functions today so to be able to provide an informed plan for potential enhancements. Staff expects to see updates to the landscaping plan prior to final review that incorporate this knowledge. The applicants are working closely with a wetland specialist to the extent any additional permits are required consistent with the enhancement plan. Regulations in regards to lighting were previously discussed in this memo. Construction mitigation and protection of wetland areas within that plan will be important to understand at final review. Otherwise, it should be noted that the property will need to adhere to the Wetlands Management Plan for any delineated wetland areas.*

**Steep Slopes**

*Staff: The survey has been updated with a supplement to indicate steep slopes as required by the application contents for a conceptual SPUD existing conditions plan. It appears, portions of the north residential building are set into a steep slope. It seems that the siting of the two residential towers was driven by leaving a view corridor for the residential lots to the north of the project. Some discussion should be had over whether avoiding disturbance on the steeper slopes is preferable to any potential view corridor impacts.*

**Road and Driveway Standards (CDC 17.6.6)**

*Staff: The civil plans showing the driveway and porte-cochere indicate sufficient width and allowable grades. Shoulders should be indicated on the plans. Floorplans showing the garage and associated entrance ramps indicate grades of ramps and transition areas. Drive aisle*

*widths seem to be meeting the minimum required of 22'. More detail should be provided prior to Final Review in order to understand garage clearances.*

**Planned Unit Development Criteria for Decision**

Criteria for Decision The following criteria shall be met for the review authority to approve a rezoning to the PUD Zone District, along with the associated PUD development agreement:

- 1) The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;
- 2) The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;
- 3) The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general; 4
- 4) The proposed PUD is consistent with and furthers the PUD purposes and intent;
- 5) The PUD meets the PUD general standards;
- 6) The PUD provides adequate community benefits;
- 7) Adequate public facilities and services are or will be available to serve the intended land uses;
- 8) The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
- 9) The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

**Staff Recommendation:** Staff recommends of a Sketch Site-Specific Planned Unit Development (SPUD) application for a mixed-use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots).

**Proposed Motion:**

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

*I move to approve a Sketch Site-Specific Planned Unit Development (SPUD) application for a mixed-use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots), based on the evidence provided within the Staff Report of record dated May 10, 2022, with the following findings, variations and specific approvals specific to design review:*

**Findings:**

1. *The application is in General Conformance with the Comprehensive Plan*
2. *The application meets the Criteria for Decision found at CDC 17.4.12.E.*
3. *The application is consistent with the Conceptual SPUD approval*
4. *Dormitory parking is established at 2 parking spaces for every 3 units.*
5. *The application is consistent with CDC Section 17.3.4.H.7. Required Improvements for Adjacent Public Areas.*

**Variations Requests:**

1. *To allow heights up to 95.5' feet for the residential buildings and 78.5' feet for the hotel and branded residence pond lot building (CDC 17.3.11 and 17.3.12)*
2. *To allow for footprint lots to exceed 25% (CDC 17.3.4.H.6)*

3. *Average heights can be established up to 58.2' for Lot 161CR and 51.3' for the Pond lot hotel building which may change between initial and final DRB review based upon design changes.*

**Design Variations:**

1. *Exterior Wall Materials (CDC 17.5.6.E.4)*
2. *Glazing Variance (CDC 17.5.6.G.1)*

**And with the following conditions:**

1. *Before final review the applicant shall revise the roof plan to indicate any needed snow guards as well as to show necessary rooftop venting, chimneys and equipment.*
2. *Prior to final review the applicant shall provide details of any railings necessary at retaining walls and stairs within the proposed landscape.*
3. *Prior to final review the applicant shall incorporate data gathered by the wetland consultant to revise the landscape plan and address specific wetland area enhancements.*
4. *Prior to final review the applicant shall revise the fire mitigation plan to address required fire mitigation per the CDC in cooperation with comment by a third-party consultant.*
5. *Before Final SPUD Review, the applicant shall provide a trash management plan consistent with CDC 17.5.10.*
6. *Prior to certificate of occupancy an access agreement for the proposed bike trail connector will be entered into between the property owner and the town.*
7. *Prior to final review the applicant shall provide more detail on proposed garage clearances.*
8. *Prior to final review the applicant will revise access plans to include required shoulder areas.*
9. *Prior to final review, the applicant will provide an interim utility plan to provide service to current users of utilities that are planned to be re-located.*
10. *Prior to final review the applicant will revise the parking plans to show at least 10% of the spaces be EV-installed, 15% be EV-Ready, and 50% be EV-Capable. This aligns with the Town Climate Action Plan.*
11. *Prior to final review the applicant shall revise the landscape lighting plans per the direction of DRB members at this meeting. An updated lighting plan for exterior fixtures on the building, including specification sheets for each fixture as well as photometric study shall also be provided.*

**Staff Note: It should be noted that reasons for approval or denial should be stated in the findings of fact and motion.**

/aw

**NARRATIVE**  
**SKETCH SPUD REVIEW**  
**LOTS 161CR, 67, 69R-2, 71R and OS-3Y**  
**DESIGN REVIEW BOARD**

**APPLICANT:** MERRIMAC FORT PARTNERS, LLC

**SUBJECT PROPERTY:** LOT 161C-R

LOTS 67, 69R-2, 71R, OS-3Y

**CURRENT ZONE DISTRICT:** VILLAGE CENTER

**CURRENT OPEN SPACE CLASSIFICATION:** VILLAGE CENTER OPEN SPACE

**CURRENT OWNERSHIP:** LOT 161C-R: CO LOT 161C-R MOUNTAIN VILLAGE, LLC

LOTS 67, 69R-2, 71R, OS-3Y: TSG SKI & GOLF COMPANY, LLC

**AGENCY AUTHORIZATION:**

CO LOT 161C-R MOUNTAIN VILLAGE, LLC AGENCY AUTHORIZATION CONTAINED IN APPLICATION FORM

TSG SKI & GOLF COMPANY, LLC AGENCY AUTHORIZATION CONTAINED IN APPLICATION FORM

**TITLE COMMITMENTS:**

LOT 161C-R ATTACHED HERETO AS ***EXHIBIT A***

LOTS 67, 69R-2, 71R and OS-3Y ATTACHED HERETO AS ***EXHIBIT B***

**SUMMARY OF PROJECT AND DEVELOPMENT TEAM**

**CHANGES FOR SKETCH SUBMITTAL:**

Eliminated one floor from the South Private Residences building, reducing it to 5 stories on the upslope side and 6 stories on the downslope side. While this isn't the tallest building on the site from a height perspective, we felt given its proximity to the slope and neighbor on Lot 97, reducing this building had more visual impact than reducing the north residence. It is important to keep in mind that while the significant elevation changes in the site result in a higher number of stories on the downslope side, the space is extremely limited due to the back of the building being buried by the mountain.

Eliminated one floor from the north side of the hotel building along the pond. This had a visual impact which allows the building to rise up the natural grade of the site, reduces the massing around the Pond and reduces the visual impact on the properties above the site on Mountain Village Blvd, thereby improving the pedestrian experience in the pond plaza area. Much of the downslope side is lower along the pond, and only increases at the southern half of the building where La Chamonix and Heritage Crossing act as obstructions for our views and also block the views of our hotel building from Heritage Plaza.

Reconfigured top levels of southern hotel building, limiting building to 4-5 stories on the upslope side and 7 stories on the downslope side, matching the Madeline’s and Lumiere’s levels.

Expanded stone grounded base language by creating vertical stone breaks in the building, which reduced the horizontal runs on the hotel building.

Broke down the massing in the hotel building to create three equivalent massings which provide modulation to the façade.

**SITE ANALYSIS**

The site is unique in that it is specifically called out in the Comp Plan for a luxury, high-end flagship hotel and residences project, intended to be the signature project for Mountain Village. The site does not sit directly in the core, but rather just outside of the core adjacent to Mountain Village Blvd, the gondola plaza, and the Gorrano Creek corridor. While many of the other parcels within the core and adjacent to existing plazas are designed to built out to the lot line and have minimal grade changes, both Lot 161-CR and the Pond Lots have significant slope changes and are encouraged in the comp plan to create significant open spaces, pedestrian paths and separation from surrounding properties, which create both challenges and opportunities from a design and massing perspective. These open areas allows for significant landscaping buffers, improved view corridors, and more public activation and circulation which have all been included into the site plan, but also reduce the available building footprint hence the additional height permitted in the comp plan. The below chart demonstrates that the number of floors in the applicant’s project is consistent with comparable projects in the village core.

Mountain Village Core Comparison by Number of Stories:

<b>Mountain Village Core Project Levels Comparison in Stories</b>			
	<b><u>Project</u></b>	<b><u>Upslope</u></b>	<b><u>Downslope</u></b>
<b>Comparable Core Projects</b>			
	The Peaks Resort & Spa	6	10
	Madeline Hotel	7	7
	Lumier Hotel	5	7
	Inn at Lost Creek	5	6
<b>Proposed Project</b>			
	Hotel North	3-4	6-7
	Hotel South	4-5	7
	Resident building North	7	8
	Resident Building South	5	6

The site’s unique nature is one of the reasons why it is called out in the comprehensive plan to preserve open space and plazas on the site with a requirement for coordinated development through a PUD to develop a flagship hotel that will serve as an economic engine for the town and as the site with the highest recommended height limits in the Comp Plan. It is important to note that while the maximum height of 95’ occurs in only one area of our North Private Residence Building, the vast majority of the project is well below the maximum heights established under the Comprehensive Plan. The open space

and reduced heights in this design results in significantly less overall mass with an average height on the site of 25', when the open space is accounted for in the calculation.

Furthermore, the Comprehensive Plan requires much in terms of public benefits and development mandates for this site, including:

- Significantly enhanced riparian corridor with improvements to the wetlands and pond, including bridges and open drainage swales.
- Keep plaza for the project on Parcel F at the same level as the Gondola Plaza.
- Develop an underground garage structure.
- Provide 36 parking spaces for the Ridge residents.
- Provide a significant viewshed for Lot 97 across Parcel F-1
- Increased landscaping and open spaces associated with the enhanced riparian corridor.

There are many requirements to be satisfied while creating a flagship project that will attract a five-star luxury brand. The flagship operator carries with it many of its own construction and design requirements that must be satisfied in order for the brand to accept the project, including significant amenities, lush landscaped areas, increased ceiling heights, larger hotel room sizes with premium views) and these may require certain design criteria that can't be modified in order to satisfy the brand. As such, it is a very challenging balancing act to successfully develop these sites, however our respective teams have vast experience and a proven track record in achieving these goals. Nevertheless, the site is an amazing opportunity to create an iconic piece of architecture that will welcome guests and residents alike as they exit the Gondola into Mountain Village.

## **DEVELOPER BACKGROUND**

Merrimac Fort Partners, LLC (MFP) is currently under contract to purchase lot 161C-R from CO Lot 161CR Mountain Village, LLC and Lots 67, 69R-2, 71R and OS-3Y from TSG Ski & Golf Company, LLC. MFP is a joint venture between Merrimac Ventures, led by Managing Partner Dev Motwani, and Fort Partners, led by entrepreneur Nadim Ashi. Merrimac and Fort are partners on the Four Seasons Fort Lauderdale project and both have extensive track records of highly successful real estate and hospitality development, including the Four Seasons Surf Club, to date one of the most successful Four Seasons properties. Fort also owns the Four Seasons Palm Beach, the Four Seasons Brickell and is working on other Four Seasons projects internationally. Nadim, an accomplished skier, has been traveling to Telluride annually for the past 30 years with his family. Merrimac Ventures is an extremely active real estate development company, specializing in prime resort, mixed use and multi-family development. Merrimac is currently involved in over \$3 billion in real estate development projects, including the 27-acre Miami World Center, one of the largest urban core developments in the United States.

## **ARCHITECTS**

### **Olson Kundig: Design Architect**

#### **Philosophy & Principles**

Since the firm's founding more than five decades ago, Olson Kundig has created a body of work that unites culture, nature, art and architecture. We create deliberate and evocative buildings that serve as bridges between people and their environments. We believe the design of great places begins by asking



the right questions about a project's context and seeking a balance between the rational and the poetic. Olson Kundig is currently engaged as the architect of record on several projects in Telluride and Mountain Village.

Our ability to create appropriate and high-performance designs in varied cultures and climates across the globe stems from our contextual approach. We believe that all designs should be informed from the very start by research about a site's history, culture, climate and other environmental factors. Through this contextual research, buildings can be integrated thoughtfully with their surroundings, whether urban or rural. In our work, exterior and interior architecture work together cohesively, harmonizing with and taking inspiration from natural features of the site, as well as built and cultural histories.

For us, connecting to place often means collaborating with local craftspeople and artists. These partners help tell the story of the surrounding personal and cultural contexts of our buildings. We frequently work with local fabricators to develop specific building elements, and merge art and architecture to create a seamless spatial experience. The resulting designs possess a quiet, dramatic elegance that is born of collaboration and that inspires with its authenticity.

### **Mountain Architecture**

Olson Kundig has decades of experience designing projects in extreme climates around the world. Our roots in mountain architecture trace to Tom's youth skiing and climbing, then to his formal architectural training and practice in Alaska and Switzerland. We have a deep appreciation for the mountains and that appreciation manifests in how we design, creating spaces that allow you to seek refuge from the cold, connect to the landscape around you and gain prospect views.

Our architecture seeks to highlight the unique qualities of each place. With a long history of working in Telluride we are familiar with its unique Western aesthetic and deeply rooted local community. We understand the opportunities and challenges of designing in Telluride, both from a community and technical standpoint, and will bring a new perspective to redefine and expand on the architecture of the Mountain Village Core.

### **OZ Architecture: Architect of Record**

At OZ Architecture, we create the spaces and places where life happens. With roots from 1964, we value a pioneering spirit of innovation, an attitude of openness, collaboration and community stewardship. Across geographies, disciplines and project types, we design environments that endure time and precede trends. Places that push the boundaries to enhance the human experience and shape the built environment for the better. OZ architecture and its Principal Rob Rydel has a long history of partnership with the Town of Mountain Village and has acted as an advisor to the town for over a decade.

### **PROJECT VISION**

MFP is submitting this Sketch SPUD Application for consideration to construct a five-star luxury branded resort and residences, with associated amenities, attracting an upscale, family-oriented clientele, while providing additional services and amenities to the community. The project will consist of at least 50 traditional hotel rooms, branded Hotel Residences and Private Residences, a luxurious spa and fitness center, meeting facilities, après ski lounge and restaurants. Furthermore, the Project will contain a wetlands riparian corridor walking trail, connecting the Gondola Plaza to the Village Pond Plazas, a publicly accessible plaza adjacent to and level with the Gondola Plaza and an additional stairwell

connection from the Project to Gondola Plaza, a bridge and connection from the wetlands walking trail to Le Chamonix, a walking trail that connects Mountain Village Blvd to the enhanced riparian corridor and the pond and a public service parking space for deliveries to our neighbors. Rather than maximizing site coverage and density and overwhelming the site, the buildings have been carefully located to respect neighboring properties, create open space, view corridors and public areas. The intent is for the buildings to blend into the hillside more naturally. A five-star luxury hotel/resort brand or “flag” will operate and manage the resort and residences in accordance with the goals of the Town’s Comprehensive Plan.

## **HOTEL AND HOTEL RESIDENCES**

The Hotel and Hotel Residences are located adjacent to the Village Pond and behind the Le Chamonix and Heritage Crossing complexes. The Hotel and Hotel Residences consist of a lower, horizontal portion with the façade broken up into two sections: (i) the base and (ii) the upper portion that is further subdivided in plan at the shift in building North and South. The top Hotel Residence penthouses will be set back to minimize their visual impact from the pedestrian level.

### **Grounded Base:**

The building’s lower level has evolved to incorporate a substantially grounded base on the first floor and at finished grade that will comprise 35% of the exterior material. This base would not only be brought up into the upper stories as a vertical element, but also reach out into the landscape to create outdoor seating areas, site walls, and terraces to firmly root the building into the steeply sloping site. It would also create the publicly accessible stairs to the north and south of the site. Windows and doors are recessed back from the face of the base to convey a heavy, thick massing.

### **Vertical Wood Elements:**

All exterior wood will be natural, thermally treated, wood that will both age and silver gracefully and naturally and provide a durable finish that will not deteriorate. New enhanced wood products will be utilized to ensure a long-lasting, high-quality wood façade that will harken back to the vertically oriented wood vernacular structures of the mountain west.

### **Articulated Entries**

To further articulate the heavy, thick massing of the Grounded Base, building entries and key spaces are further recessed into the stone to differentiate key access points to publicly accessible areas. These areas will be rich in craft and artisanal details. Railings and door hardware will be thoughtfully considered and warm and inviting. Lighting will be soft and minimally highlight these areas to signify entry. Doors will be hand crafted and carefully considered with rich warm materials such as bronze and natural wood. A hierarchy of entry levels will differentiate between main lobby entry points and smaller retail and hotel guest access points to create a natural wayfinding that is intuitive and accessible. Accessible routes to from and through the building will be given equal importance to ensure a similar experience for all guests of all abilities.

### **Articulated Roof Forms**

The roof forms have been adjusted with two main goals, while striving to maintain a refined mountain architectural aesthetic. The first goal is to create a composition of multiple forms that emphasize sloped planes that vertically offset to create a varied and interesting silhouette. The massing of the roof has been broken down into a residential scale with multiple roof lines or varying height. This has been further accentuated from the previous submittal to lower the hotel massing at the north end adjacent to the Westemere one floor and by reducing the South Residential Building by one floor. This articulation provides visual interest as the roof is viewed from any direction and creates an overall massing that steps up with the hillside.

The second goal is that the roof will strive to handle all snow internally. By sloping the roof back towards the building and onto flat sections of roof, the building holds onto the snow and will ensure that all entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

The material of the roof is intended to be a non-reflective metal, with a goal of matching similar tones of the surroundings both the natural environment and neighborhood context.

The base will hold all public facing functions of restaurants, meeting rooms and the spa, and will provide much needed energy and activity to the Village Pond and associated plazas. Additionally, we have created retail locations and have activated the riparian corridor with active commercial uses. We have likewise created a public plaza at the north end of the building which ties to the retail and provides a public restroom.

The upper section, which will hold the Hotel and Hotel Residences, will be comprised of a frame that will be made of a more refined material that will be lighter in color and echoes the neighboring building's stucco facades. Screens and balconies will be incorporated into this piece to provide a layered and varied interplay of light and shadow both at night and day.

### **PRIVATE RESIDENCES**

Further up the site, the Private Residences are broken up into two buildings to create separation which will minimize the height on the upslope side and improve view corridors of the surrounding area. Much like the Hotel and Hotel Residences, the façade is broken up into two sections, the base and the upper section with the penthouses set back to minimize visual impact from the ground. The base will be the same material as the Hotel and Hotel Residences, creating a consistent material language that stitches the site and Project together. Similarly, the base will hold all public facing functions of lobby and amenity spaces.

### **LOBBY**

Connecting the two separate program elements will be a single-story Lobby which will serve as a grand arrival point and provide circulation and connection among the Project components. The Lobby will be the jewel box of the Project and will have a distinct architectural expression providing a unique sense of arrival. It will provide the port cochere for the Project and connect out into the auto-court on one side, while providing a dramatic backdrop and view towards the ski slopes as guests arrive above the building. The lobby will be composed largely of stone base with a gabled roof, tipping its hat to the architectural precedents of our neighbors.

## LANDSCAPE:

This submission includes 4 conceptual design plans prepared for the landscape architecture-related aspects - site materials, snow management, landscaping, and site lighting.

The final landscape plans intend to comply to the greatest extent possible with the following Code Chapters, at a minimum:

- Chapter 17.5.9 “Landscaping Regulations” for landscaping and irrigation design
- Chapter 17.5.12 “Lighting Regulations” for site lighting design
- Chapter 17.5.13 for “Sign Regulations” for site project identification signage and site wayfinding design
- Chapter 17.5.15 for “Commercial, Ground Level and Plaza Area Design Regulations” for site plaza and patio design
- Chapter 17.6.1 “Environmental Regulations” for fire mitigation and tree preservation/mitigation requirements

The landscape character is intended to blend naturally to the adjacent surroundings using native plant and regional materials and naturally adapted manmade features (e.g., rock outcroppings). Public and private site design will incorporate outdoor living spaces for gathering, socializing, dining, and private retreat that will incorporate space defining elements such as walls, fencing and gates, railings, and planting beds. Preliminary character images of a few hardscape and softscape elements are provided with the plans to convey initial intent however these will be refined through the upcoming processes to ensure alignment with the finishes and textures of the proposed architecture. (Refer to Sheets L1.01 and L1.03 and Sheets L1.05, L1.06 and L1.07)

Arrival to the development will be via three access points – vehicular arrival off Mountain Village Boulevard into an auto court with valet and self-parking into a below-grade garage, and pedestrian-oriented either via the existing Gondola Plaza or pathway connections through the Village Center by the Village Pond or between Le Chamonix and The Residences at Heritage Crossing. Proposed pathways will promote accessibility to greatest extent possible but may also incorporate overlooks, stairs, and ramps with indoor elevators incorporated at each of the Lobbies to further assist with vertical circulation. A snow management plan has been included to define the extents of the proposed snowmelting and manual snow removal areas, including any designated snow storage areas. Due the luxury nature of the development and the proximity to Center Village it is currently anticipated that most of the circulation and gathering areas will be snowmelted. (Refer to Sheet L1.02)

Site lighting design will be provided for the safety and security of the residents, guests, and visitors/patrons. Site lighting will be located at building ingress/egress doors, pedestrian walkways, ramps and stairs, plaza and public areas, signs, address identification or monuments, driveway auto court, and any exterior spas and water features as allowed per Code. Any site lighting associated with exterior amenity areas/outdoor living spaces that falls outside Code allowances will request a design variation. The development **will not** propose any architectural lighting nor landscape uplighting and any proposed exterior lighting will be full cut-off (Dark Sky), high-efficiency, and color temperature-, height-, and illumination level- compliant. Any exterior lighting adjacent to property boundaries or sensitive

areas (e.g., wetlands) will comply with the CDC Lighting Design Regulations to avoid glare and light spill over/trespass. (Refer to Sheet L1.04)

Finally, the proposed architecture and amenity spaces have been developed to step with the existing site topography and promote a landscape that blends with the adjacent properties (e.g., more urban interface with Center Village elements vs natural interface with upslope neighbors). The landscape intent is to preserve as much of the upslope vegetation as the development will allow and mitigate any disturbed portions with a revegetation approach that attempts to “restore the forest” through the central amenity zone and along Mountain Boulevard. The proposed revegetation will acknowledge and comply with the Fire Mitigation Regulations to the greatest extent possible.

The Gorrano Creek riparian corridor along the west side of the development contains an existing ditch wetland that has been delineated by Chris Hazen at The Terra Firm, Inc. We have retained Chris to assist our Team with understanding the existing conditions and preparing design recommendations for this corridor. At this time and in order to make informed design decisions for the Gorrano Creek riparian corridor, pond areas and related public access adjacent to the development parcels, Chris will complete a detailed analysis of the upslope/upstream source water regime through May of 2022. The collected source water information will include surface water routing (stream and ditch features), flow volume estimates, water quality characterization and water management opportunities. With a more complete set of background data, the Team will be able to assess the range of wetland/pond enhancement opportunities given the realities of the existing water flow regime in Gorrano Creek. Additional information will be collected regarding the subject reach of Gorrano Creek and the presence or absence of a liner under the creek bottom as this remains unknown and directly influences the decision process for the landscape design.

Functionally, the Team is committed to maintaining the jurisdictional wetland areas (live water and adjacent wetland plant communities) and preserving the values the Gorrano Creek corridor provides to the Mountain Village core. We understand the current condition of the channel to be an afterthought presently and believe that we will be able to enhance the wetland area while integrating the required public access corridor adjacent to the wetland resource. Enhancements can include (but not be limited to) the diversification of the wetland plant community through the corridor and around the pond, eliminating the ad-hoc public access corridors and replacing them with maintained pathways, and increasing channel roughness to generate more dissolved oxygen in the streamflow.

### **INTEGRATED PARCEL FOR THE PROJECT.**

In order to develop the Project and provide a high-quality luxury branded resort and experience, it is necessary to replat Lot 161CR with Lots 67, 69R-2, 71R, OS-3Y into one integrated parcel, Lot 161C-RR, consistent with the Town’s SPUD Regulations and Comprehensive Plan.

This Application includes approximately 0.487 acres of Village Center Open Space (OS-3BR2 and OS-3XRR) owned by the Town of Mountain Village which are incorporated into the replatted development parcel Lot 161C-RR, in order to provide sufficient land area in the vicinity of the wetlands and the Gorrano Creek riparian corridor to achieve the goals and public benefits set forth in the Town’s Comprehensive Plan for Parcel D (Lots 67, 69R-2, 71R, OS-3Y) and Parcel F (Lot 161C-R) to create a public walking trail that emphasizes the natural features of the wetlands, Gorrano Creek and associated

riparian corridors connecting the Village Pond and Heritage Plaza. This Village Center Open Space will be used for publicly accessible corridors, plazas and landscaping.

A summary of the current lots, parcels, their acreage, density and zoning is set forth in Table 1.

The Sketch SPUD Plans submitted in this Application provide the internal layout and configuration of the individual units, however, the exact unit counts and internal configurations will continue to be refined as the SPUD Plans progress through the SPUD process. We have included Table 2 as an example of proposed density unit counts and types for the replatted integrated Lot 161C-RR, however, the unit counts and types remain subject to change and further refinement as this SPUD Application moves through the Town process; provided, however, the Applicant shall provide at least 50 “traditional” Hotel Rooms, which will not be individually condominiumized and will remain under common ownership. Additionally, Applicant shall provide at least 35 branded hotel residences (70 lodge units) which shall be restricted to short term occupancy.

Furthermore, it is important to note that the Comprehensive Plan calls for very high densities on these parcels.

- Hotel Keys: 313
- Condos: 41
- Commercial: 11,500 sq ft

The applicant is developing less density in order to minimize the impact of the development on the neighboring community, while still creating the flagship hotel sought by the Comprehensive Plan.

**TABLE 1 CURRENT LOTS, PARCELS, ACREAGE AND DENSITY**

LOT/PARCEL	ZONING	ACREAGE	CONDOMINIUM UNITS	HOTEL EFFICIENCY UNITS	EMPLOYEE APARTMENT UNITS
161C-R	Village Center	2.84	33	2	
67	Village Center	0.12	14		
69R-2	Village Center	0.23	12		
71R	Village Center	0.17	9		1
OS-3Y	Village Center Open Space	0.587			
OS-3XRR	Village Center Open Space	2.726			
OS-3BR2	Village Center Open Space	1.969			
<b>Total Current Density Units</b>			<b>68 Units</b>	<b>2 Units</b>	<b>1 Unit</b>
<b>Total Current Density Population (211 Persons)</b>			<b>204 Persons (3 persons per unit)</b>	<b>4 Persons (2 persons per unit)</b>	<b>3 Persons (3 persons per unit)</b>

**TABLE 2 CONCEPTUAL PROPOSED DENSITY**

Project Units	Efficiency Lodge	Lodge Units	Condominium Units
50 traditional Hotel Room	50 units		
46 Hotel Residences with lock-off units	46 units	46 units	
37 Private Residences			37 units
3,000 Square Feet of Employee Housing			
<b>Density Population (180.25 persons)</b> <b>96 Efficiency Lodge Units</b> <b>46 Lodge Units</b> <b>37 Condominium Units</b>	<b>48 persons (0.50 persons per unit)</b>	<b>34.5 persons (0.75 persons per unit)</b>	<b>111 persons (3 persons per unit)</b>

**SPUD APPLICATION COMPONENTS**

1. **REZONE AND DENSITY TRANSFER.** The CDC and the Comp Plan require that parcels included within a SPUD Application be rezoned to the PUD Zone District. A separate Rezone and Density Transfer Application is not required. This Application includes a rezone of the parcels replatted into new Lot 161C-RR (discussed below) from the Village Center Zone District to the PUD Zone District. In addition, this Application proposes to rezone portions of Village Center Open Space to the PUD Zone District and to rezone and transfer both the number and types of density units allocated to the replatted Lot 161C-RR to and from the Town of Mountain Village Density Bank. Table 2 above sets forth conceptual density unit counts and types for the replatted integrated Lot 161C-RR, however, the units counts and types remain subject to change and further refinement as this SPUD Application moves through the Town process; provided, however, the Applicant shall provide at least 50 “traditional” Hotel Rooms. The applicant will provide 3,000 square feet of Employee Housing onsite. The intent is for these to be configured as dormitory units. The one Employee Apartment unit associated with lot 71-R will be converted to dorm and the Town will need to create additional Employee Housing density for the remainder. The configuration of the Employee Units will be determined at Final SPUD. The final density unit counts and types will be achieved by a combination of rezoning of density allocated to the currently platted parcels, transfer of density from the Town’s Density Bank to Lot 161C-RR and transfer of density from the currently platted lots to the Town’s density bank. The density rezone and transfers will be detailed in the Sketch SPUD Application.

2. **SUBDIVISION/REPLAT.**

A. Replat Lot 161CR, Lot 67, Lot 69R-2 and OS-3Y into one integrated platted lot to be designated as lot 161C-RR.

B. Replat of approximately 0.424 acres of OSP-3XRR and 0.063 acres of OS-3BR, zoned as Village Center Open Space and owned by the Town of Mountain, into proposed replatted Lot 161C-RR in order to provide sufficient area to create a public walking trail connecting Heritage and Village Pond Plazas and enhancement of the Gorroneo Creek riparian corridor in accordance with the Comp Plan.

C. Lots 67, 69R-2 and 71 are designated as “Building Footprint Lots” under the CDC. The CDC and Comp Plan recognize the unique classification of Village Center Open Space under the 1999 San Miguel County Settlement Agreement and the 2012 Open Space Agreement between the Town and San Miguel County and does not require “replacement open space” be provided

in connection with the rezoning and replatting of Village Center Open Space. CDC Section 17.3.4(H)(6)(a) allows an increase in the area of Building Footprint Lots by 25% as a matter of right. CDC Section 17.3.4(H)(6)(b) allows an increase in the area of Building Footprint Lots by more than 25% in connection with a PUD application.

D. A Subdivision Application is being submitted in connection with this Sketch PUD Application to be processed concurrently with the SPUD Application.

### **TOWN OF MOUNTAIN VILLAGE COMPREHENSIVE PLAN**

In June 2011, the Town of Mountain Village adopted the “Mountain Village Comprehensive Plan” (“**Comp Plan**”). The Comp Plan is an advisory document that sets forth the *Mountain Village Vision* and a way to achieve the visions through principles, policies and actions. The Comp Plan is “intended to direct – the present and future- physical, social and economic development that occurs within the town and define the public interest and the public policy base for making good decisions.”

In accordance with Colorado law, the Comp Plan is advisory and does not have the force and effect of law. While the Comp Plan itself does not have the force and effect of law, the Comp Plan specifically envisions that the Comp Plan can become part of the Town’s laws by amendments to the Town’s land use regulations. In 2013, the Town adopted the Community Development Code (“**CDC**”), which includes a requirement that certain land use applications must be in “general conformance” with the Comp Plan. As stated in the Comp Plan, when evaluating “general conformance” Town Council and DRB should “evaluate an application against the entirety of the goals, policies and actions contained in the Comp Plan and need not require compliance with every provision contained in the Comp Plan”.

### **MOUNTAIN VILLAGE CENTER SUBAREA**

The parcels included in this SPUD Application are located within the Mountain Village Center Subarea as depicted in the Comp Plan. The Village Center Subarea is intended to be the center of tourist accommodations, activity. The key policies, principles and goals incorporated into the Village Center Subarea are focused primarily on the development of hotbeds, flagship hotels and enhancing pedestrian connections throughout the Village Center. While not defined in the Comp Plan, the CDC defines “Hotbed Development” as development that provides lodging/accommodation type units that are available on a nightly basis for short-term rentals and which may be composed of Lodge Units, Efficiency Lodge Units and Hotel Units.



## **DEVELOPMENT TABLE**

The Comp Plan includes a Development Table (Table 7) that intends to further the goal of providing hotbed development and sets forth various parameters for consideration for designated parcels. Per the Comp Plan, “the Development Table is not intended to set in stone the maximum building height or target density, and the 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.”

In evaluating the Development Table for this SPUD Application, MFP strived to design a project that provides a flagship hotbed development that enhances the economic vibrancy of the Village Center, incorporates the components necessary for a high-quality luxury branded resort, while balancing the physical constraints of the site and respecting and complementing neighboring properties.

The Applicant interprets the target densities for Parcel D and Parcel F in the Development Table as maximum limits. The Applicant has spent a significant amount of time discussing the project layout and unit mix with flagship hotel brands and has proposed a unit mix and project design and layout for this specific property that meets the demanding standards of 5-star luxury hotel brands and meets the primary goal of the Village Center Subarea to provide a flagship hotel/resort. While this Application does not approach the maximum quantity of units envisioned by the Development Table, it does strike a balance between quantity and quality, with quality as the determinative factor in accordance with flagship brand standards. Furthermore, the Applicant has chosen to develop less density on the site in order to reduce the footprint of the site, maximize open space and provide view corridors for its neighbors.

**PUBLIC BENEFITS TABLE**

The Comp Plan includes a Public Benefits Table (Table 6) that sets forth proposals that emerged from the then sitting Town Council’s review of the Comp Plan, but specifically contemplates that future Town Councils may change the proposed public benefits during a specific development review process. The Comp Plan envisions that provisions will be made for the proposed public benefits in connection with a PUD application for a Village Center Subarea Plan parcel listed in the Public Benefits table in connection with the evaluation of the application’s “general conformance” with the Comp Plan.

The following table addresses the specific Public Benefits listed in the Comp Plan Public Benefits Table (Table 6) applicable to the parcels included in this SPUD Application (Parcel D and Parcel F) and establishes that the Application is in “general conformance” with the Public Benefits provisions of the Comp Plan. The Comprehensive Plan contemplated that La Chamonix would be redeveloped as part of the SPUD. However, since LaChamonix is already constructed and the Gondola separates Parcel G from the rest of the site, it is not possible to incorporate these parcels into the subject project. However, the developer is providing assistance to both properties as outlined below.

PUBLIC BENEFIT TABLE ITEM #	APPLICANT’S RESPONSE
<p>12. The owner of Parcel F 161-CR in the Mountain Village Center Subarea provides utility, vehicular access, and other needed infrastructure easement through Parcel F 161-CR to Parcel G Gondola Station.</p>	<p><i>Investigations and studies were conducted and Merrimac Fort Partners, LLC has concluded that it is not feasible to provide vehicular access to Parcel G through Parcel F as it would negate its ability to secure a five star operator as required and currently contemplated. Accessing Parcel G through Lost Creek Lane is a more viable and preferable alternative and would provide the access required to ensure Parcel G is not landlocked. Merrimac Fort Partners, LLC will provide utility easements for Parcel G if needed.</i></p>
<p>13. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots and ParcelG Gondola Station to Parcel F Lot 161-CR to facilitate vehicular access at a lower grade, with the goal of keeping the Gondola Plaza at one level grade as it is extended into Parcel F Lot 161-CR.</p>	<p><i>Parcel D and Parcel F are proposed to be replatted into one integrated parcel, which facilitates vehicular access and continuity of the grade between the Gondola plaza and the project’s plaza areas. Furthermore, the project’s Après Ski plaza is designed to gradually slope up to create a level and seamless transition onto the Gondola Plaza.</i></p>
<p>14. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots to Parcel E Le Chamonix to facilitate vehicular access to Parcel E Le Chamonix.</p>	<p><i>It is necessary to replat Parcel D, Parcel F and adjacent open space into one integrated parcel in order to provide a site that is able to be developed to the standards required by 5-star luxury hotel/resort brands. It would not be feasible to incorporate vehicular access to Le Chamonix from Mountain Village Boulevard. Furthermore, the Applicant has met with representatives from Le Chamonix and has significantly expanded the pedestrian circulation adjacent to Le Chamonix while also incorporating a public service parking space on Mountain Village Blvd adjacent to the public connection to the public pedestrian path to the Pond area to allow Le Chamonix deliveries.</i></p>

<p>15. Parcel F Lot 161-CR owner evaluates the technical feasibility of establishing a public loading dock and trash collection facility. If a public loading dock and trash collection facility is feasible, as determined by the town, Parcel F Lot 161-CR owner shall construct such facility and provide necessary delivery/access easements to and from the town's plaza areas.</p>	<p><b><i>The standards required by 5-star luxury hotel/resort brands would not allow the incorporation of this type of facility into the project as it would negatively impact the standards and quality of experience demanded by luxury brands.</i></b></p> <p><b><i>The project includes a trash compactor which provides a benefit to the community by reducing the number of trips through the Village Center to service the project trash removal requirements.</i></b></p> <p><b><i>The project incorporates two parking spaces in the underground parking garage which will be conveyed to the Town. The parking spaces will be located near the gondola plaza and will provide parking for Town staff to access and service the gondola terminal. Additionally, the project provides a 600 square foot storage area for the town to store items from Heritage Plaza and is providing public restrooms which will service the northern Pond Plaza.</i></b></p>
<p>17. Provision of an enhanced riparian area along the west side of Parcel D Pond Lots and Parcel E Le Chamonix, and the east side of Parcel D Pond Lots with additional riparian planting, a footpath, benches and water features, with such stream-lined to the pond to prevent groundwater encroachment in Mountain Village Center. Create more natural creek drainage and a bridge north of Centrum at pond outlet.</p>	<p><b><i>The project incorporates a public walking trail that extends from Heritage Plaza through the around the eastern face of the Village Pond and a trail connector on the north side of the project which connects the public walking trail to Mountain Village Blvd. The proposed trail and trail improvements, including a bridge, respect and compliment the natural riparian corridor and provide a unique public pedestrian experience within the Village Center. The trail integrates this unique riparian corridor into a unique connection between Heritage and Village Pond plazas. The trail includes a spur that departs the main trail between the Le Chamonix and Heritage buildings providing an additional pedestrian connection to the plaza. The Applicant will evaluate the feasibility of lining Goronno Creek in the Sketch SPUD Review, though early explorations indicate that the Creek is currently lined.</i></b></p>

**SITE SPECIFIC POLICIES.**

The Comp Plan provides that development applications that require “general conformance” with the Comp Plan to address site-specific policies for designated parcels. This SPUD Application includes Village Center Subarea Parcel D and Parcel F. The following tables address the site-specific goals for each of Parcel D and Parcel F and establishes that the Application is in “general conformance” with the applicable site-specific policies of the Comp Plan.

**PARCEL D (Lots 67, 69R-2, 71R, OS-3Y) SITE SPECIFIC POLICIES**

<p><b>SITE SPECIFIC POLICY</b></p> <p><b>a.</b> Encourage the owner of Parcel D Pond Lots to participate in good faith with the owners of the Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each Parcel as noted in the Development Table, which development pods could be</p>
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phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space, and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating common spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E LeChamonix, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station.

**RESPONSE:** *The Application complies with this policy by proposing to replat Parcel D, Parcel F and adjacent open space into one integrated parcel in order to provide a coordinated development plan that meets the standards required for the development of a 5-star luxury flagship hotel/resort. The Applicant is under contract to purchase both Parcel D and Parcel F which will enable the seamless incorporation of the separate parcels into one integrated development parcel. Furthermore, the Application has met with Le Chamonix and has significantly expanded the pedestrian circulation for Le Chamonix while also incorporating a public service parking space near the project's loading dock to allow Le Chamonix deliveries. The proposed development does not include Parcel G, and as stated above, Merrimac Fort Partners does not believe it is feasible to provide vehicular access through Parcel F to Parcel G. Access from the side opposite the applicant's site is the best solution in terms of feasibility.*

**SITE SPECIFIC POLICY**

b. Determine if exchange land should be provided for any town-owned Mountain Village Center open space that is included in a development plan.

**RESPONSE:** *The Applicant requests the inclusion of approximately 0.487 acres of Village Center Open Space owned by the Town. The boundaries for Parcel D, as depicted on the Village Center Subarea Map in the Comp Plan, specifically includes this open space and is discussed in further detail under Site Specific Policy (C) below. Additionally, the Village Center Open Space will be used for the creation of plazas and landscaping for the public to enjoy.*

**SITE SPECIFIC POLICY**

c. Only allow for a rezoning of Mountain Village Center open space within Parcel D Pond Lots and conveyance of such open space from the town to the developer of Parcel D Pond Lots if such property provides a coordinated development plan through a PUD or development agreement with Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station.

**RESPONSE:** *The Applicant is proposing a coordinated development plan that includes the entirety of Parcel D and Parcel F. Parcel D includes Village Center Open Space OS-3Y owned by TSG Ski & Golf, LLC and portions of Village Center Open Space OS-3XX owned by the Town. Village Center Open Space is not included within the acreage requirements for Open Space under the 1999 County Settlement Agreement and accordingly does not require the provision of replacement open space. Incorporation of the designated portions of OS-3XX AND OS-3BR2 owned by the Town will allow the developer to fully integrate the desired public trail connection between Heritage and Village Pond plazas and to enhance the Goronno Creek riparian corridor in accordance with Public Benefit #17 discussed above. Furthermore, the incorporation of the open space allows for the creation of a public plaza on the northwest corner of the project which will connect to the pond plaza and a pedestrian path to Mountain Village Blvd. The project proposes an extensive set of publicly accessible pathways to provide valuable pedestrian circulation corridors. Rezoning of Village Center Open Space is authorized under CDC Section 17.4.3(H).*

**SITE SPECIFIC POLICY**

d. Determine if the current parking garage entry for Westermere can be legally and structurally used to access the parking for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station; consider positive and negative impacts of such access.

**RESPONSE:** *The Applicant explored this site-specific policy, however, due to the physical constraints of the Westemere parking garage it is not feasible to access the Project through this entry point. Common access would negatively impact the Westemere project and would not provide an arrival point that meets the standards of a 5-star luxury hotel brand.*

**SITE SPECIFIC POLICY**

c. Determine the best alignment for Gorrone Creek through Parcel D Pond Lots to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed-gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.

**RESPONSE:** *See Public Benefit #17 discussion above. The Applicant will evaluate the proposal to line Gorrone Creek in connection with the Sketch SPUD Application. Early explorations by our Wetlands Expert indicate that Gorrone Creek may currently be lined.*

**SITE SPECIFIC POLICY**

d. Expand the pond, to the maximum extent possible, to create a recreational and landscaped amenity in Conference Center Plaza and provide a significantly improved amenity. Explore a boardwalk or plaza surface around the pond, the installation of a small dock, and other pond recreational activities. Line the pond to prevent groundwater intrusion. Design the pond to retain a high-water quality and prevent foul water to the extent practical.

**RESPONSE:** *The developer proposes to work with the Town to improve the Village Pond and associated plazas by contributing design services and financial contributions towards these public improvements.*

**SITE SPECIFIC POLICY**

e. Create an open drainage swale with a more natural channel from the pond outlet to its current open channel, with a five foot wide pedestrian bridge and an landscape feature that lets the public interact with this creek area.

**RESPONSE:** *See Public Benefit #17 discussion above*

**SITE SPECIFIC POLICY**

f. Explore the creation of a deck area next to the pond for restaurant and entertainment use.

**RESPONSE:** *The Project includes active retail space and a public plaza near the Village Pond which will be open to the public and incorporates improvements and landscaping along the eastern edge of the Village Pond. The enhanced riparian corridor has been designed for active pedestrian engagement and experiences, which will provide much needed vibrancy, activity and vitalization of the Village Pond plazas.*

**SITE SPECIFIC POLICY**

g. Design the building on Parcel D Pond Lots to be integrated into the existing, unfinished wall on Westermere to the extent allowed by town codes and legal agreements.

**RESPONSE:** *The landscaping for the Project is intended to provide integration with the Westermere building. Furthermore, the Applicant has created a public pedestrian path between its north face and the Westemere building, allowing for critical pedestrian circulation and connection to Mountain Village Blvd. Lastly, the Applicant reduced the north end of the hotel building, allowing for a better transition with the Westemere building.*

**PARCEL F (Lot 161C-R) SITE SPECIFIC POLICIES**

**SITE SPECIFIC POLICY**

a. Site Specific Policy (a) are identical for both Parcel D and Parcel F.

**RESPONSE:** *The Application complies with this policy by proposing to replat Parcel D, Parcel F and adjacent open space into one integrated parcel in order to provide a coordinated development plan that meets the standards required for the development of a 5-star luxury flagship hotel/resort. The Applicant is under contract to purchase both Parcel D and Parcel F which will enable the seamless incorporation of the separate parcels into one integrated development parcel and common ownership.*

**SITE SPECIFIC POLICY**

b. Determine the best alignment for Gorrano Creek through Parcel F Lot 161-CR to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed-gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrano Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.

**RESPONSE:** *See Public Benefit #17 discussion above. The Applicant is proposing to create a 10 foot pedestrian walking trail throughout the riparian corridor as opposed to a small crushed-gravel trail. The material for the walking trail will be determined in concert with our wetlands consultant to utilize materials that will not negatively impact the wetlands environment.*

**SITE SPECIFIC POLICY**

c. Strive to keep the Gondola Plaza at the same level as it extends onto the new plaza onto Parcel F Lot 161-CR. Providing access from Parcel D Pond Lots to Parcel F Lot 161-CR by an underground garage may better enable this desired level plaza grade.

**RESPONSE:** *The grades of the plazas within the Project adjacent to Gondola Plaza are level to the grade of the Gondola Plaza. The replatting of Parcel D and Parcel F into one integrated development parcel enables the construction of an underground garage to serve the project.*

**SITE SPECIFIC POLICY**

d. Continue to provide parking and access for the Ridge project as required by legal agreements.

**RESPONSE:** *The Project has incorporated all parking and access facilities for the Ridge project as required under the 2019 Settlement Agreement that encumbers Lot 161C-R.*

**SITE SPECIFIC POLICY**

e. Provide the town ownership of any public areas on Gondola Plaza that extend out onto Parcel F Lot 161-CR through a condominium subdivision.

**The Application proposes to provide publicly accessible plazas adjacent to Gondola Plaza and on the northern end of the project where it joins the Pond Plaza as designated in the SPUD Conceptual Plans. The Gondola Plaza is owned by TSG Ski & Golf, LLC. The Town and TMVOA are the beneficiaries of an easement on Gondola Plaza. The developer proposes to provide an easement to the Town on the designated public plazas within the Project, which would be granted by the owners' association for the Project.**

**SITE SPECIFIC POLICY**

f. Provide an easement for a town loading dock and trash facility to serve Mountain Village Center that also provides for multiple points of access to the plaza areas by a coordinated development plan with Parcel D Pond Lots, Parcel E Le Chamonix and Parcel G Gondola Station.

**RESPONSE:** *It is not possible to incorporate this type of facility in the Project. These facilities would generate significant levels of activity and disruption during all hours of the day. It would not be possible to engage a 5-star luxury flagship brand if this type of facility was required to be included within the Project.*

**SITE SPECIFIC POLICY**

g. Strive to provide a significant viewshed for Lot 97 across Parcel F-1 to the extent practical. Development should consider protecting Parcel F-1 from development.

**RESPONSE.** *The Sketch SPUD Plans demonstrate the efforts to provide viewsheds for Lot 97 across Parcel F1. No vertical improvements are proposed for Parcel F1. Parcel F will remain undeveloped so Lot 97 will not be obstructed, creating more open space and further restricting the project's footprint.*

**SITE SPECIFIC POLICY**

h. Provide any parking and access and other facilities for the Ridge project as may be required by legal agreements.

**RESPONSE:** *The Project has incorporated all parking and access facilities for the Ridge project as required under the 2019 Settlement Agreement that encumbers Lot 161C-R.*

**SPUD CRITERIA AND STANDARDS.**

In addition to achieving “general conformance” with the Comp Plan, the CDC sets forth specific criteria and standards for SPUD applications. These criteria and standards have been incorporated into the Conceptual SPUD Plans submitted with this Application and are discussed in further detail below. These criteria and standards will be addressed in further details as the Conceptual SPUD Plans are refined through the SPUD Process.

**CDC SECTION 17.4.12.E CRITERIA FOR DECISION**

**G. Criteria for Decision**

The following criteria shall be met for the review authority to approve a rezoning to the PUD Zone District, along with the associated PUD development agreement:

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;

**Response:** *The PUD generally conforms with the policies, principles and standards set forth in the Comprehensive Plan as discussed in detail above.*

2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;

**Response:** *The parcels included in this SPUD Application are located in the Village Center Zone District. This Application complies with the Village Center District standards, except as specifically identified in the requests for variances and/or variations discussed in further detail below.*

3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;

**Response: The replatting of Parcel D and Parcel F into one integrated parcel provides sufficient land area to allow the developer to provide a development plan and project that meets the demanding standards of 5-star luxury hotel brands. The increase in land area allows the project components to be disbursed on the site and provides amenities for the PUD residents and additional amenities that are available for use by both the PUD residents and general public such as a spa, restaurants and plaza areas and pedestrian walking trails. While the CDC allows for 100% lot coverage, the developer creatively used height to disburse the buildings on the site to preserve major view corridors and to create light and space as opposed to a single monolithic slab structure allowed under the CDC. The proposed project utilizes height where it is required to preserve significant open space, allowing for extensive open areas on the site. Furthermore, the developer is utilizing a creative approach to the plaza area between the buildings, using a landscaping approach which will bring the fauna and terrain of the surrounding mountain cascading through the plaza, combining rock, water and plant life to create an amazing mountain oasis. The complex elevation changes on the site result in significant differences between the number of upslope stories and number of downslope stories. The Developer has minimized the upslope stories, to reduce the impact on the residential neighbors and the downslope heights are located in areas where they are between existing buildings and minimally impactful.**

4. The proposed PUD is consistent with and furthers the PUD purposes and intent;

**Response: Further detail to be provided in the Sketch SPUD application pursuant to 17.4.12.D.1(b)**

5. The PUD meets the PUD general standards;

**Response: The project is consistent with the General Standards set forth in CDC Section 17.4.12.I. All fee title owners of the contiguous real property included in the application have provided written consents. The density for the project is greater than 10 units. Density will be transferred from Density Bank Certificates #38 and #42. Landscaping and public spaces are included in the project and create an attractive and welcoming environment for the project, as well as surrounding properties and the Village Center. The project will include sufficient infrastructure to serve the project. In addition, enhanced pedestrian walkways and access through the Village Center plazas are integrated into the project. The project will not be phased.**

6. The PUD provides adequate community benefits;

**Response: Council determined at conceptual review that adequate community benefits were being provided. These are still being finalized with town staff and town council.**

7. Adequate public facilities and services are or will be available to serve the intended land uses;

**Response: Adequacy of public facilities and services have been verified with the Town and utility providers.**

8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and



***Response: The proposed PUD dramatically improves pedestrian circulation, creating a wetlands walking trail to connect the Gondola Plaza to the Village Pond Plaza and Mountain Village Blvd. Additionally, it provides an additional stair connection to the Gondola Plaza to ease pedestrian traffic up the existing stairs to the Gondola Plaza from Heritage Plaza and a key wayfinding separation between ski traffic and retail traffic. Lastly, trash and service deliveries will be made to the far northern corner of the project and will be fully enclosed and will include an internal trash compactor.***

***Traffic Management Plan: When delivery vehicles are approaching the property, they will call to the loading dock personnel. A flagman will be sent to safely stop traffic on the downhill side while the vehicle backs into the loading dock of the facility. This will also be done for trash service pickups, so traffic and pedestrians are protected from backing vehicles.***

9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

***Response: The PUD is consistent with the Town's regulations and standards but is seeking the variances and variations identified in this narrative.***

#### **CDC SECTION 17.4.12.H COMPREHENSIVE PLAN**

##### **H. Comprehensive Plan Project Standards**

Each **final** SPUD or MPUD plan shall include specific criteria and requirements to satisfy the following Comprehensive Plan project standards:

1. Visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development.

***Response: Developer has made every effort to minimize visual impacts. The Applicant eliminated a floor on the northern end of the hotel building, resulting in a structure 4-5 stories on the upslope which is comparable to neighboring properties and significantly less than similar buildings in the core including the Madeline, the Peaks and Lumier. This project will be an iconic architectural structure; however, the west building is comparable in mass and scale to the neighboring properties in the Village Center on the upslope portion of the site, while the grade causes the downslope portion of the sight to be slightly taller. However, this additional height is mitigated by increased setbacks from the neighbors and significant landscaping buffers, allowing for a smooth transition between structures. The extreme grade conditions cause a similar condition in the residential buildings, however, we minimized the upslope impacts to our neighbors by pulling the building completely out of parcel F1 to preserve the viewshed and by creating separation between the buildings, allowing significant view corridors. Furthermore, the Developer reduced the South Private Residence building by one floor since it is closer to the slopes and this made for a bigger visual impact and allows the project to step down as it approaches the slopes. Additionally, the applicant set the building back from its neighbors Le Chamonix and Heritage Crossing more than the currently platted footprint lots require. Lastly, the Private Residences buildings have been recessed from the lot lines to provide spacing from the neighbors and to improve the view corridors. Rather than maximizing density, the developer has designed a project that will minimize***

**visual impact while accomplishing appropriate density necessary for a 5-star luxury hotel brand to be developed.**

2. Appropriate scale and mass that fits the site(s) under review shall be provided.

**Response: See response to #1**

3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table.

**Response: Developer has engaged geotechnical and environmental experts who are intimately familiar with the Town of Mountain Village and the subject sites. Developer will actually be improving the existing wetlands as part of its plan.**

4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town.

**Response: Trash Management Plan: Trash facilities are located at the far northern end of the main structure and internal to the building and will include a trash compactor. A separate recycling area has been provided. The hotel operator will separate trash from recycling and recycling will be picked up regularly. The specific interval will be dependent on the quantity of recyclables produced. Trash will be handled by the trash compactor, which will likewise be regularly scheduled for pickup by the hotel operator.**

5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.

**Response: The project will have no adverse impact on ski runs.**

#### **CDC SECTION 17.4.12.G PUD COMMUNITY BENEFITS**

##### **G. PUD Community Benefits**

1. One or more of the following community benefits shall be provided in determining whether any of the CDC requirements should be varied or if the rezoning to the PUD Zone District and concurrent (for SPUD) or subsequent (for MPUD) rezoning, subdivision, or density transfer request should be granted for a PUD:

a. Development of, or a contribution to, the development of public benefits or public improvements, or the attainment of principles, policies or actions envisioned in the Comprehensive Plan (unless prohibited under number 2 below), such as benefits identified in the public benefit table.

##### **RESPONSE:**

The SPUD Regulations require SPUD applications to provide adequate “community benefits.”

Community Benefits are defined in the CDC as follows:

“The dedications, conveyances, public improvements, exactions and conditions required to ensure that the impacts of a development project are adequately mitigated. Community benefits include, without limitation: additional affordable or employee housing; conveyance of land or easements for public purposes; construction and/or land, material or financial contribution to the construction of public facilities, such as public parking and transportation facilities, pedestrian improvements, streetscape improvements, lighting, public cultural facilities, parks, conference centers, public buildings and features; and other public facilities determined by the Town Council to meet the requirement for community benefit as set forth in the PUD Regulations.”

The Comp Plan includes a Public Benefits Table (Table 6) that sets forth specific Public Benefits desired for Parcel D and Parcel F. The Public Benefits Table has been discussed in detail above.

In addition to the Public Benefits discussed above, this SPUD Application provides the following Community Benefits that support the rezoning, subdivision, density transfers, variances and variations requested in this Application:

- A. Publicly accessible plaza areas connecting to the public Gondola Plaza as well as the Pond Plaza. The plazas will be extensively planted to maintain the natural landscape as it flows through the site.
- B. Enhancement of and incorporation of the existing wetlands into a lush, wetlands walking trail 10 feet in width connecting the Pond/Convention Center Plazas to Heritage Plaza and the Gondola Plaza. Additionally, the trail will connect to a path that will connect the Pond Plaza to Mountain Village Blvd.
- C. A fixed financial contribution to the Town for revitalization of and improvements to the Village Pond area and adjacent plazas, including pedestrian circulation around the eastern edge of the Pond, allowing for better pedestrian circulation on the eastern edge and connecting the wetlands walking trail from the Pond/Convention Center Plaza to Heritage/Gondola Plaza and Mountain Village Blvd.
- C. Improvements to alleyway between Tracks and the Gondola station, creating a more pedestrian friendly connection between Heritage Plaza, the wetlands trail and an important second stairwell access to the Gondola Plaza and station, allowing improved wayfinding by separating ski traffic from retail traffic.
- D. Conveyance of two deeded parking spaces within the project’s underground parking garage to the Town to be used by Town staff in connection with gondola operations.
- E. A fixed financial contribution to the Town for Employee Housing to be determined in connection with processing of this SPUD Application and adoption of the Town’s pending employee housing regulations.
- G. Construction of a pedestrian walking path that connects the project’s port cochere to the northern pedestrian path that connects Mountain Village Blvd to the

Pond Plaza. This creates a safer environment for pedestrian traffic using Mountain Village Blvd.

H. Construction of a 600 square foot storage facility for the Town.

I. Providing a connection between the alternative end to the Ridge Trail and the project's Après Ski Plaza, which provides access for hikers to the wetlands walking trail and the additional trailheads beyond.

G. Construction of a trash compacting facility within the project which will reduce the number of trips over Mountain Village Boulevard by large trash removal trucks and equipment.

H. Creation of a public bathroom in the northern retail section of the project which ties to the new plaza. If for any reason it is impossible to include in the northern plaza, Applicant will contribute \$250,000 to the Town's public bathroom initiative in the Pond Plaza.

I. Construction of a vehicular service parking space on MVB to facilitate deliveries for our neighbors.

#### **CDC AND DESIGN REGULATION WAIVERS AND VARIATIONS**

The Conceptual SPUD plans are in general conformance with the specific design regulations in the CDC; provided, however, that since this Application is currently at the Conceptual SPUD Review stage, the SPUD plans are conceptual and will be further refined as this Application moves through the SPUD process.

##### **Building Design (CDC 17.5.6)**

The building design generally complies with CDC 17.5.6, exemplifying a simplified form, grounded base, and materiality that reflects the surrounding architectural and natural language. Variations are requested for the following design elements:

**Roof design (CDC 17.5.6 C1)** - Request to go with inverted gable, gable, shed roofs and varied ridgelines. These roof designs provide design variation and is consistent with mountain contemporary roof forms, which interprets the current times and moves the architecture into the future.

**Roof Material (CDC 17.5.6 C3)** – Roof material may also be requested as a variation. Consideration will be given to the visibility of the roof from the ski hill, and to adjacent roofing materials. Applicant is proposing to use metal roofing, which is contextually compatible with the town design theme and material found throughout the core. The metal will not be reflective and will not create a negative impact on the surrounding neighborhood.

**Decks and Balconies Variance (CCDC 17.5.6.I)** – The building design utilizes semi-continuous balconies which are variegated in scale and rhythm by screening wood and

stone elements. These balconies emphasize views and solar exposure per CDC guidelines. Furthermore, the continuous balconies are broken up by stone elements rising from the grounded base, which is compatible with the town design theme. This variation embraces nature and interprets our current times, while moving us into the future.

#### **Lighting regulations (CDC 17.5.12)**

The proposed development intends to comply with the Lighting regulations. Including, as noted, a separate variation for Section 17.1.11(E)(5), Section 17.5.12(A) and the Lighting Design Requirements provided at Section 17.5.12(F) during the building-specific design review process.

#### **Parking regulations (CDC 17.5.8)**

A total of 156 parking spaces will be required based on the following requirements from CDC 17.5.8 Table 5-2:

- 37 Condominiums at a 1.0 ratio = 37 spaces
- 50 Hotel Rooms(Efficiency Lodge and Lodge Units) at a 0.5 ratio = 25 spaces
- 46 Hotel Residences
  - 46 Lodge Units at a 0.5 ratio = 23 spaces
  - 46 Efficiency Lodge Units at a 0.5 ratio = 23 spaces
- 6,024 Restaurant Space (high intensity) @ 1 space/500 SF = 13 spaces
- 6,829 Spa/Pool/Fitness (low intensity) @ 1 space/1,000 SF = 7 spaces
- **Total required = 124 spaces**
- Additional 36 Ridge Parking Spaces (not required for the proposed project, but required under the Settlement Agreement)
- Additional 2 parking spaces for the Town per public benefits above
- Total of 156 parking spaces

The current design submittal includes:

- 37 Spaces provided for condominium units
- 25 Spaces provided for Hotel Units
- 20 Commercial parking
- 42 Spaces provided for Hotel Residences
- 36 Spaces provided for Ridge Residents
- 2 spaces provided for the Town
- 36 Spaces provided for Hotel Operations
- Total provided = 198 spaces

#### **Density (CDC 17.3.7 and 17.3.8)**

Discussed in further detail above and subject to change and refinement as the SPUD Application moves through the SPUD process and the SPUD Plans are refined.

#### **Workforce Housing (CDC 17.3.9)**

We are working with the Town to address this issue. We have been provided the mitigation calculations proposed by the Town and will be finalizing workforce housing in Final SPUD review. We will have 3,000 square feet of onsite workforce housing and will finalize those deed restricted areas for Final SPUD review.

**Maximum Lot Coverage (CDC 17.3.13)**

There is no lot coverage limit for the Village Center Zone District due to the high-density nature of this zone in the Comprehensive Plan.

**General Easement Setbacks (CDC 17.3.13)**

A 16' general easement exists along the property line of Lot 161C-R at Lots 97, 98, 100, 101, and Tract OS-3U. The remainder of Lot 161C-R and all Pond Lots indicate 0' lot lines. The 16' general easement along the boundary of Lot 161C-R that is will be replatted into Lot 161C-RR and will be vacated and terminated by TSG in connection with the replat.

**Building Siting Design (CDC 17.5.5)**

The proposed development intends to comply with the Building Siting Design standards. At grade walls will have a rhythm of grounded stone base and glazing that will create vertical proportions throughout that reinforces overall building compositions and architectural languages.

Lower-level walls will be stone and will differentiate between residential spaces above.

**Grading and Drainage Design (CDC 17.5.7)**

The proposed development will comply with the Grading and Drainage Design standards.

**Landscaping regulations (CDC 17.5.9)**

The proposed development will comply with the landscaping regulations.

**Trash, recycling and storage areas (CDC 17.5.10)**

The proposed development will comply with the Trash, recycling and storage areas design standards. Trash and recycling will be part of the loading dock/service area, located on the north end of the hotel, and will contain a trash compactor within the building, accessed via an overhead door.

**Sign regulations (CDC 17.5.13)**

The proposed development intends to comply with the sign regulations and will be detailed in the Final SPUD Application.

**Commercial, ground level and plaza area design regulations (CDC 17.5.15)**

The Commercial frontages will be articulated with covered canopies to lower the scale of these taller floors to a more human scale. Entries will be clearly defined with site elements, lighting,

and architectural features that clearly invite guests and patrons in. Restaurant and Commercial spaces will include large sliding walls that connect interior and exterior spaces to blur the line of indoor and outdoor extending the scale of plaza spaces in the summer and shoulder seasons.

The Lower levels of the project will be constructed out of stone which will differentiate their uses from the upper floors. The canopies, lighting, landscape elements, and large sliding walls will further distinguish the retail and commercial storefronts from the hotel, hotel residences and private residences above.

### **Utilities (CDC 17.5.11)**

Existing utilities that currently run through the site will be rerouted around the proposed building footprint with exception of the water line, which will be routed through the parking garage.

### **SITE CIRCULATION AND PUBLIC ACCESS**

A site circulation diagram has been previously provided to illustrate the proposed circulation within the Project. The following narrative describes the site circulation intent:

The site circulation has been divided between landscaped areas and publicly accessible areas. A public trail (10' wide) has been provided along the west side that connects through to adjacent community amenities of Conference Plaza to northwest, Heritage Plaza to west, Ski Beach and beyond to southwest, Gondola Plaza to the south and Mountain Village Blvd to the east. Gorrone Creek will be improved to create an aesthetic amenity for all who travel or view this corridor while also maintaining (and improving if necessary) its functionality.

Within the Project, there are two levels of access. Along the eastern side it is primarily private for the residents who will be contained within the two resident buildings. The western building will be primarily hotel-oriented (however it will also contain some private residences) so will cater to both hotel guests and the public using the spa, ski lockers, restaurants and bars.

On the northwest corner of the project, a new public plaza has been created which expands the existing Pond Plaza.

On the southwest corner of the hotel, a concierge will be provided for hotel guests and residents to facilitate outdoor-oriented equipment and activities.

All vehicular arrivals to the Project will be via the auto-court on the north side with valet parking for residents, hotel guests and amenity patrons. Some residents may desire to self-park which will be permitted with elevators and stairs available for them to circulate to lobby spaces.

Elevators and stairs within the lobby spaces of the western hotel building and eastern resident tower buildings will facilitate vertical circulation to the various outdoor amenity spaces when at grade passage is not possible.

Any proposed outdoor landscape lighting associated with the site circulation or amenity spaces will be safety related (e.g., at steps, ramps, egress doors, etc.) only and dark-sky compliant.

All proposed exterior walking surfaces will be slip-resistant and ADA accessible where required.



<b>Mountain Village Luxury Hotel and Residences Program</b>	
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<u>Program Area</u>	<u>Approximate Square Feet</u>
Hotel/Hotel Residences/Amenities	200,000
Back of House	25,000
Private Residences	120,000
Restaurant/Retail	9,232
Pool/Spa/Fitness	12,762
Ballroom	3,736
Meeting Rooms	2,204
Public Restrooms	162
Town Storage	600
Employee Housing	3,001

\*Internal configurations are being continually updated as we progress through the design phase. These estimates are subject to change as plans are revised.

## PROJECT INFORMATION

### PROJECT LOCATION

MOUNTAIN VILLAGE, CO

### ZONING DESIGNATION:

ZONE DISTRICT - VILLAGE CENTER

LOT 161CRR - PUD

ENCOMPASSING PREVIOUSLY PLATTED LOTS 161C-R, 67, 69R-2, 71R, TRACT 0S-3Y AND PORTIONS OF TRACTS OS-3BR2 & OS-3XRR

### PROPOSED PUD AREA:

4.437 ACRES - 193275.72 SQ. FT.

### PROPOSED SITE COVERAGE: (INCLUSIVE OF WALKS, PLAZAS, PATIOS, DECKS EXCLUSIVE OF DRIVES)

2.357 ACRES - 102,690 SQ. FT.

### BUILDING AREA:

69,554 SF

### BUILDING HEIGHTS:

NORTH HOTEL WING, NORTH MAX HEIGHT:	74.4'
NORTH HOTEL WING, SOUTH MAX HEIGHT:	78.1'
SOUTH HOTEL WING MAX HEIGHT:	85.4'
NORTH PRIVATE RESIDENCE MAX HEIGHT:	95.1'
SOUTH PRIVATE RESIDENCE MAX HEIGHT:	73.7'

\*ADDITIONAL HEIGHT INFORMATION CAN BE FOUND ON SHEETS A1.22B & A1.22C

### BUILDING AREA:

SEE SHEET A9.01 FOR AREA TABULATION

### PARKING:

LEVEL P1:	
ADA	3
RESIDENT PARKING	76
TOTAL	79
LEVEL P2:	
ADA	5
RIDGE RESIDENT	36
COMPACT	2
VALET	85
TOWN DEEDED	2
TOTAL:	110
OTHER:	
LE CHAMONIX LOADING (EXTERIOR)	1
TOTAL:	199 (198 GARAGE)

\*EV CHARGING STATIONS ADDRESSED IN NARRATIVE

## PROJECT TEAM

### OWNER

Fort Partners  
176 NE 43rd Street  
Miami, FL 33137  
PHONE: (305) 571-8228

### ARCH OF RECORD

OZ Architecture  
3003 Larimer Street  
Denver, CO 80204  
PHONE: (303) 861-5704

### LANDSCAPE

Design Workshop  
1390 Lawrence Street, Suite 100  
Denver, CO 80204  
PHONE: (303) 623-5186

### OWNER

Merrimac Ventures  
2434 Las Olas Blvd  
Fort Lauderdale, FL 33301  
PHONE: (954) 522-6556

### GEOTECHNICAL ENG.

Engineering Analytics, Inc  
1690 Specter Point Rd, Suite 209  
Fort Collins, CO 80525  
PHONE: (970) 488-3111

### MEP

BG Buildingworks  
1626 Cole Blvd, Suite 300  
Lakewood, CO 80401  
PHONE: (303) 278-3820

### PROJECT MANAGER

Cumming Group  
88 Inverness Cir. E.  
Blg. G, Ste 101  
Englewood, CO 80112  
PHONE: (303) 771-0396

### SURVEYOR

Bulson Surveying  
166 Alexander Overlook  
Telluride, CO 81435  
PHONE: (970) 318-6987

### STRUCTURAL

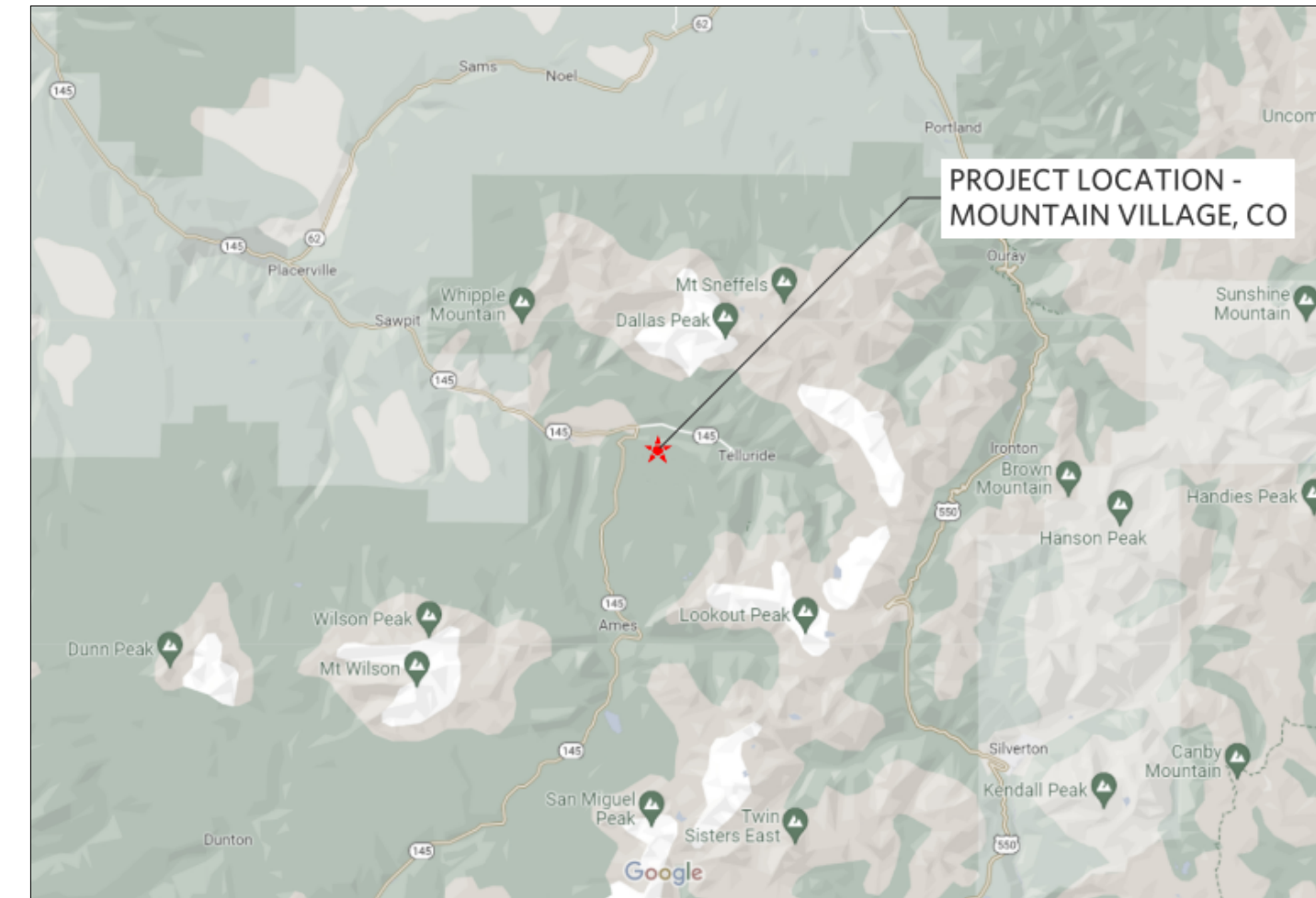
KL&A  
1717 Washington Ave  
Golden, CO 80401  
PHONE: (303) 384-9910

### DESIGN ARCHITECT

Olson Kundig  
159 South Jackson Street, Suite 600  
Seattle, WA 98104  
PHONE: (206) 624-5670

### CIVIL

Uncompahgre Engineering  
Blue Mesa Building, Suite D  
113 Lost Creek Lane  
Mountain Village, CO 81435  
PHONE: (970) 729-0683



SITE LOCATION PLAN



VICINITY MAP

NOTE - TO VIEW 3d COMPUTER MODEL OF PROJECT, REFER TO LINK BELOW:

<https://api2.enscape3d.com/v1/view/8479e1f7-fdce-401b-8aa1-d22226b8c25d>

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S1.03 ALTA/NSPS LAND TITLE SURVEY  
S1.04 EXISTING CONDITIONS/IMPROVEMENTS SURVEY  
S1.05 SKETCH PLAN REPLAT  
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### CIVIL

C2.2 COMBINED SITE GRADING AND UTILITY PLAN  
C2.3 SITE PLAN WITH TURNING TEMPLATES

### LANDSCAPE

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L1.03 LANDSCAPING PLAN  
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L1.06 LANDSCAPE PLANTING PALETTE  
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A1.12 OVERALL PLAN - B2  
A1.13 OVERALL PLAN - B1  
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A1.15 OVERALL PLAN - LEVEL 2  
A1.16 OVERALL PLAN - LEVEL 3

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A1.19 OVERALL PLAN - LEVEL 6  
A1.20 OVERALL PLAN - LEVEL 7  
A1.21 OVERALL PLAN - LEVEL 8  
A1.22 OVERALL ROOF PLAN  
A1.22B NATURAL GRADE - HEIGHT CALCULATION  
A1.22C PROPOSED GRADE - HEIGHT CALCULATION  
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A.122E STORIES ABOVE GRADE  
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A2.00 EXTERIOR ELEVATIONS  
A2.01 EXTERIOR ELEVATIONS  
A2.02 EXTERIOR ELEVATIONS  
A2.03 EXTERIOR ELEVATIONS  
A2.04 EXTERIOR ELEVATIONS  
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V1.02 VIGNETTE 2  
V1.03 VIGNETTE 3  
V1.04 VIGNETTE 4  
A7.01 MATERIAL BOARD  
A8.01 DOOR SCHEDULE AND DETAILS  
A9.01 AREA SCHEDULE

### MEP

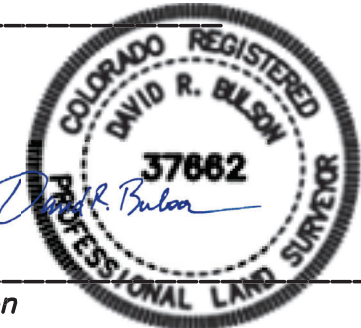
P1.01 OVERALL ELECTRICAL SITE PLAN  
P1.02 ENLARGED ELECTRICAL SITE PLAN - NORTH  
P1.03 ENLARGED ELECTRICAL SITE PLAN - SOUTH

**SURVEYOR'S CERTIFICATE:**

To LAND TITLE GUARANTEE COMPANY, RAMESH ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TSG ASSET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TSG SKI AND GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6(b),8,9,11,13,16,18,19, and 20 (\$1,000,000) of Table A. The field work was completed on August 02, 2021.

Date: \_\_\_\_\_



David R. Bulson  
2021.08.27 12:25:23 -06'00"

David R. Bulson PLS 37662

**LEGAL DESCRIPTION:**

LOT 67, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 69R-2, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT OF LOT 69R-1 AND LOT 69R-2 RECORDED SEPTEMBER 5, 1991 IN PLAT BOOK 1 AT PAGE 1164, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 71R, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT AND RE-ZONING OF LOT 71R OF REPLAT NO. 3 RECORDED DECEMBER 2, 1991 IN PLAT BOOK 1 AT PAGE 1208, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
TRACT OS-3Y, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF TRACT OS-3, OS-3B, OS-3C & OS-3E RECORDED JULY 14, 2004 IN PLAT BOOK 1 AT PAGE 3325, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 161C-R, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED APRIL 2, 1999 IN PLAT BOOK 1 AT PAGE 2529, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

- 1. Easement research and property description according to Land Title Guarantee Company, Order Number ABS86011705, dated June 10, 2021 at 5:00 P.M. as to Lot 67, Lot 69R-2, Lot 71, and Tract OS-3Y  
Easement research and property description according to Land Title Guarantee Company, Order Number ABS86011452, dated April 2, 2021 at 5:00 P.M. as to Lot 161C-R  
2. The Land does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency ("FEMA"). According to the Flood Insurance Rate Maps for San Miguel County, Colorado, Community Panel 08113C0287D, dated 09/30/1992 this property lies in Zone X, areas determined to be outside of the 500 year flood plain.  
3. BASIS OF BEARINGS. The bearing along the western boundary of Lot 161C-R, was assumed to be S08°03'05"W according to the plat recorded April 2, 1999 in Plat Book 1 at page 2529, County of San Miguel, State of Colorado. The end points of said western boundary are as monumented and described hereon.  
4. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.  
5. This survey is valid only if a print has original seal and signature of surveyor.  
6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.  
7. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.  
8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.  
9. According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.  
10. There is no evidence of this lot being use as a solid waste dump, sump, or sanitary land fill.  
11. There is no evidence of earth moving or building construction within recent months on these lots.  
12. There is no observable evidence of recent street or sidewalk construction or repairs.  
13. Utilities shown hereon are according to best available records and site specific locates. The surveyor makes no assurance as to the accuracy or completeness of the information. Prior to any construction or site disturbance, the contractor is required to call the Utility Location Center of Colorado (\*811) for a site specific Utility locate.

**TITLE COMMITMENT NOTES:**

Land Title Guarantee Company, Order Number ABS86011705, dated June 10, 2021 at 5:00 P.M. as to Lot 67, Lot 69R-2, Lot 71, and Tract OS-3Y "Pond Lots"  
Schedule B-2 (TITLE EXCEPTION RESPONSE/CLARIFICATION)

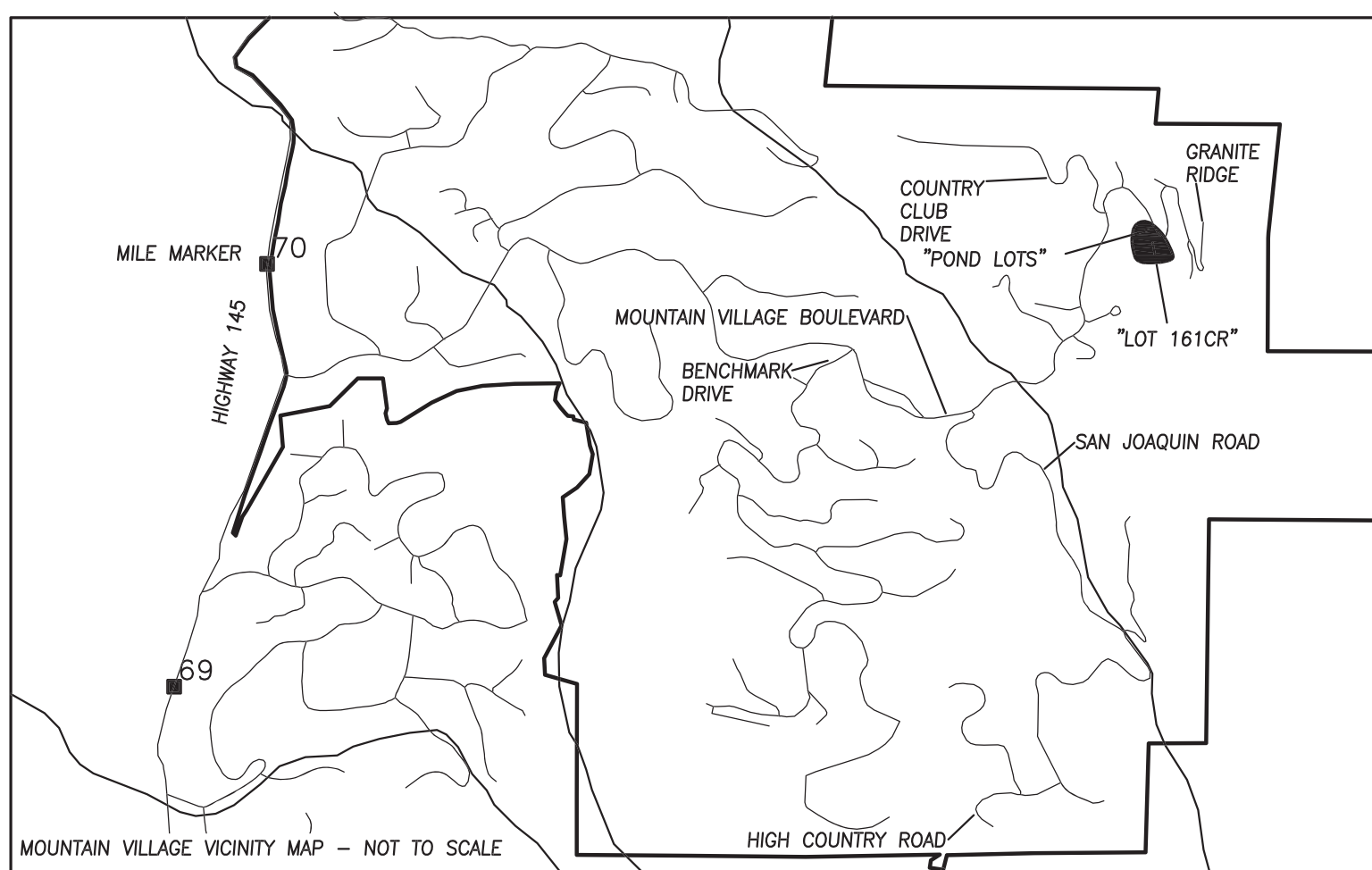
- 1. Site inspection and Survey performed by Bulson Surveying conditions shown hereon.  
2. There are portion of the surveyed property being used for paid and permitted parking although there were no Easements, liens or encumbrances, or claims thereof, not shown by the Public Records brought to the attention of this Surveyor during the course of this Survey.  
3. Site inspection and Survey performed by Bulson Surveying conditions are as shown hereon  
4. Not survey related.  
5. Not survey related.  
6. Not survey related.  
7. (a) Based upon a search of the USBLM public records, there are no unpatented mining claims affecting the subject property. (b,c) The patent from the United States of America number 131878 dated May 23, 1910 subjects the Land to "any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States". There is no evidence of ditches or water storage structures located within the area of this survey.  
8. The are portions of the Pond Lots being used for public access and permit parking. There have been no off-record lease or tenancy agreements brought to the attention of Bulson Surveying during the course of preparing this ALTA/NSPS Survey  
9. The Plats noted within this exception pertain to the Town of Mountain Village as a whole and were not acknowledged or approved by the owner of the Subject Property at the time. It is the opinion of the Surveyor that they do not create any easements relevant to the property. It is beyond the scope of this survey to determine whether there are Conditions, Covenants, Restrictions or Notes contained within these Plats that affect the Property.  
10. Restrictive Covenants for the Mountain Village noted within this exception are blanket in nature and affect the Pond Lots.  
11. The Tap Fee Assignment and Assumption Agreement recorded March 8, 1999 under reception No. 324840 affects Lot 69R2 and Lot 71R and is blanket in nature.  
12. The Underground Parking Amendment recorded July 21, 1989 in Book 455 at page 550 references a Lot 152, Telluride Mountain Village and does not appear to affect the property being surveyed, but the document speaks for itself as to its relevance to the subject property  
13. The Facilities, Water Rights and Easements noted within this exception affect the Pond Lots and are blanket in nature.  
14. The Town of Mountain Village Employee Housing Restrictions noted within this exception affect Lot 71R and is blanket in nature.  
15. All easements noted on the Plats cited in this exception are shown and labeled on this ALTA/NSPS Survey, with the exception of easements that have been altered or eliminated by subsequent plats or other legal instruments. Revised easements are shown according to the locations cited in the most current documentation.  
16. The Telluride Company reserved the rights to minerals and oil, gas, and other hydrocarbons located on, in, or under Lot 67 according to the deed recorded November 5, 1993 in Book 411 at Page 903 and located on, in, or under Lot 69R-2 and Lot 71R according to the deed recorded March 8, 1999 under Reception Number 324838. There is no visible evidence of mining activity on the subject property  
17. According to the Warranty Deed recorded at Book 520, page 23 relating to Lot 67, there were reservations number 13 and 14 which noted a limitation on the used allowed on Lot 67. It is unclear as to the relevance of this reservation and the document speaks for itself.  
According to the Warranty Deed recorded at Reception 324838 and relating to Lot 69R-2 and Lot 71R, there were reservations numbers 10-15 which noted a limitation on the used allowed on the Lot 71R. It is unclear as to the relevance of this reservation and the document speaks for itself.  
18. According to the Agreement recorded at Book 431, page 544 and relating to Lot 67 and Lot 71R. There are restrictions on Lot 71R which limit what may be constructed on Lot 71R. The location of the Public Walkway noted within the agreement is generally shown hereon although the precise location is unclear  
19. The Right-of-Way Easement noted within this exception is blanket in nature and affects Tract OS-3Y  
20. The Promissory Note recorded in Book 474 at pages 66-67 is blanket in nature and affects Lot 69R-2  
21. The Resolution recorded in Book 482 at page 171 is blanket in nature and affects Lot 69R-2  
22. The Resolution recorded in Book 485 at page 259 is blanket in nature and affects Lot 71R  
23. The Resolution recorded at reception numbers 318369 and 318449 are blanket in nature and affect Lot 71R  
24. The Utility Easement Agreement noted within this exception is blanket in nature and affects Tract OS-3Y  
25. The San Miguel Power Association Notice cited within this exception is blanket in nature and affects the Pond Lots  
26. The Easement Agreement noted within this exception is blanket in nature and affects Tract OS-3Y  
27. The Mountain Village Openspace list noted within this exception is blanket in nature and affects Tract OS-3Y

**TITLE COMMITMENT NOTES:**

Land Title Guarantee Company, Order Number ABS86011452 dated April 02, 2021 at 5:00 P.M. as to Lot 161C-R, Town of Mountain Village "Lot 161C-R"  
Schedule B-2 (TITLE EXCEPTION RESPONSE/CLARIFICATION)

- 1. Site inspection and Survey performed by Bulson Surveying conditions shown hereon.  
2. There are portion of Lot 161C-R being used for paid and permitted parking although there were no Easements, liens or encumbrances, or claims thereof, not shown by the Public Records brought to the attention of this Surveyor during the course of this Survey.  
3. Site inspection and Survey performed by Bulson Surveying conditions are as shown hereon  
4. Not survey related.  
5. Not survey related.  
6. Not survey related.  
7. (a) Based upon a search of the USBLM public records, there are no unpatented mining claims affecting the subject property. (b,c) The patent from the United States of America number 131878 dated May 23, 1910 subjects the Land to "any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States". There is no evidence of ditches or water storage structures located within the area of this survey.  
8. The are portions of the Lot 161C-R being used for public access and permit parking. There have been no off-record lease or tenancy agreements brought to the attention of Bulson Surveying during the course of preparing this ALTA/NSPS Survey  
9. The United States Patent recorded June 08, 1918, in Book 99 at page 142 reserved a right for ditches and canals constructed by the Authority of the United States. There is a ditch located on the western side of Lot 161C-R as depicted hereon. It is beyond the scope of this Survey to determine if it was constructed under the Authority of the United States.  
10. The Plats noted within this exception pertain to the Town of Mountain Village as a whole and were not acknowledged or approved by the owner of the Subject Property at the time. It is the opinion of the Surveyor that they do not create any easements relevant to the property. It is beyond the scope of this survey to determine whether there are Conditions, Covenants, Restrictions or Notes contained within these Plats that affect the Property.  
11. Restrictive Covenants for the Mountain Village noted within this exception are blanket in nature and affect the Lot 161C-R.  
12. The Water and Sewer Tap Fee notice and agreements noted within this exception do not make specific mention of Lot 161C-R. It is beyond the scope of this survey to how these notices and agreements affect the Property.  
13. The Underground Parking Amendment recorded July 21, 1989 in Book 455 at page 550 references a Lot 152, Telluride Mountain Village and does not appear to affect the property being surveyed, but the document speaks for itself as to its relevance to the subject property  
14. The Right-of-Way Easement noted within this exception cites a blanket easement over Tract OS3, a portion of which has been included within Lot 161C-R, pursuant to the plat recorded according to the plat recorded April 2, 1999 in plat Book 1 at page 2529. The portion of Lot 161C-R which is subject to this easement is noted hereon  
15. The Facilities, Water Rights and Easements noted within this exception affect Lot 161C-R and are blanket in nature.  
16. There is a 16' General Easement along the perimeter of Lot 161C-R as indicated hereon. The Agreements noted within this exception relate to this area on Lot 161C-R and affect what may occur within this area of the Lot.  
17. The Town of Mountain Village Employee Housing Restrictions noted within this exception affect Lot 161C-R and are blanket in nature.  
18. All easements noted on the Plats cited in this exception are shown and labeled on this ALTA/NSPS Survey, with the exception of easements that have been altered or eliminated by subsequent plats or other legal instruments. Revised easements are shown according to the locations cited in the most current documentation.  
19. The deeds listed within this exception cite restrictions on future development of portions of Lot 161C-R. These restrictions are noted within each of the deeds and they pertain to previously platted lots which were combined to create Lot 161C-R as depicted on plat recorded April 2, 1999 in plat Book 1 at page 2529. This survey depicts the areas of each of the previous lots and indicates the original deed conveyance for each sub-parcel of Lot 161C-R.  
20. The Termination of Title Exceptions listed within this exception remove restrictions on future development of portions of Lot 161C-R which were originally imposed by the deeds cited in Exception 19. These Termination of Title Exceptions pertain to previously platted lots which were combined to create Lot 161C-R as depicted on plat recorded April 2, 1999 in plat Book 1 at page 2529. This survey depicts the areas of each of the previous lots and indicates the original deed conveyance for each sub-parcel of Lot 161C-R.  
21. The San Miguel Power Association Notice cited within this exception is blanket in nature and affects Lot 161C-R  
22. The Resolution recorded under reception number 325408 is blanket in nature and affects Lot 161C-R  
23. This exception notes a deed restriction pertaining to wetland areas. A delineation was performed by Terra Firm, Chris Hazen during July of 2021 and is depicted hereon.  
24. This exception notes a 16' General Easement along a portion of the northern boundary of Lot 161C-R as depicted hereon  
25. The Construction Access and Staging Implementation Agreement cited in this exception imposed certain blanket restrictions on Lot 161C-R as well as defining an "Parcel 3 Easement" across the interior of Lot 161C-R as depicted hereon.  
26. The Modification Agreements cited in this exception revised and imposed certain blanket restrictions on Lot 161C-R as well as defining an "Parcel 3 Easement" across the interior of Lot 161C-R as depicted hereon.  
27. The Station Mountain Village Covenant contains a defined "Covenant Area" which allows for the future removal of a portion of an existing wall along the Gondola Station. This Covenant Area is along the southern boundary of Lot 161C-R and is depicted hereon.  
28. The Resolutions cited in this exception pertain to allowable development density associated with Lot 161C-R. They are blanket in nature and affect the entire property.  
29. The Communication Line easement is not located within Lot 161C-R, nor does it appear to benefit Lot 161C-R  
30. The Density Assignment and Transfer cited within this exception does not contain reference to Lot 161C-R and it is unclear whether this density has been assigned to a specific property.  
31. The Density Assignment and Transfer cited within this exception does not contain reference to Lot 161C-R and it is unclear whether this density has been assigned to a specific property.  
32. The Shoring Easement Agreement noted within this exception allows for the placement of shoring along a portion of the southwestern property line of Lot 161C-R at the location as depicted hereon  
33. The Density Assignment and Transfer cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.  
34. The Easement noted within this exception is not located within Lot 161C-R, nor does it appear to benefit Lot 161C-R  
35. The Density Assignment and Transfer cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.  
36. A portion of Lot 161C-R is being used for a surface graveled parking lot as depicted hereon. This exception cites a Conditional Use Permit associated with this parking lot.  
37. The Density Assignment and Transfer cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.  
38. The Settlement Agreement and Mutual Release cited in this exception is blanket in nature and affects Lot 161C-R  
39. The Resolution noted within this exception is blanket in nature and affects Lot 161C-R  
40. The Memorandum of Reservation cited within this exception burdens the future development of Lot 161C-R but does contain any defined location and is therefore not depicted.  
41. The Memorandum of Reservation cited within this exception burdens the future development of Lot 161C-R but does contain any defined location and is therefore not depicted  
42. Bill of Sale cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.  
43-50 The Memorandum of Reservation cited within these exception burden the future development of Lot 161C-R but does contain any defined location and are therefore not depicted

**VICINITY MAP**  
(NOT TO SCALE)



**EXISTING DENSITY**

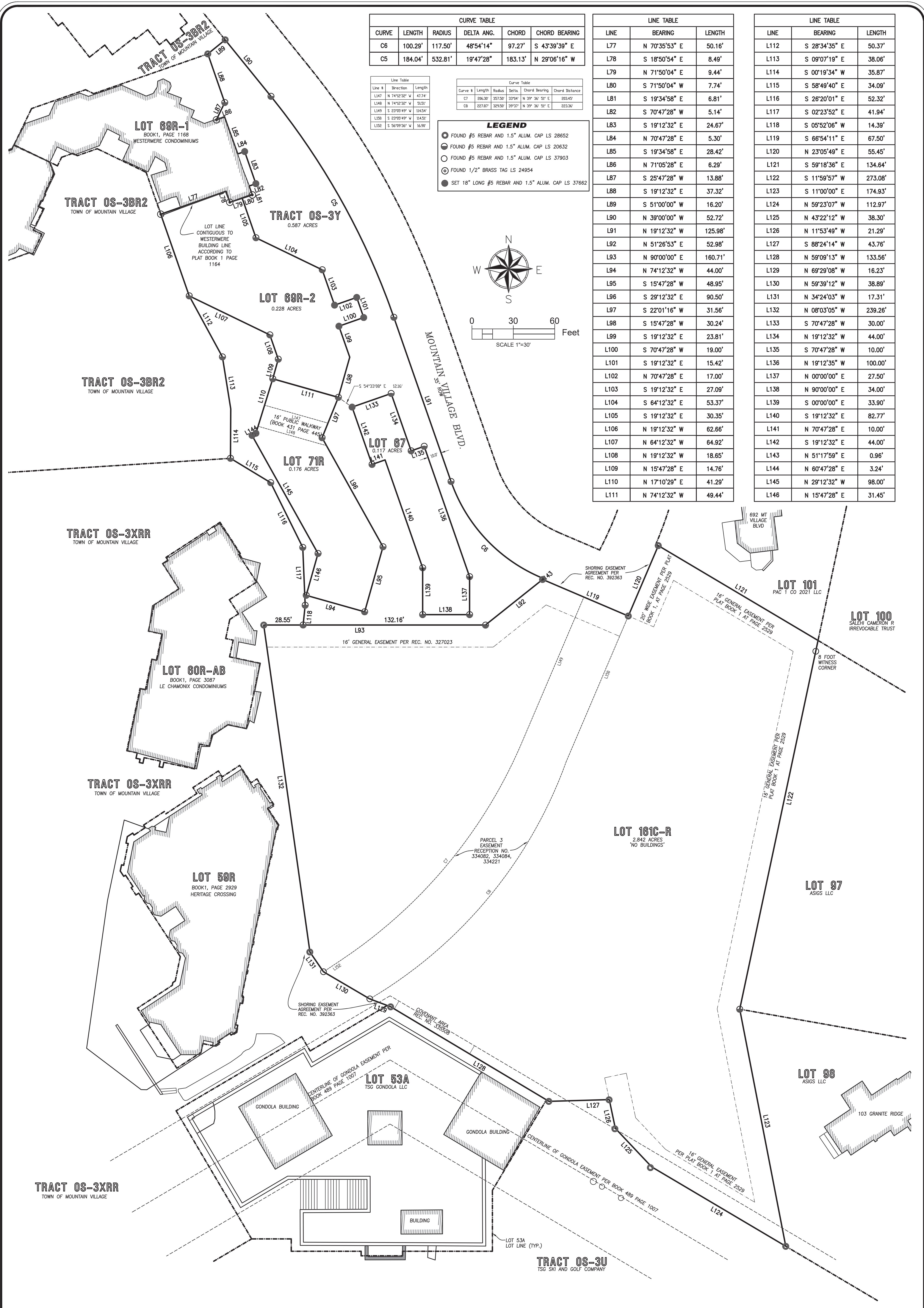
(ACCORDING TO 08/26/2021 RECORDS OF TOWN OF MOUNTAIN VILLAGE)

Lot Number	Zoning Designation	Units	Person Equivalent Density
67	CONDO	14	42
69R2	CONDO	12	36
71R	CONDO	9	27
71R	EMP APT	1	3
161CR	CONDO	33	99
161CR	HOTEL EFF	2	4

**SHEET INDEX:**

- 1. Certifications/Notes/Density
- 2. Lot Dimensions/Recorded Easements
- 3. Topography and Existing Improvements

Ramesh Acquisitions, LLC  
2434 E. Las Olas Blvd.  
Fort Lauderdale FL 33301  
DATE : August 27, 2021  
PROJECT NUMBER  
21057  
**LOTS 67, 69R-2, 71R, 161C-R  
and Tract OS-3Y  
Town of Mountain Village  
San Miguel County, Colorado**  
**BULSON  
SURVEYING**



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD BEARING
C6	100.29'	117.50'	48°54'14"	S 43°39'39" E
C5	184.04'	532.81'	19°47'28"	N 29°06'16" W

Line Table		
Line #	Direction	Length
L147	N 74°12'32" W	47.74'
L148	N 74°12'32" W	51.51'
L149	S 23°05'49" W	114.51'
L150	S 23°05'49" W	114.51'
L152	S 56°09'36" W	16.97'

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C7	206.50'	357.50'	33°04'	N 39°36'51" E
C8	227.28'	389.50'	39°31'	N 39°36'51" E

- LEGEND**
- FOUND #5 REBAR AND 1.5" ALUM. CAP LS 28652
  - FOUND #5 REBAR AND 1.5" ALUM. CAP LS 20632
  - FOUND #5 REBAR AND 1.5" ALUM. CAP LS 37903
  - FOUND 1/2" BRASS TAG LS 24954
  - SET 18" LONG #5 REBAR AND 1.5" ALUM. CAP LS 37662

LINE TABLE		
LINE	BEARING	LENGTH
L77	N 70°35'53" E	50.16'
L78	S 18°50'54" E	8.49'
L79	N 71°50'04" E	9.44'
L80	S 71°50'04" W	7.74'
L81	S 19°34'58" E	6.81'
L82	S 70°47'28" W	5.14'
L83	S 19°12'32" E	24.67'
L84	N 70°47'28" E	5.30'
L85	S 19°34'58" E	28.42'
L86	N 71°05'28" E	6.29'
L87	S 25°47'28" W	13.88'
L88	S 19°12'32" E	37.32'
L89	S 51°00'00" W	16.20'
L90	N 39°00'00" W	52.72'
L91	N 19°12'32" W	125.98'
L92	N 51°26'53" E	52.98'
L93	N 90°00'00" E	160.71'
L94	N 74°12'32" W	44.00'
L95	S 15°47'28" W	48.95'
L96	S 29°12'32" E	90.50'
L97	S 22°01'16" W	31.56'
L98	S 15°47'28" W	30.24'
L99	S 19°12'32" E	23.81'
L100	S 70°47'28" W	19.00'
L101	S 19°12'32" E	15.42'
L102	N 70°47'28" E	17.00'
L103	S 19°12'32" E	27.09'
L104	S 64°12'32" E	53.37'
L105	S 19°12'32" E	30.35'
L106	N 19°12'32" W	62.66'
L107	N 64°12'32" W	64.92'
L108	N 19°12'32" W	18.65'
L109	N 15°47'28" E	14.76'
L110	N 17°10'29" E	41.29'
L111	N 74°12'32" W	49.44'

LINE TABLE		
LINE	BEARING	LENGTH
L112	S 28°34'35" E	50.37'
L113	S 09°07'19" E	38.06'
L114	S 00°19'34" W	35.87'
L115	S 58°49'40" E	34.09'
L116	S 26°20'01" E	52.32'
L117	S 02°23'52" E	41.94'
L118	S 05°52'06" W	14.39'
L119	S 66°54'11" E	67.50'
L120	N 23°05'49" E	55.45'
L121	S 59°18'36" E	134.64'
L122	S 11°59'57" W	273.08'
L123	S 11°00'00" E	174.93'
L124	N 59°23'07" W	112.97'
L125	N 43°22'12" W	38.30'
L126	N 11°53'49" W	21.29'
L127	S 88°24'14" W	43.76'
L128	N 59°09'13" W	133.56'
L129	N 69°29'08" W	16.23'
L130	N 59°39'12" W	38.89'
L131	N 34°24'03" W	17.31'
L132	N 08°03'05" W	239.26'
L133	S 70°47'28" W	30.00'
L134	N 19°12'32" W	44.00'
L135	S 70°47'28" W	10.00'
L136	N 19°12'35" W	100.00'
L137	N 00°00'00" E	27.50'
L138	N 90°00'00" E	34.00'
L139	S 00°00'00" E	33.90'
L140	S 19°12'32" E	82.77'
L141	N 70°47'28" E	10.00'
L142	S 19°12'32" E	44.00'
L143	N 51°17'59" E	0.96'
L144	N 60°47'28" E	3.24'
L145	N 29°12'32" W	98.00'
L146	N 15°47'28" E	31.45'

Ramesh Acquisitions, LLC 2434 E. Las Olas Blvd. Fort Lauderdale FL 33301	<b>Lots 67, 69R-2, 71R, 161C-R and Tract OS-3Y</b> <b>Town of Mountain Village</b> <b>San Miguel County, Colorado</b>
DATE: August 27, 2021	
PROJECT NUMBER: 21057	

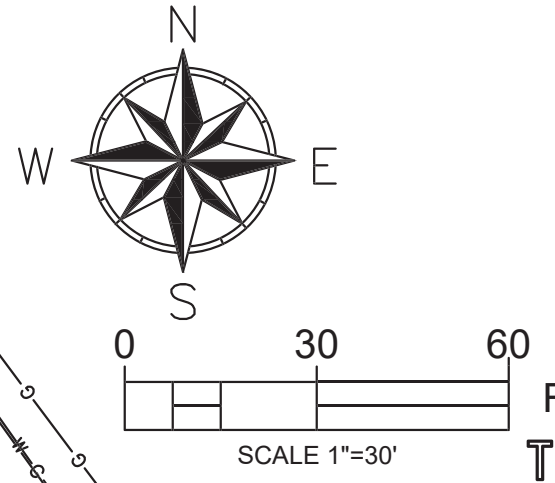
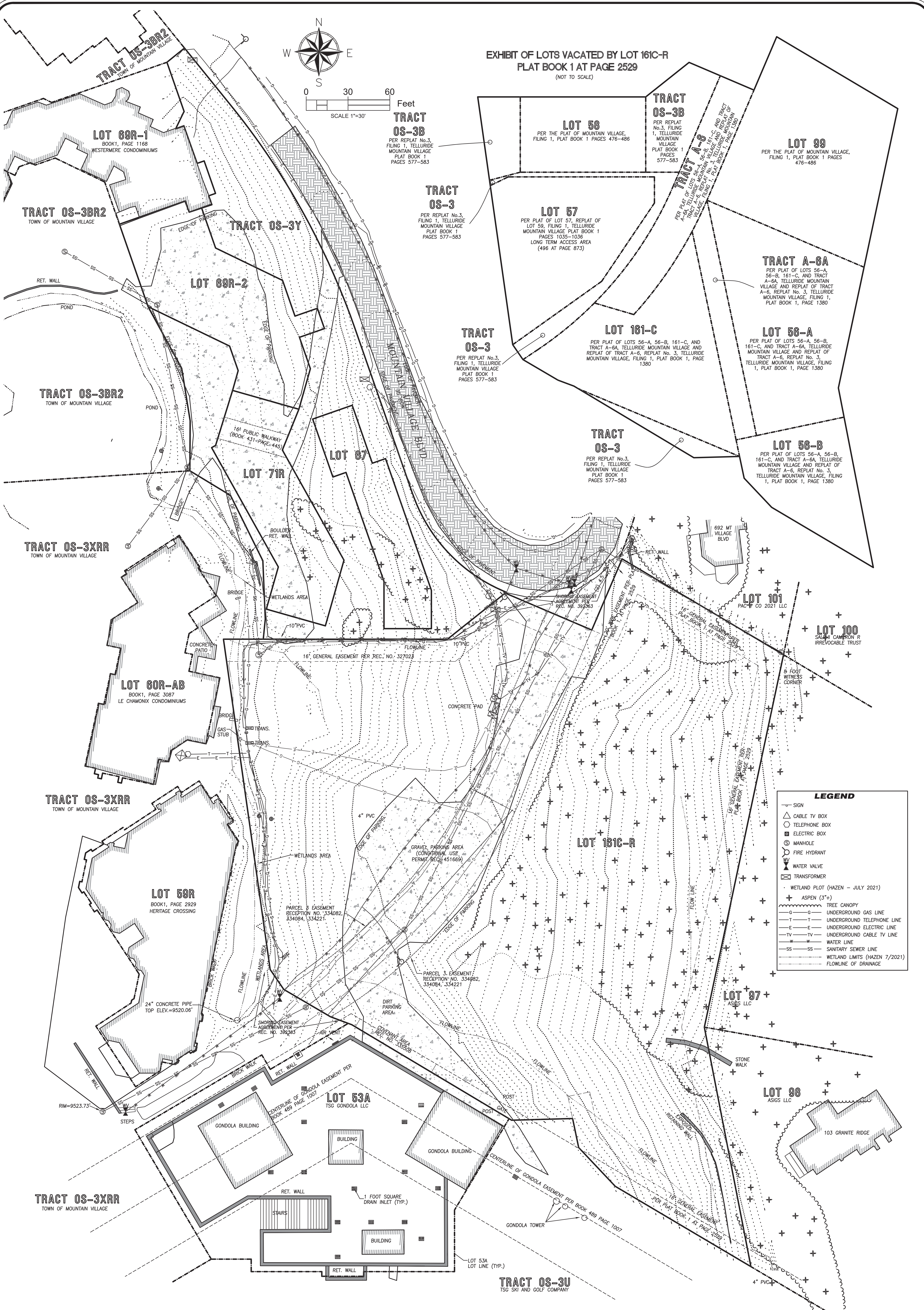


EXHIBIT OF LOTS VACATED BY LOT 161C-R  
 PLAT BOOK 1 AT PAGE 2529  
 (NOT TO SCALE)



**LEGEND**

- SIGN
- △ CABLE TV BOX
- TELEPHONE BOX
- ELECTRIC BOX
- ⊙ MANHOLE
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊞ TRANSFORMER
- WETLAND PLOT (HAZEN - JULY 2021)
- ASPEN (3"+)
- TREE CANOPY
- G — UNDERGROUND GAS LINE
- T — UNDERGROUND TELEPHONE LINE
- E — UNDERGROUND ELECTRIC LINE
- TV — UNDERGROUND CABLE TV LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- WETLAND LIMITS (HAZEN 7/2021)
- FLOWLINE OF DRAINAGE

Ramesh Acquisitions, LLC 2434 E. Las Olas Blvd. Fort Lauderdale FL 33301	<b>Lots 67, 69R-2, 71R, 161C-R and Tract OS-3Y</b> <b>Town of Mountain Village</b> <b>San Miguel County, Colorado</b>
	<b>BULSON SURVEYING</b>
DATE : August 27, 2021	PROJECT NUMBER 21057

**LEGEND**

- FIR 3"±(SIZE INDICATED)
- ASPEN 3"±(SIZE INDICATED)
- ELECTRIC BOX
- MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- WETLAND PLOT (HAZEN - JULY 2021, UPDATED MAY 2022)
- TREE CANOPY
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- TV
- UNDERGROUND CABLE TV LINE
- WATER LINE
- SS
- SANITARY SEWER LINE
- WETLAND LIMITS (HAZEN 7/2021)
- FLOWLINE OF DRAINAGE
- △ SIGN
- △ CABLE TV BOX
- TELEPHONE BOX

**SURVEYOR'S STATEMENT:**

This Existing Conditions/Improvement Survey of the above described Lot 161C-RR, was field surveyed during April of 2022 under the direct supervision and checking of David R. Bulson of Bulson Surveying, being a Colorado Licensed Surveyor. This Survey is an Improvement Location Certificate, Land Survey Plat or Improvement Survey Plat as defined by C.R.S. Article 38 or Article 51.

Digitally signed by David Bulson  
 Date: 2022.05.04 06:23:40 -0600

David R. Bulson L.S. 376825

**PROPERTY DESCRIPTION:**

LOT 67, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 69R-2, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT OF LOT 69R-1 AND LOT 69R-2 RECORDED SEPTEMBER 5, 1991 IN PLAT BOOK 1 AT PAGE 1164, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

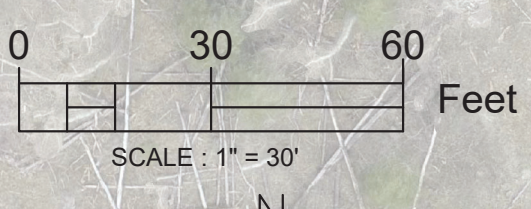
LOT 71R, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT AND RE-ZONING OF LOT 71R OF REPLAT NO. 3 RECORDED DECEMBER 2, 1991 IN PLAT BOOK 1 AT PAGE 1208, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

TRACT OS-3Y, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF TRACT OS-3, OS-3B, OS-3C & OS-3E RECORDED JULY 14, 2004 IN PLAT BOOK 1 AT PAGE 3325, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

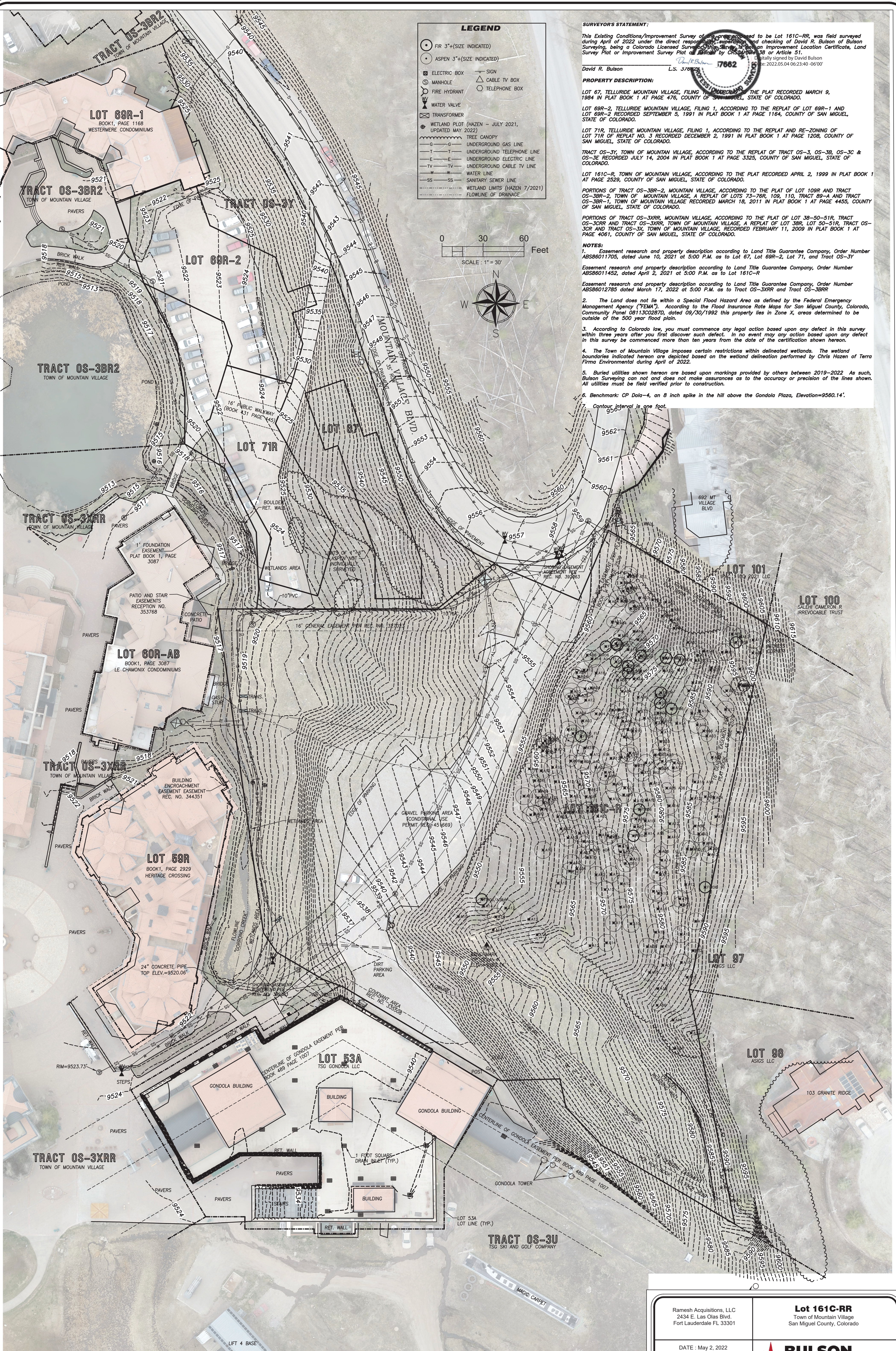
LOT 161C-R, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED APRIL 2, 1999 IN PLAT BOOK 1 AT PAGE 2829, COUNTY OF SAN MIGUEL, STATE OF COLORADO.


PORTIONS OF TRACT OS-3BR-2, MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF LOT 109R AND TRACT OS-3BR-2 TOWN OF MOUNTAIN VILLAGE, A REPLAT OF LOTS 73-76R, 109, 110, TRACT 99-A AND TRACT OS-3BR-1, TOWN OF MOUNTAIN VILLAGE RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4459, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

PORTIONS OF TRACT OS-3RR, MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF LOT 38-50-51R, TRACT OS-3CR AND TRACT OS-3X, TOWN OF MOUNTAIN VILLAGE, RECORDED FEBRUARY 11, 2009 IN PLAT BOOK 1 AT PAGE 4061, COUNTY OF SAN MIGUEL, STATE OF COLORADO.



- NOTES:**
1. Easement research and property description according to Land Title Guarantee Company, Order Number ABS86011705, dated June 10, 2021 at 5:00 P.M. as to Lot 67, Lot 69R-2, Lot 71, and Tract OS-3Y.
  2. Easement research and property description according to Land Title Guarantee Company, Order Number ABS86011462, dated April 2, 2021 at 5:00 P.M. as to Lot 161C-R.
  3. Easement research and property description according to Land Title Guarantee Company, Order Number ABS86012785 dated March 17, 2022 at 5:00 P.M. as to Tract OS-3RR and Tract OS-3BR.
  4. The Land does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency ("FEMA"). According to the Flood Insurance Rate Maps for San Miguel County, Colorado, Community Panel 0811300287D, dated 09/30/1992 this property lies in Zone X, areas determined to be outside of the 500 year flood plain.
  5. According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.
  6. The Town of Mountain Village imposes certain restrictions within delineated wetlands. The wetland boundaries indicated hereon are depicted based on the wetland delineation performed by Chris Hazen of Terra Firma Environmental during April of 2022.
  7. Buried utilities shown hereon are based upon markings provided by others between 2019-2022. As such, Bulson Surveying can not and does not make assurances as to the accuracy or precision of the lines shown. All utilities must be field verified prior to construction.
  8. Benchmark: CP Dola-4, an 8 inch spike in the hill above the Gondola Plaza, Elevation=9560.14'.
  9. Contour interval is one foot.

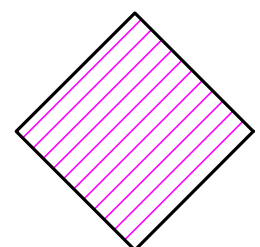


Ramesh Acquisitions, LLC 2434 E. Las Olas Blvd. Fort Lauderdale FL 33301	<b>Lot 161C-RR</b> Town of Mountain Village San Miguel County, Colorado
DATE: May 2, 2022	 <b>BULSON SURVEYING</b>
PROJECT NUMBER 21057	

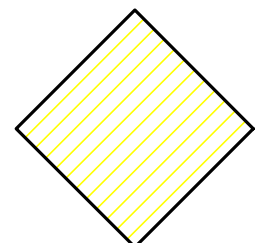
**Existing Conditions/Improvements Survey**



*Legend*



UTILITY AND PUBLIC ACCESS CORRIDOR (TO BE CREATED)



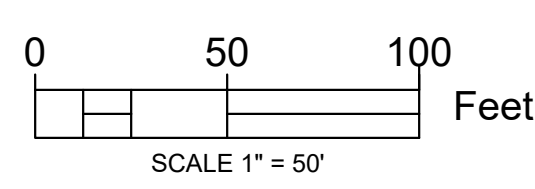
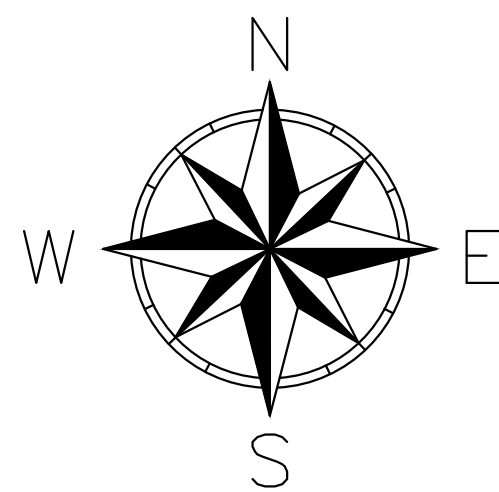
STRUCTURAL ENCROACHMENT EASEMENT (TO BE CREATED)


----- PROPERTY LINE TO BE VACATED

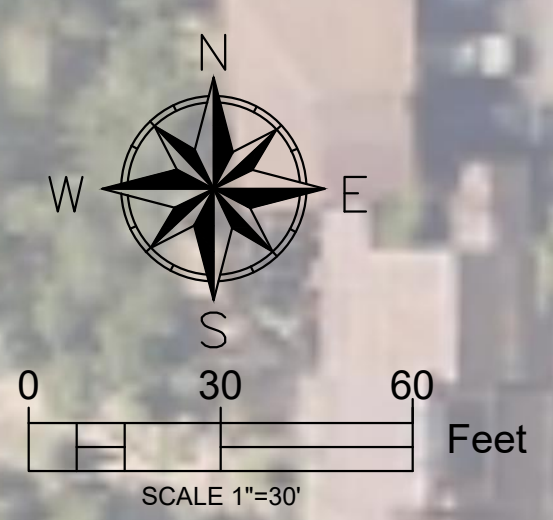
----- PROPERTY LINE TO BE CREATED

----- EXISTING PROPERTY LINE TO REMAIN




----- ADJOINING PROPERTY LINE TO REMAIN



Ramesh Holdings, LLC TBD Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	<b>Telluride Four Seasons Proposed Lot 161CRR</b> Town of Mountain Village, Colorado
April 25, 2022	
PROJECT NUMBER 21057	




**Legend**

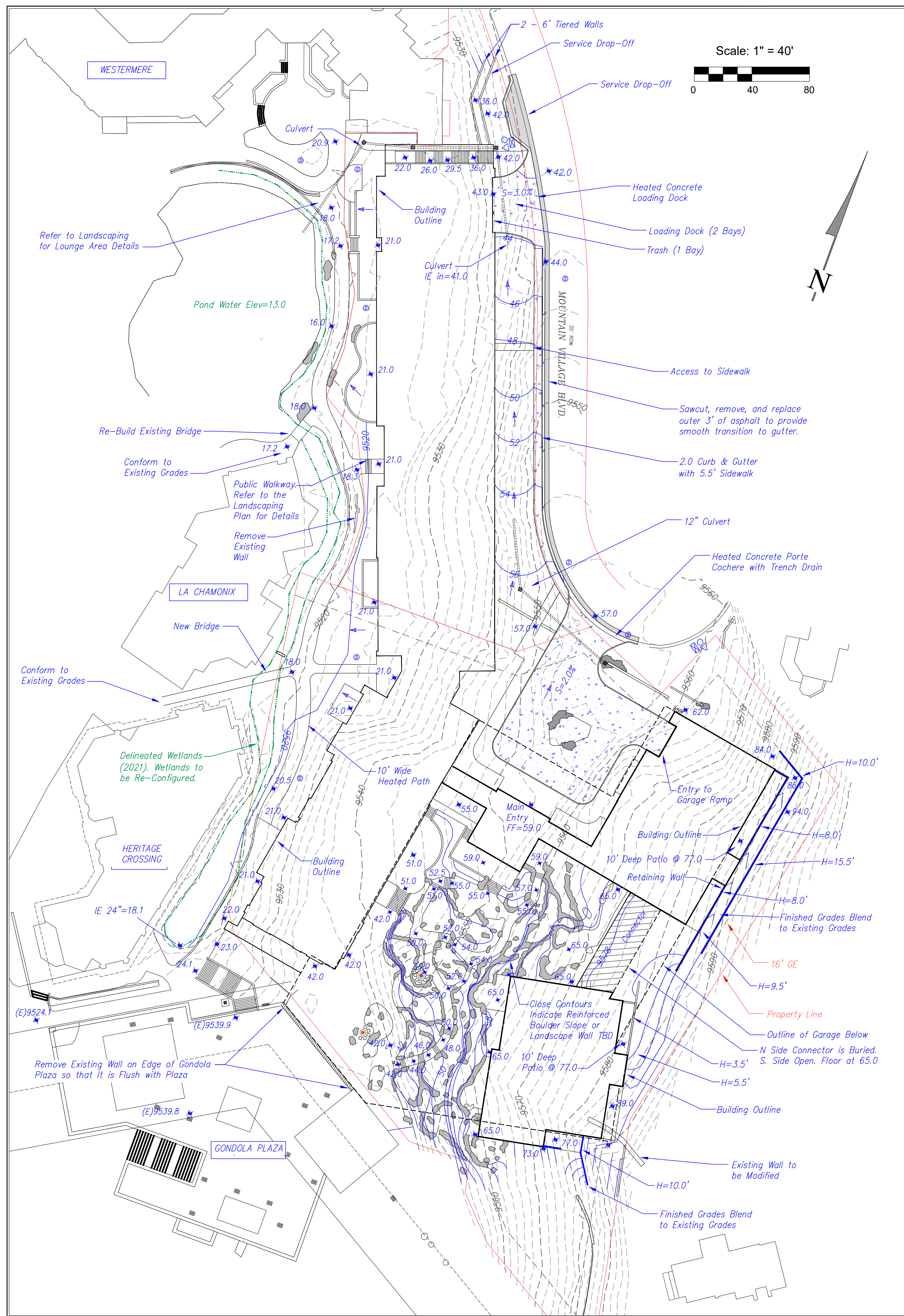
-  Areas of existing aspen trees to be removed and re-landscaped in accordance with the site specific landscape plan (see plan for details)
-  Areas of existing aspen trees within the 16' general easement to remain and provide buffer to adjoining lots (see Existing Conditions Survey for tree count and caliper/dripline details)
-  Areas of slopes in excess of 30%

**Proposed  
Lot 161C-RR**

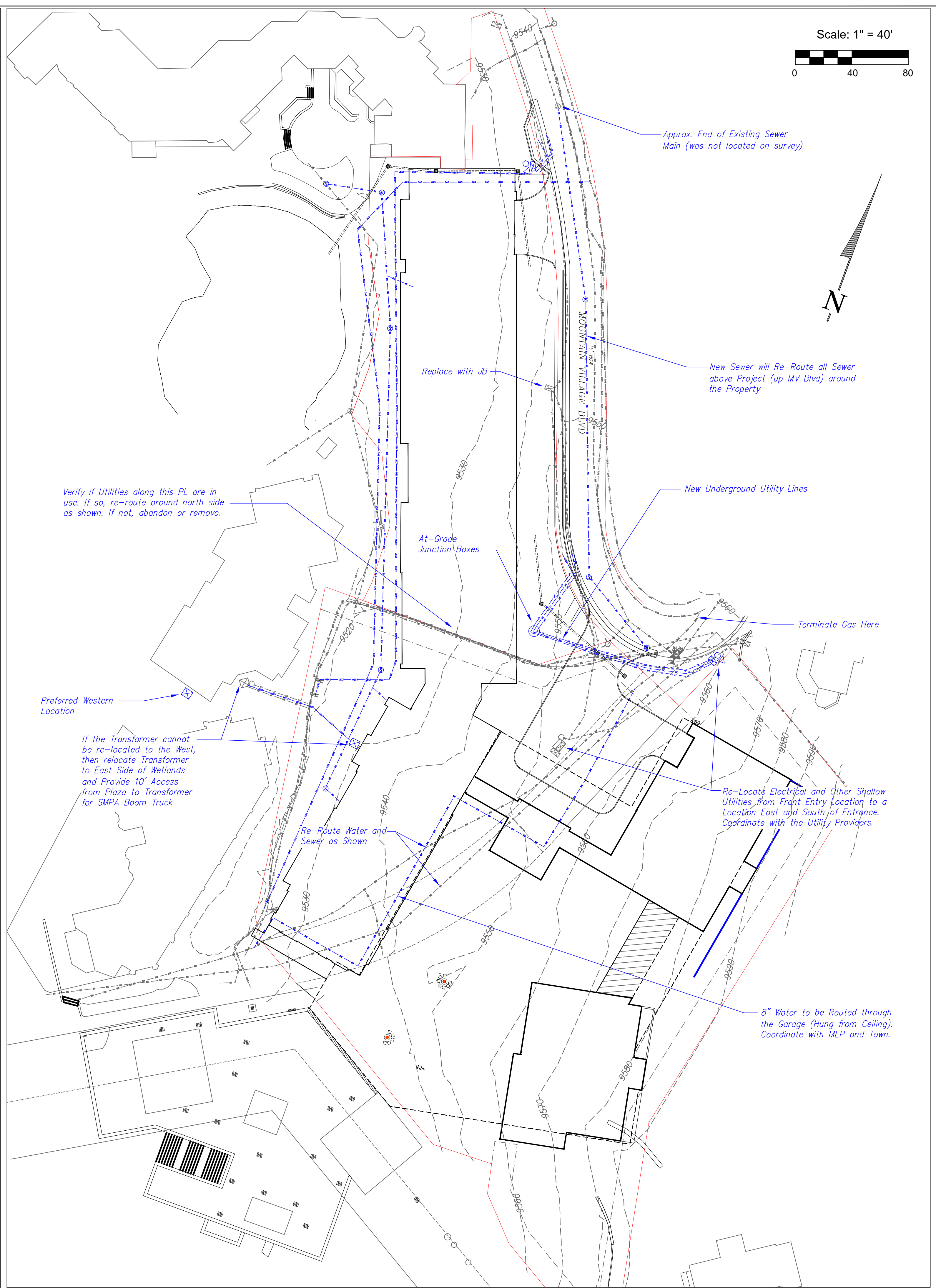
**Proposed Lot 161C-RR  
Existing Trees and Slopes**

<p>Ramesh Acquisitions, LLC 2434 E. Las Olas Blvd. Fort Lauderdale FL 33301</p>	<p><b>Lots 67, 69R-2, 71R, 161C-R and Tract OS-3Y Town of Mountain Village San Miguel County, Colorado</b></p>
<p>DATE : April 27, 2022</p>	<p> <b>BULSON SURVEYING</b></p>
<p>PROJECT NUMBER 21057</p>	

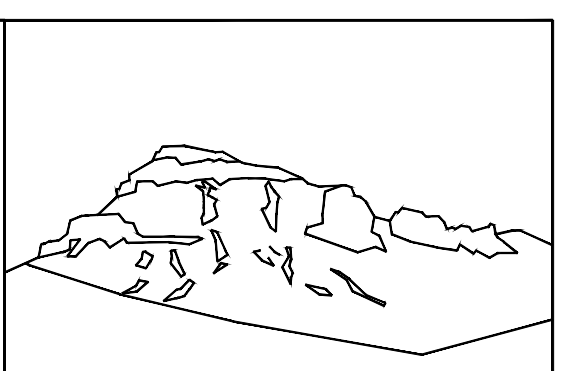
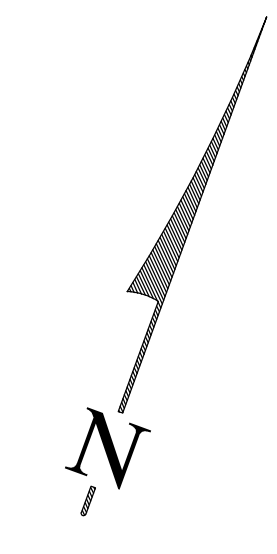
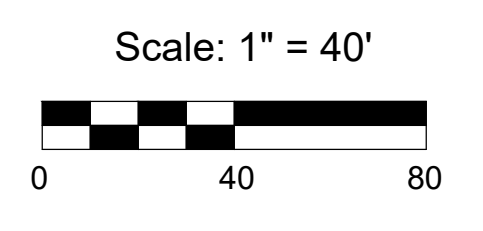




Site Grading



Utility Plan



Uncompahgre Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:  
SUBMITTAL 2022-04-25

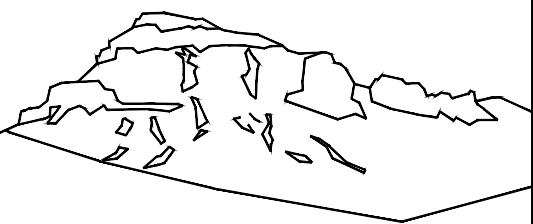
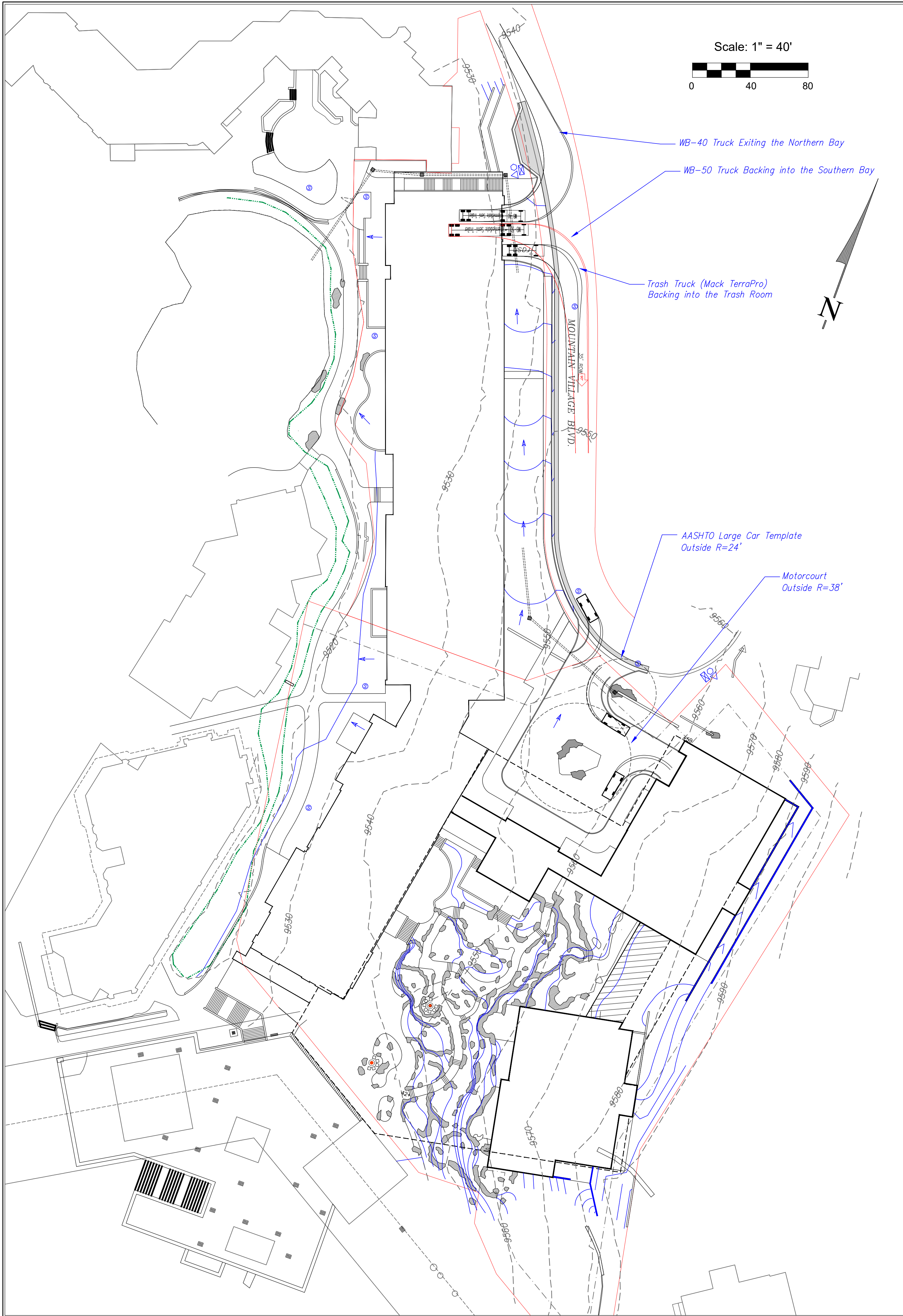
Lot 161 CR  
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Combined  
Site Grading and  
Utility Plan

C2.2



Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:  
SUBMITTAL 2022-04-25

Lot 161 CR  
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

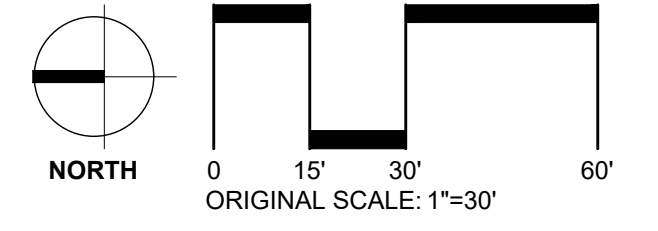
Access Diagram

Site Plan  
with  
Turning  
Templates

C2.3

LEGEND

- PAVING TYPE 1  
(CONCRETE PAVER OR STONE)
- PAVING TYPE 2 - AUTO COURT  
(CONCRETE PAVER OR STONE)
- PAVING TYPE 3  
(CONCRETE, CONCRETE PAVER OR STONE)
- PAVING TYPE 4  
(MATCH MOUNTAIN VILLAGE PAVER)
- PAVING TYPE 5  
(WOOD BRIDGE)



**DESIGNWORKSHOP**

Fort Partners | Merrimac Ventures  
MOUNTAIN VILLAGE, CO

SKETCH SUBMITTAL | 05/09/2022

**SKETCH SUBMITTAL MATERIALS PLAN**

L1.01

**Olson Kundig**

159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



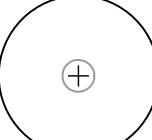
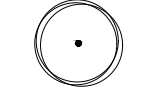
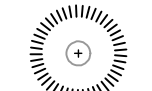

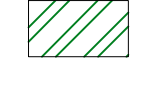

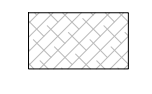

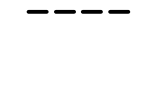

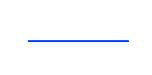
ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

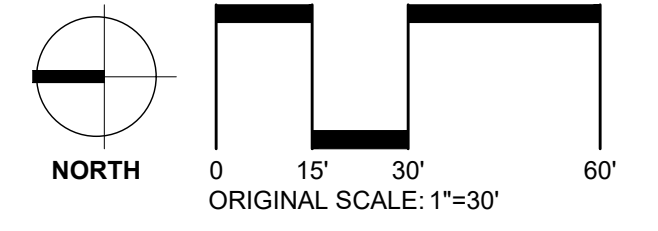
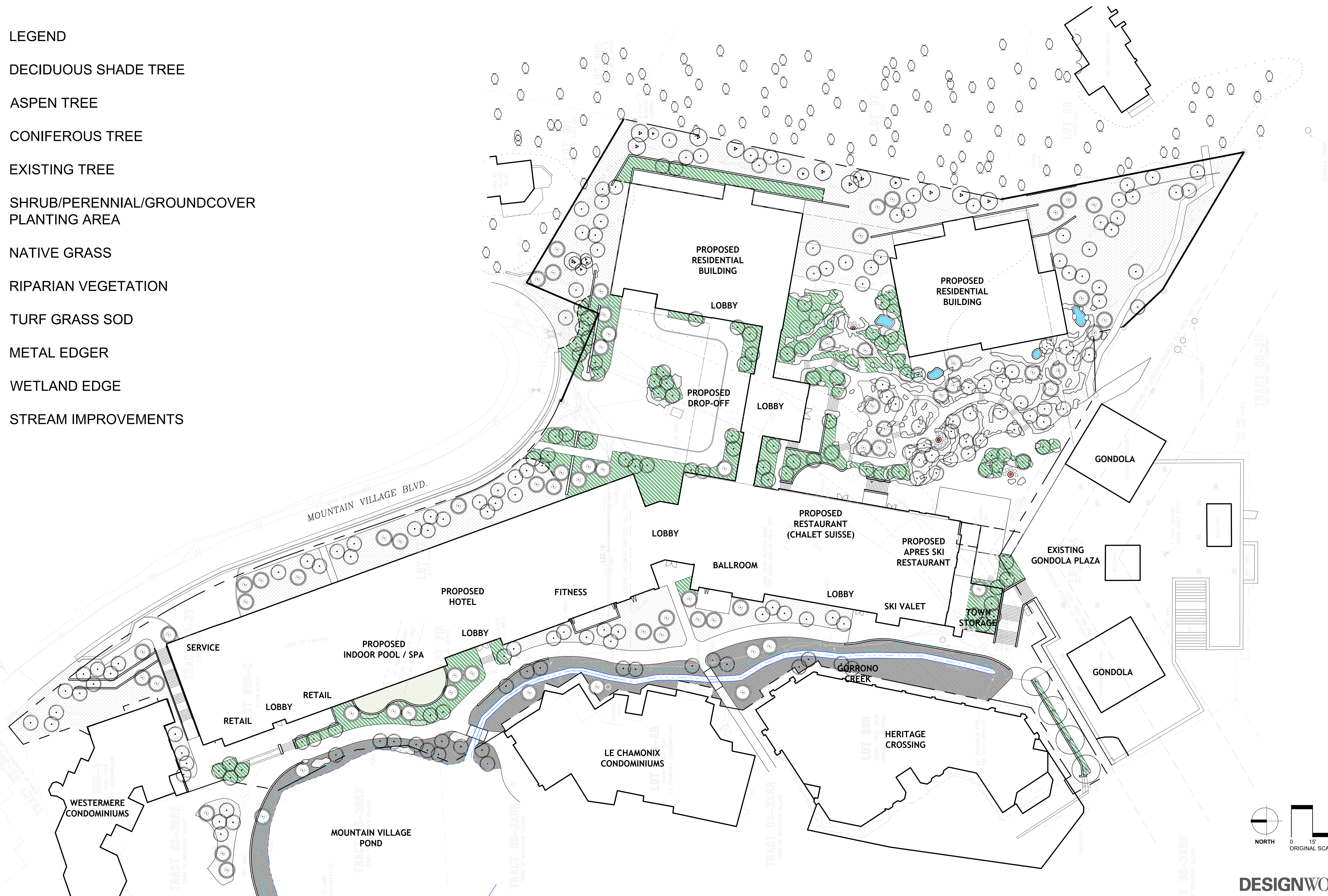
LEGEND

- SNOWMELTED PAVING
- EXISTING MOUNTAIN VILLAGE SNOWMELTED PAVING



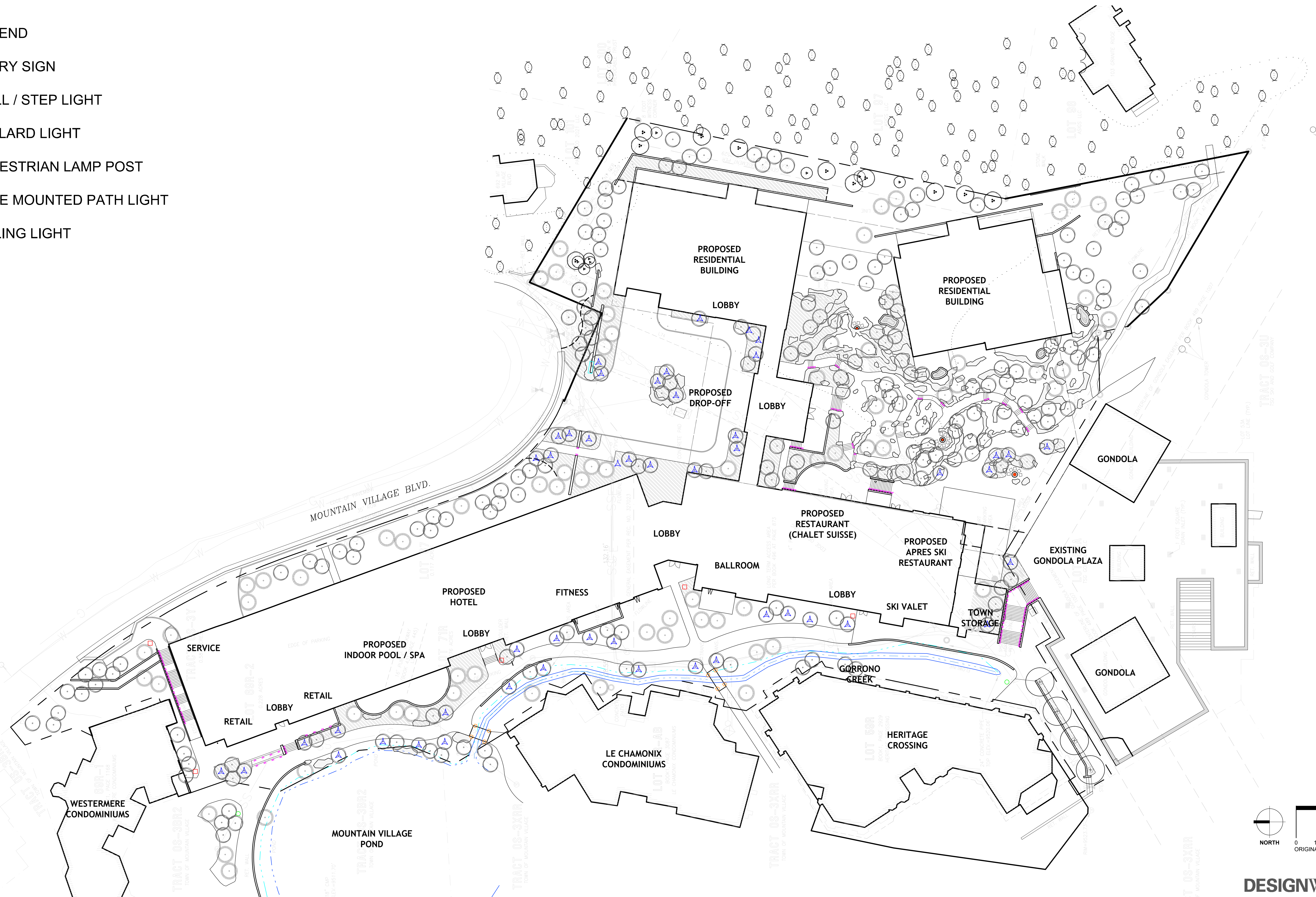
LEGEND

-  DECIDUOUS SHADE TREE
-  ASPEN TREE
-  CONIFEROUS TREE
-  EXISTING TREE
-  SHRUB/PERENNIAL/GROUNDCOVER PLANTING AREA
-  NATIVE GRASS
-  RIPARIAN VEGETATION
-  TURF GRASS SOD
-  METAL EDGER
-  WETLAND EDGE
-  STREAM IMPROVEMENTS



LEGEND

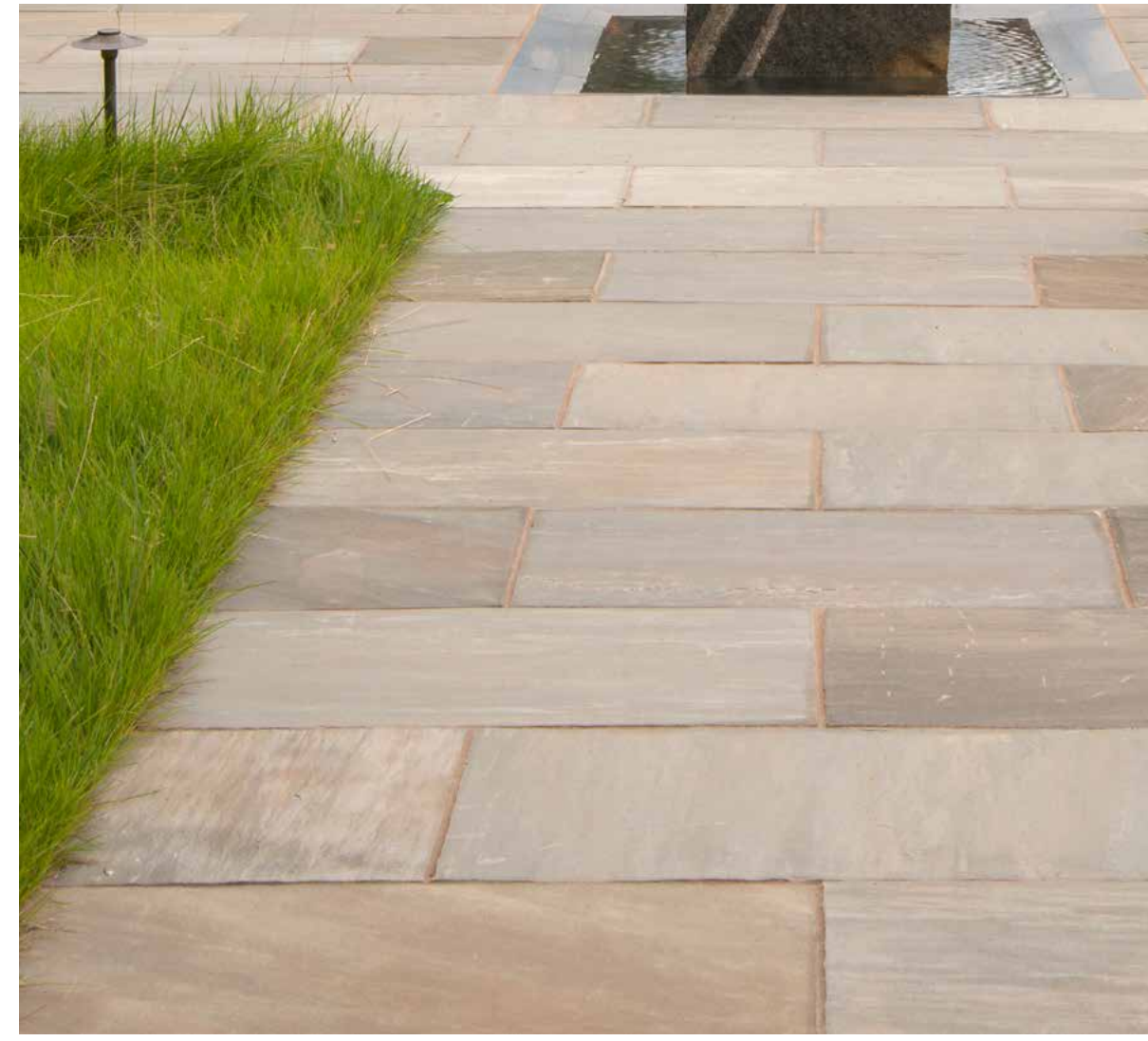
-  ENTRY SIGN
-  WALL / STEP LIGHT
-  BOLLARD LIGHT
-  PEDESTRIAN LAMP POST
-  TREE MOUNTED PATH LIGHT
-  RAILING LIGHT



Decorative Pavers



Stone Paving



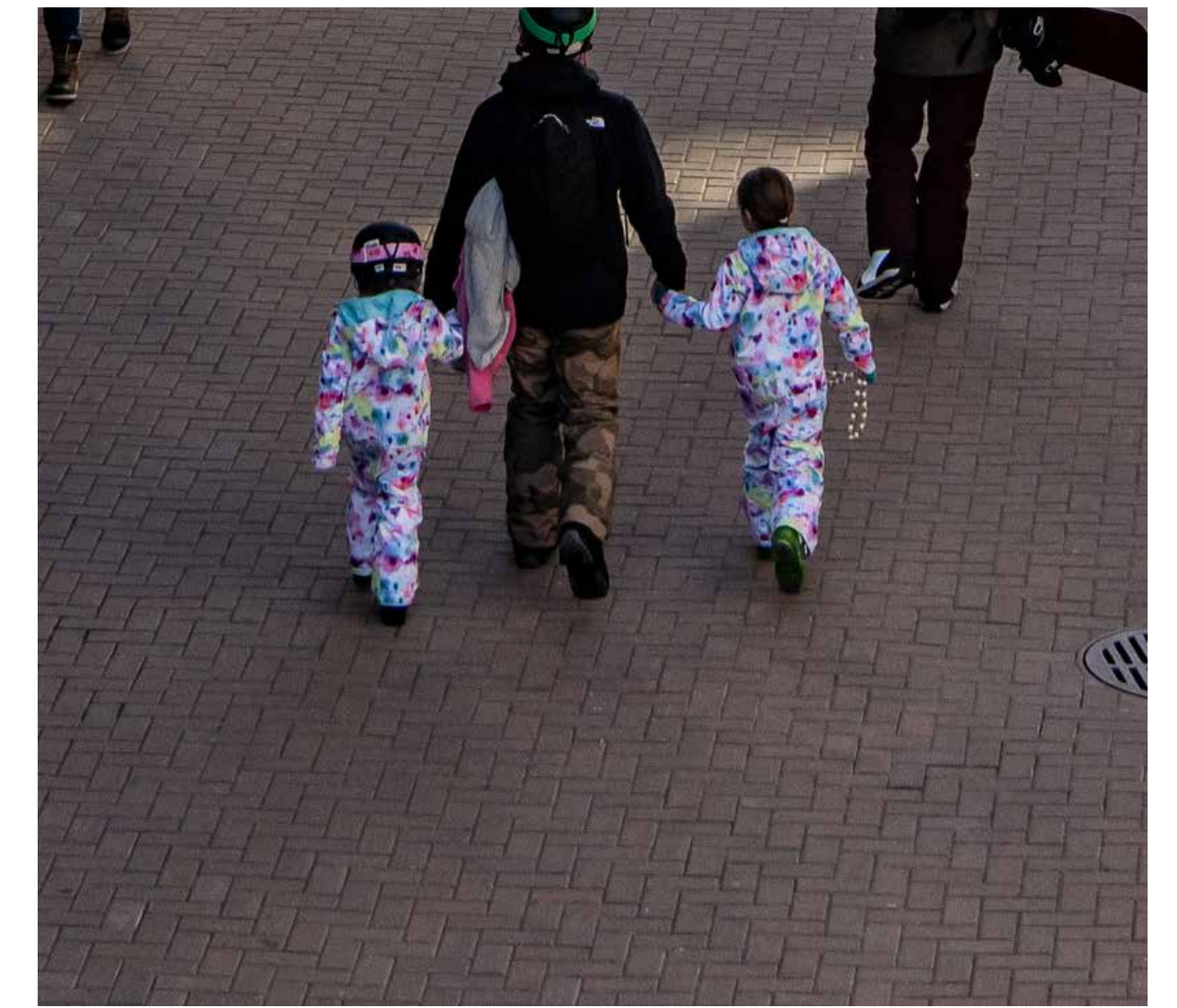
Stone Cobble Paving - Vehicular



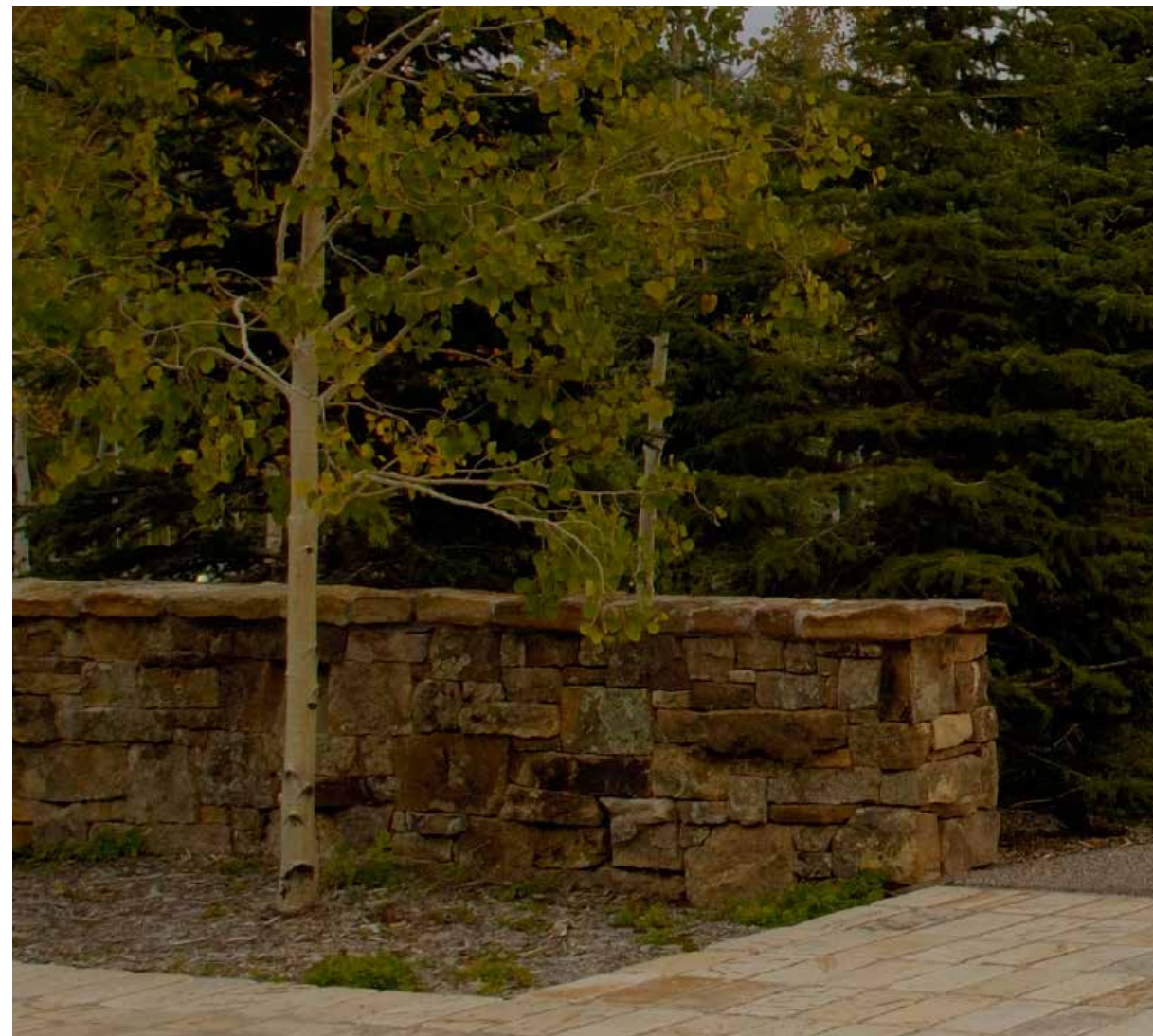
Decorative Concrete Paving



Mtn. Village Concrete Pavers



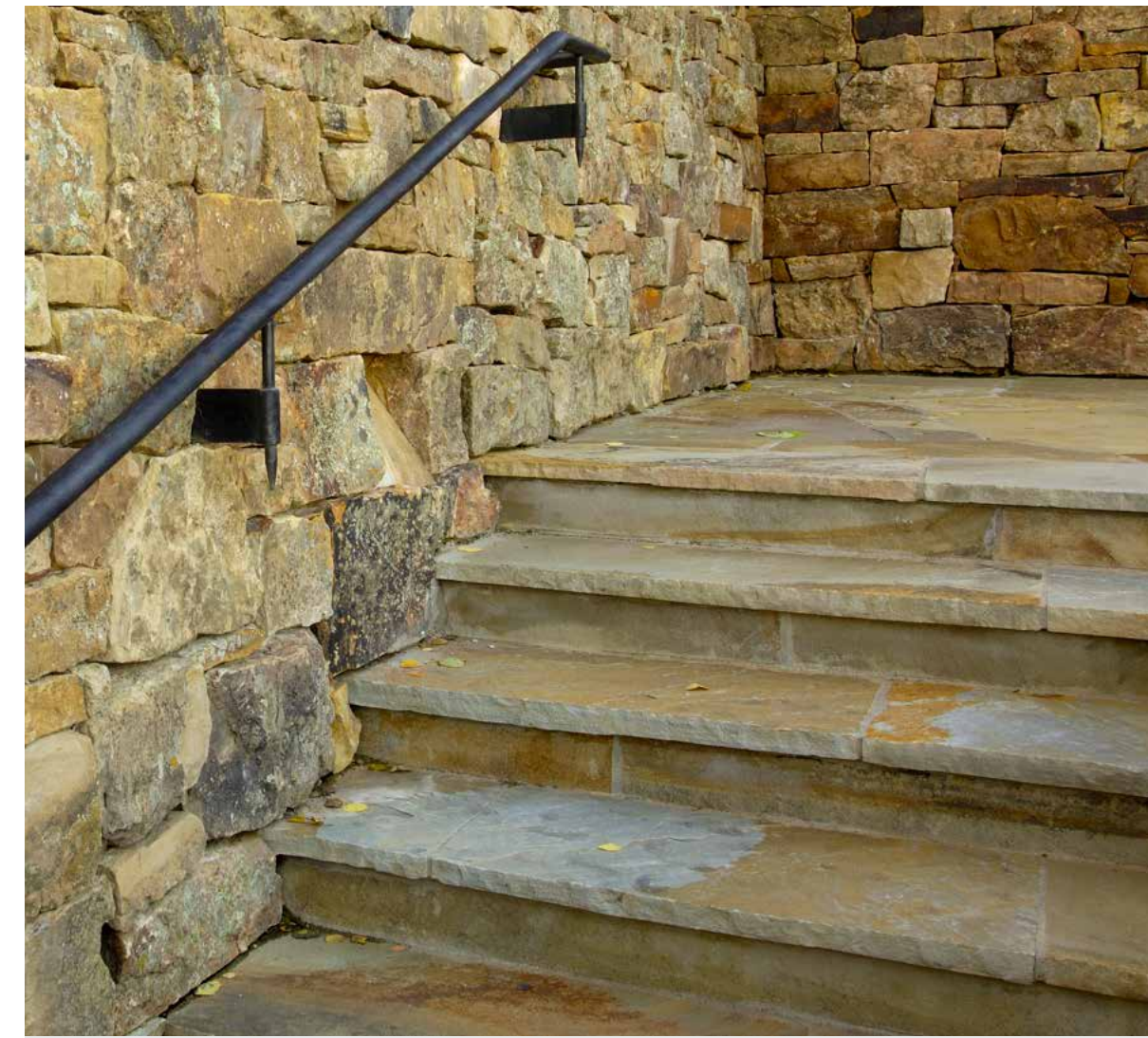
Stone Walls - Match Architecture



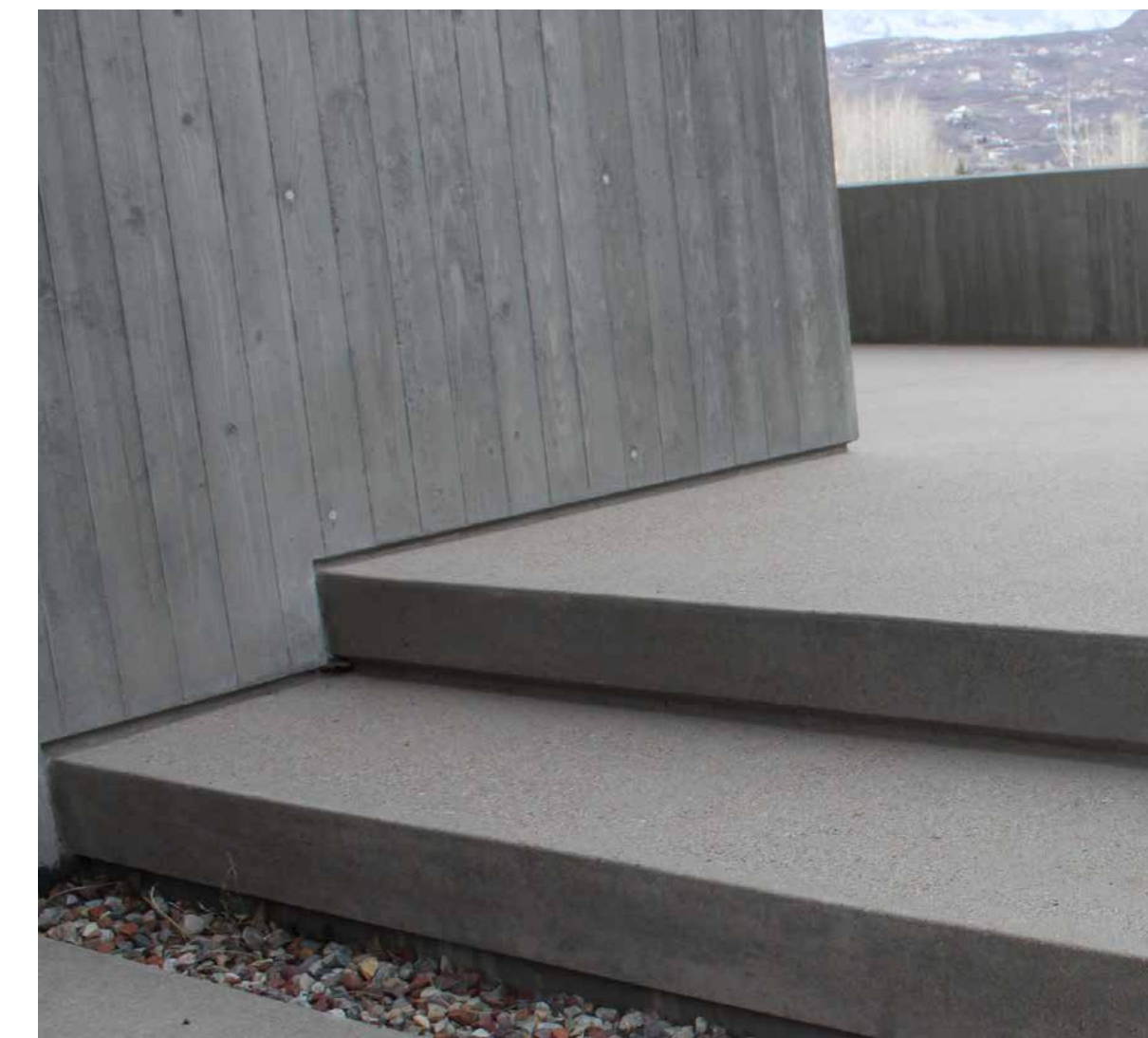
Stone Slab Steps



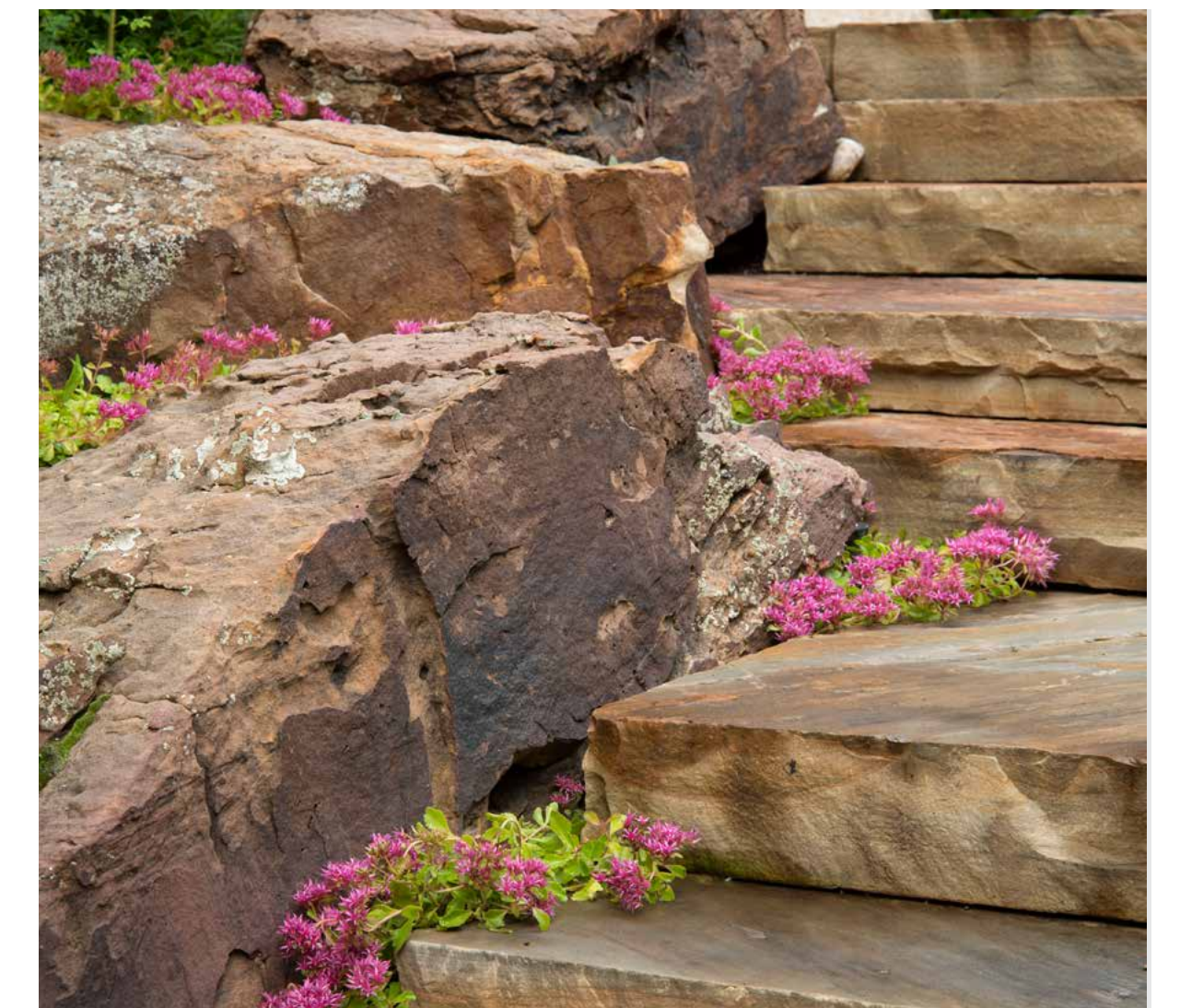
Stone Veneer Steps



Concrete Steps



Landscape Boulder



Pedestrian Pathway Light



Bollard Light



Wall / Step Lights



Tree Mounted Path Light



Bridge Post Light



DESIGNWORKSHOP

Fort Partners | Merrimac Ventures  
MOUNTAIN VILLAGE, CO

SKETCH SUBMITTAL | 05/09/2022

LANDSCAPE MATERIALS PALETTE

L1.05

Olson Kundig

159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



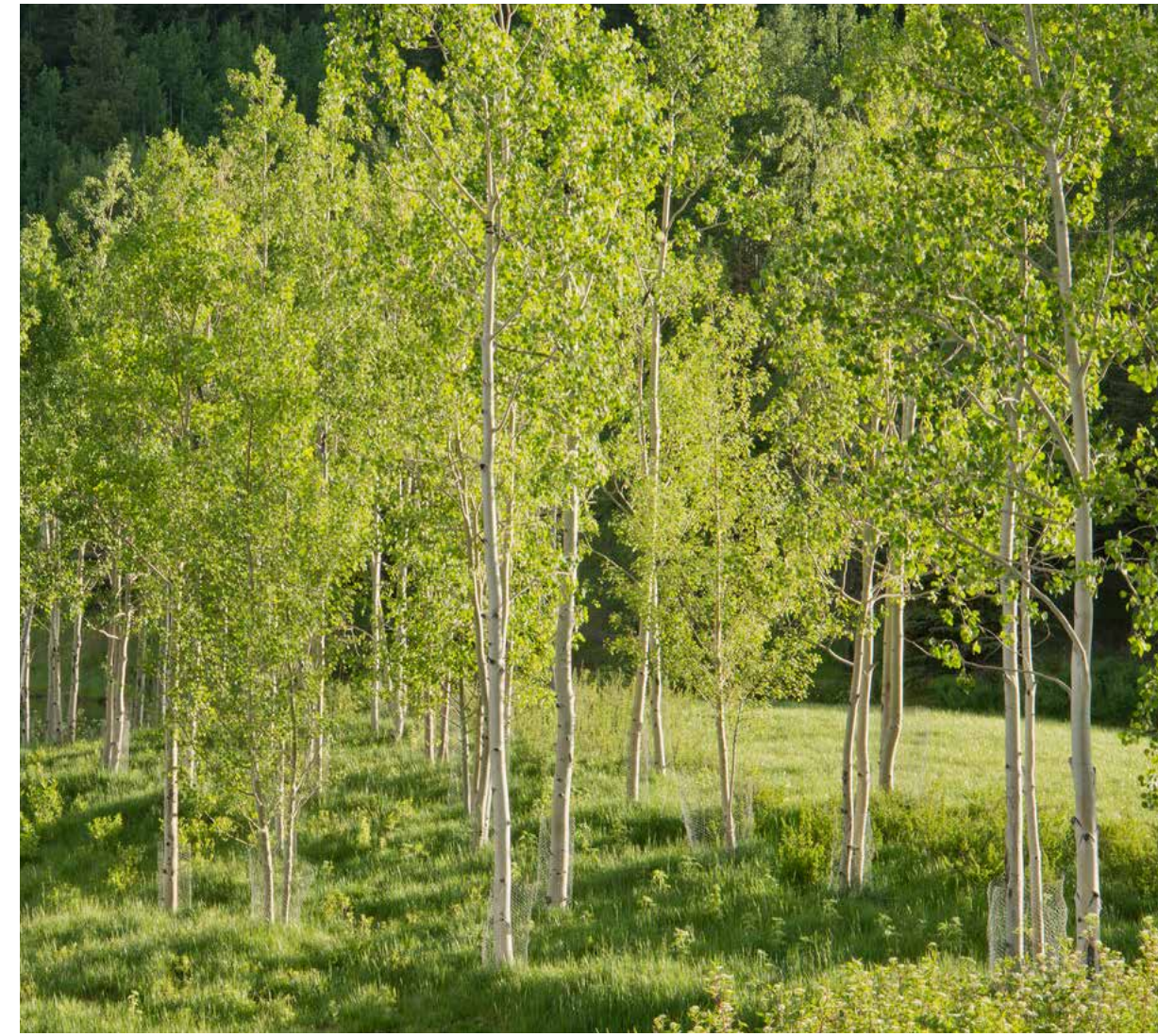
ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

Deciduous Trees

*Narrowleaf Cottonwood*



*Quaking Aspen*



*Tartarian Maple*



*Spring Snow Crabapple*



*Mountain Alder*



Coniferous Trees

*Colorado Spruce*



*Ponderosa Pine*



*Pinyon Pine*



*Douglas Fir*



*Rocky Mountain Juniper*



Riparian Plants

*Coyote Willow*



*Twinberry Honeysuckle*



*Redosier Dogwood*



*Woods Rose*



*Wax Currant*





Plants and Shrubs

*Snowberry*



*Serviceberry*



*Boulder Raspberry*



*Potentilla*



*Gro-Low Sumac*



Groundcover

*Native Grass Seed Mix*



*No Mow Fescue*



*Kinnickinnick*



*Creeping Mahonia*

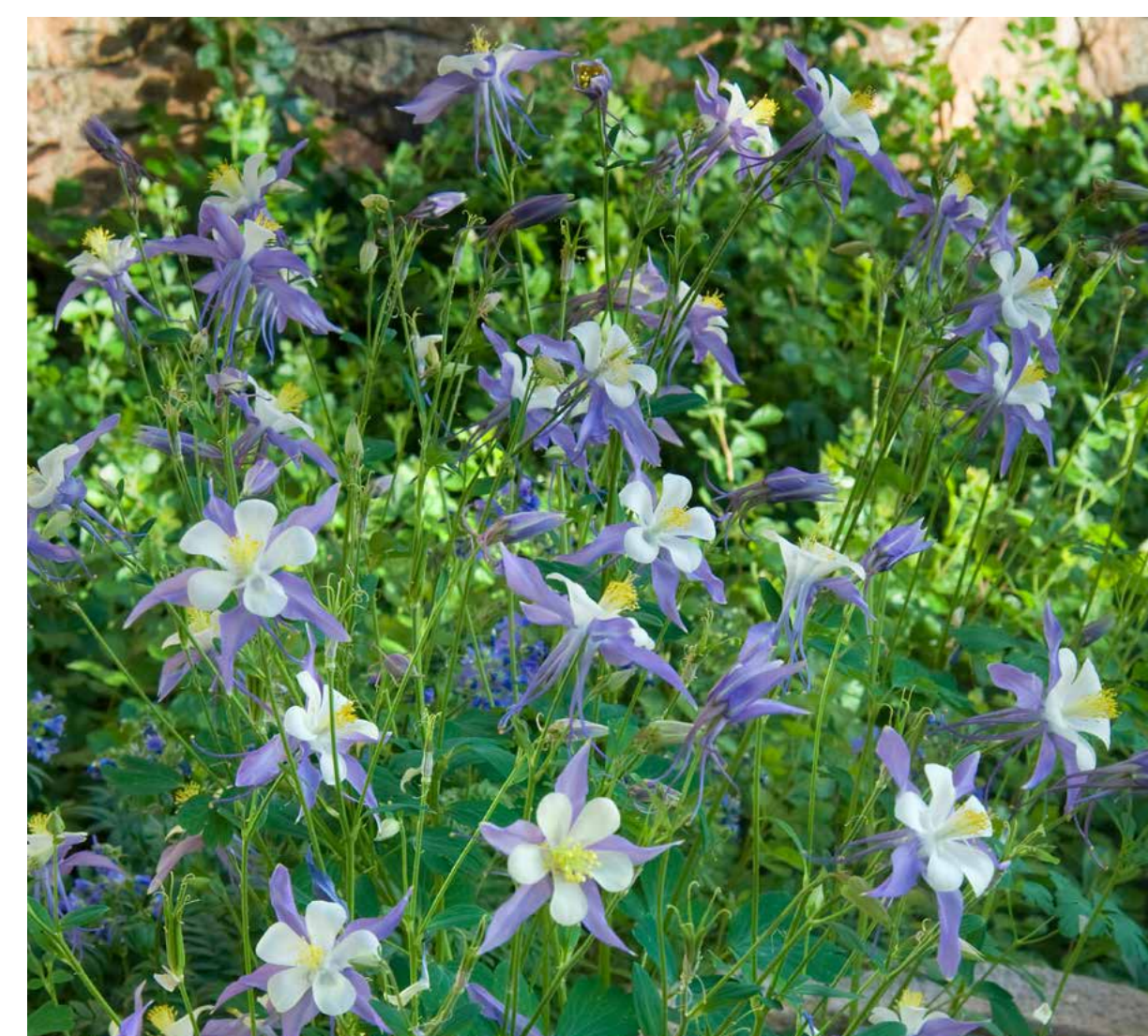


*Common Juniper*



Perennials

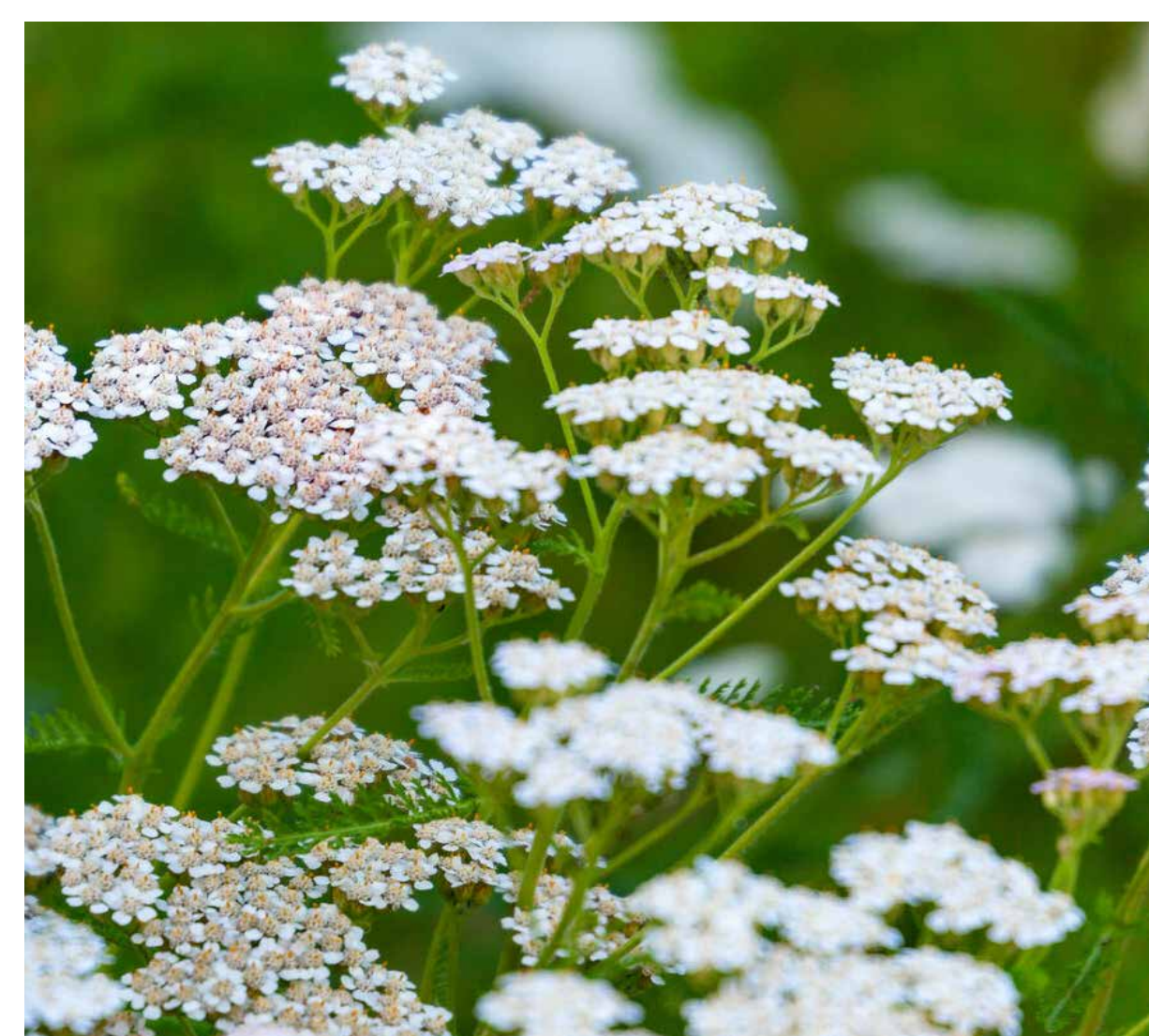
*Rocky Mountain Columbine*



*Lupine*



*Common White Yarrow*



*Yellow Paintbrush*



*Queen's Crown*

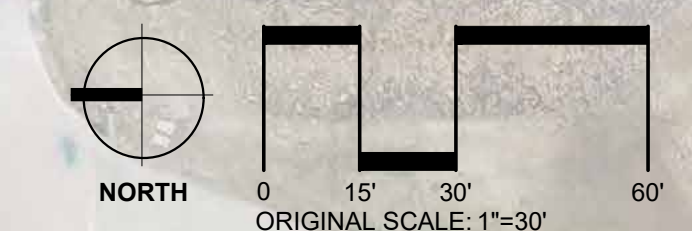
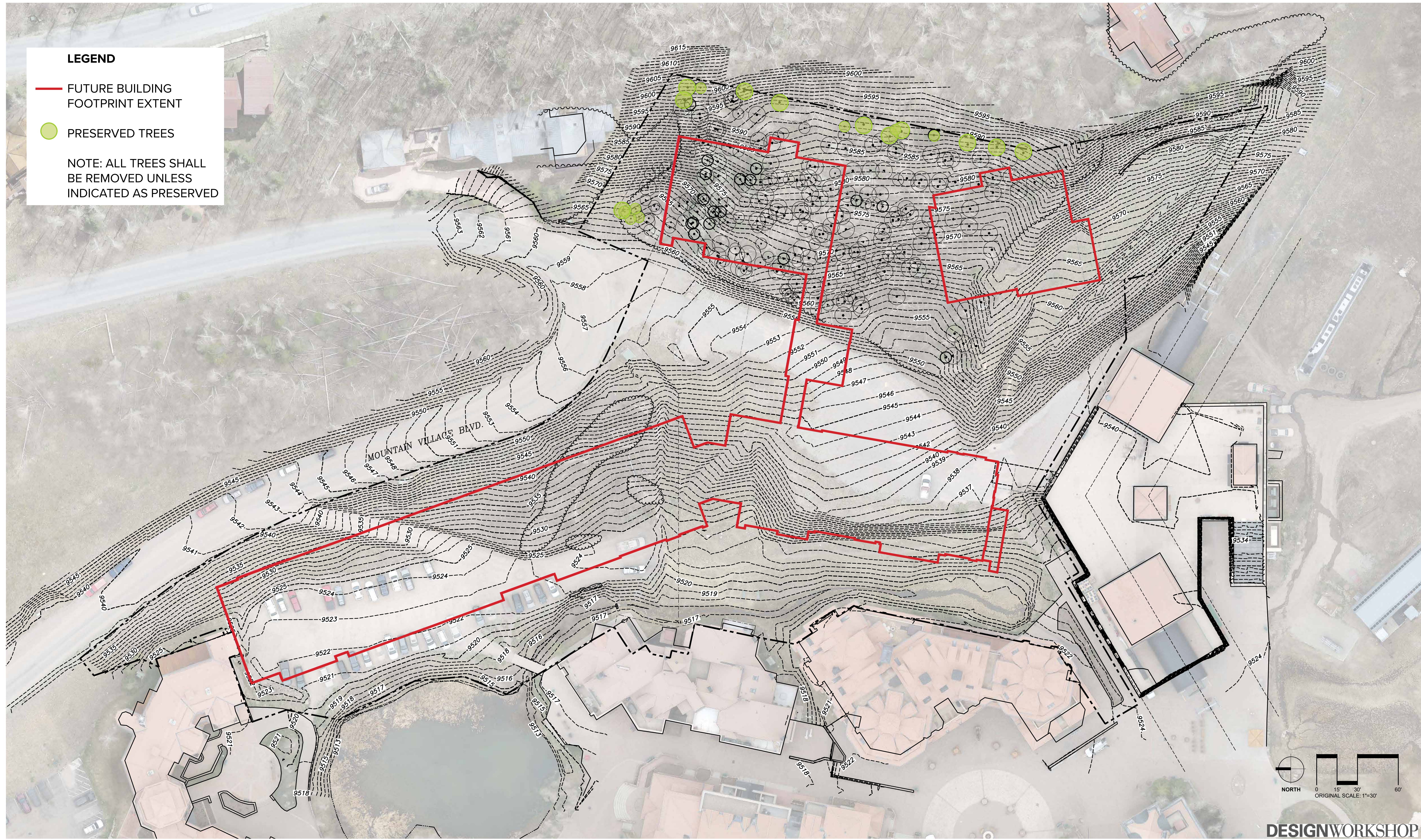


**LEGEND**

— FUTURE BUILDING  
FOOTPRINT EXTENT

● PRESERVED TREES

NOTE: ALL TREES SHALL  
BE REMOVED UNLESS  
INDICATED AS PRESERVED



**DESIGNWORKSHOP**

Fort Partners | Merrimac Ventures  
MOUNTAIN VILLAGE, CO

SKETCH SUBMITTAL | 05/09/2022

# TREE PROTECTION AND REMOVAL PLAN

L1.08

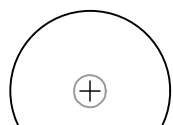
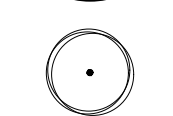
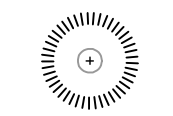
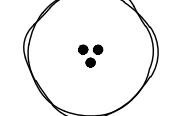

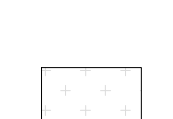
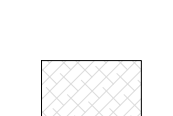

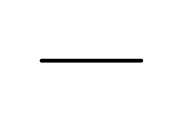




Olson Kundig

159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

LEGEND

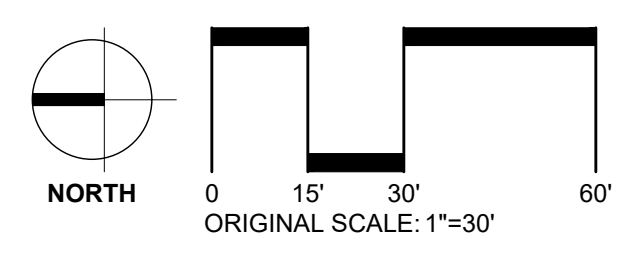
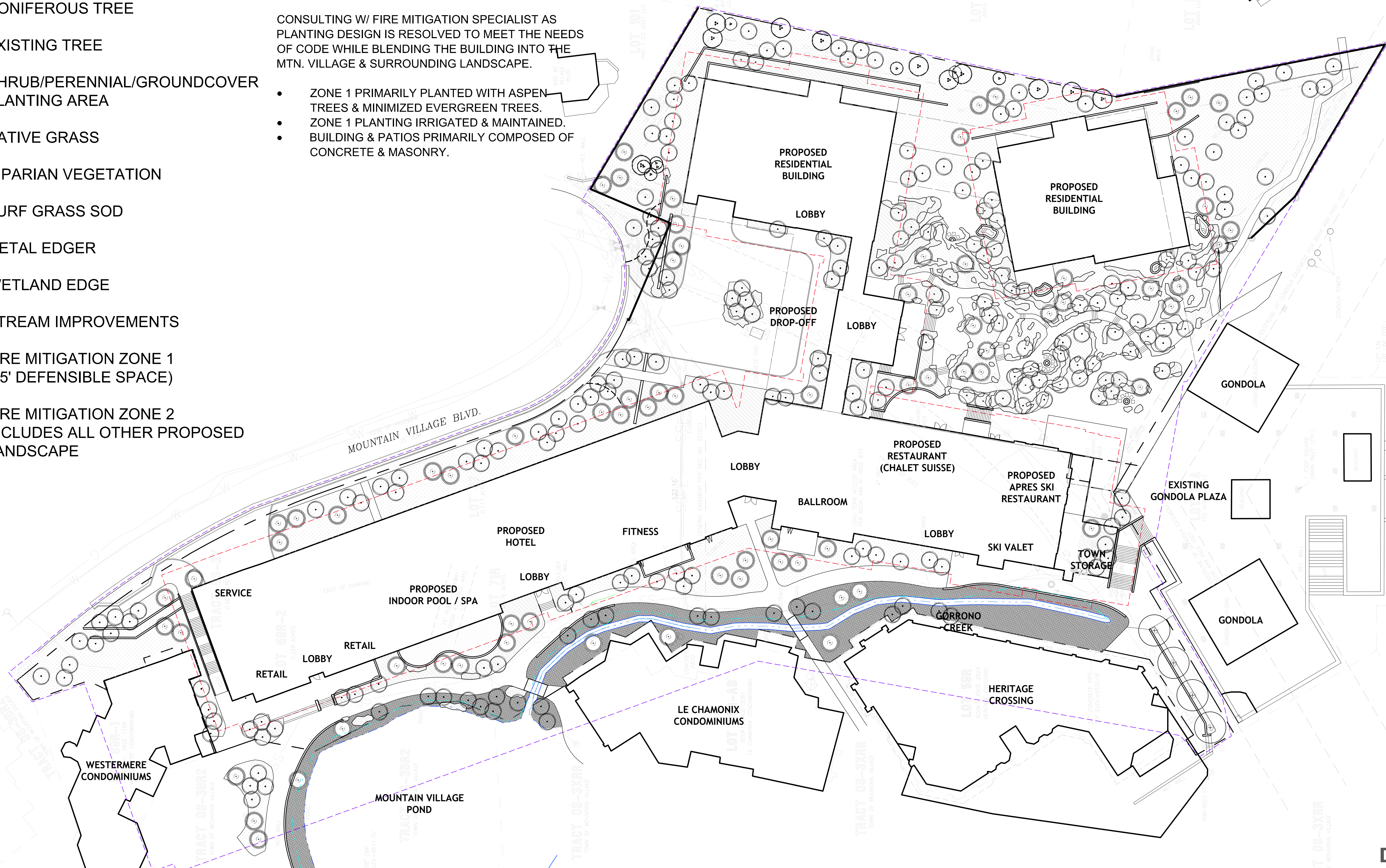
-  DECIDUOUS SHADE TREE
-  ASPEN TREE
-  CONIFEROUS TREE
-  EXISTING TREE
-  SHRUB/PERENNIAL/GROUNDCOVER PLANTING AREA
-  NATIVE GRASS
-  RIPARIAN VEGETATION
-  TURF GRASS SOD
-  METAL EDGER
-  WETLAND EDGE
-  STREAM IMPROVEMENTS
-  FIRE MITIGATION ZONE 1 (15' DEFENSIBLE SPACE)
-  FIRE MITIGATION ZONE 2 INCLUDES ALL OTHER PROPOSED LANDSCAPE

NOTE:

LANDSCAPE PLAN CURRENTLY UTILIZES AN AGGRESSIVE APPROACH. INTENT IS TO REVEGETATE WITH ASPEN TREES & USE EVERGREEN TREES FOR STRATEGIC SCREENING OF RESIDENTIAL UNITS & SURROUNDING PROPERTIES.

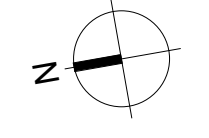
CONSULTING W/ FIRE MITIGATION SPECIALIST AS PLANTING DESIGN IS RESOLVED TO MEET THE NEEDS OF CODE WHILE BLENDING THE BUILDING INTO THE MTN. VILLAGE & SURROUNDING LANDSCAPE.

- ZONE 1 PRIMARILY PLANTED WITH ASPEN TREES & MINIMIZED EVERGREEN TREES.
- ZONE 1 PLANTING IRRIGATED & MAINTAINED.
- BUILDING & PATIOS PRIMARILY COMPOSED OF CONCRETE & MASONRY.





1 OVERALL - SITE PLAN  
SCALE: 1/32" = 1'-0"



xxxx NATURAL GRADE  
xx.x FINISHED GRADE



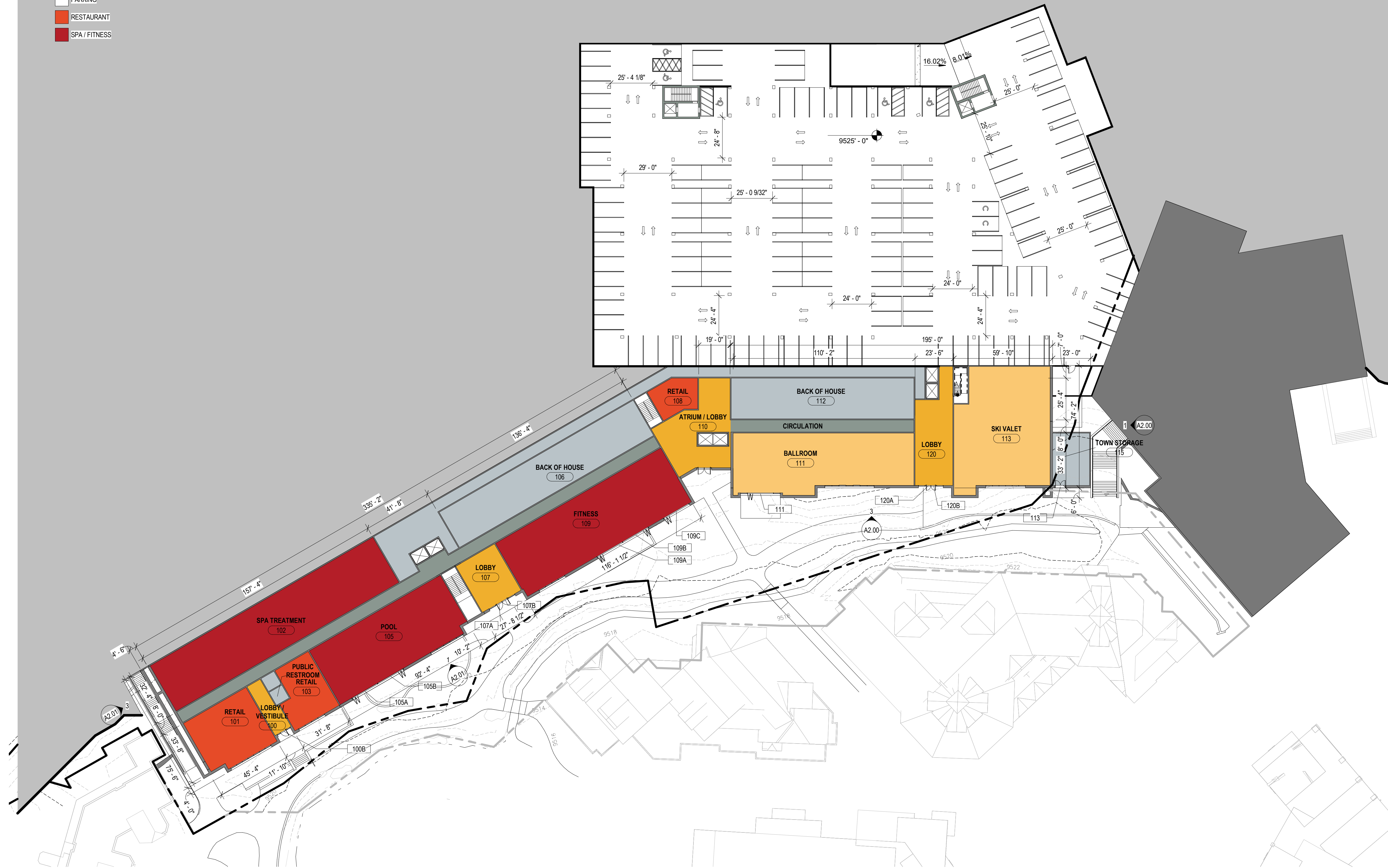
# OVERALL PLAN - SITE PLAN

A1.10



**PROGRAM TYPE**

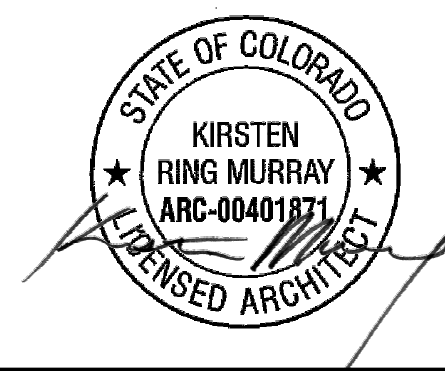
- BACK OF HOUSE
- CIRCULATION - HOTEL
- HOTEL AMENITY
- LOBBY
- PARKING
- RESTAURANT
- SPA / FITNESS



1 OVERALL - B3  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Mountain Village, CO



**OVERALL PLAN - B3**

A1.11

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159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com

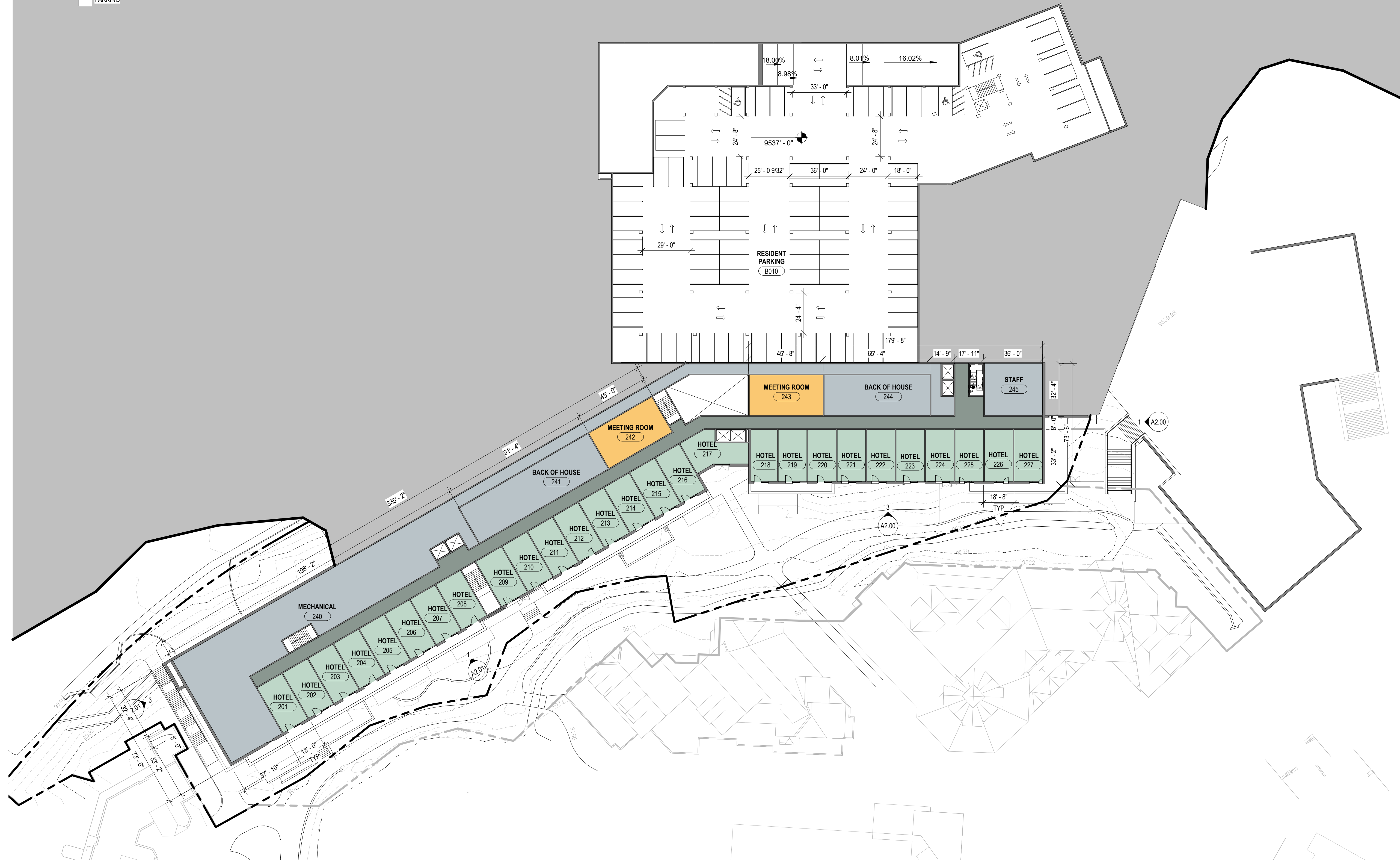


ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

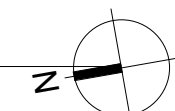
SKETCH SUBMITTAL | 05/09/2022

PROGRAM TYPE

- BACK OF HOUSE
- CIRCULATION - HOTEL
- HOTEL
- HOTEL AMENITY
- PARKING

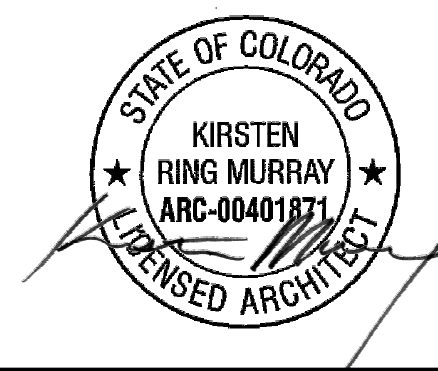


1 OVERALL - B2  
SCALE: 1/32" = 1'-0"



0 8' 16' 24' 32' 64' 96'

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# OVERALL PLAN - B2

A1.12

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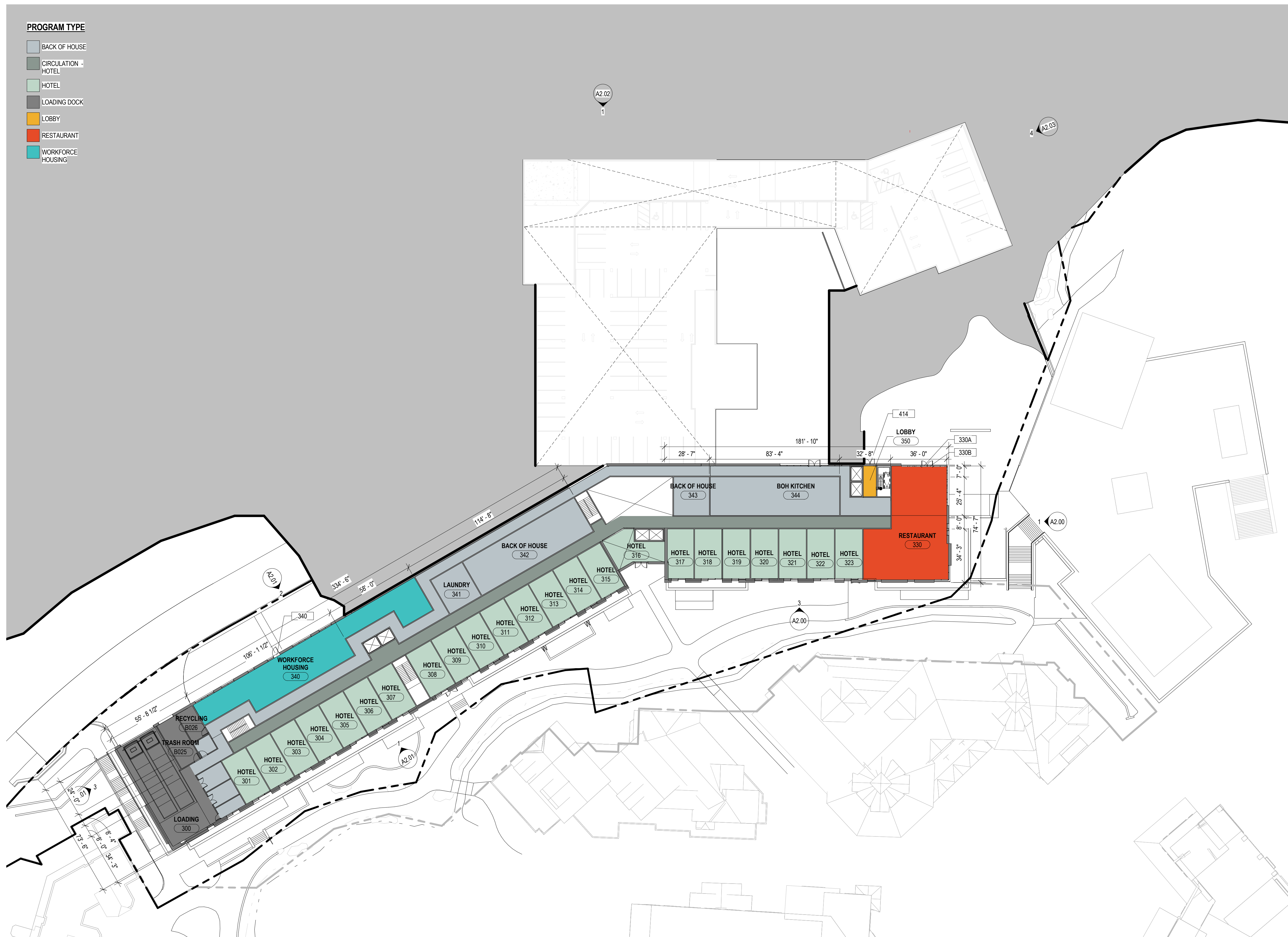


ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022

**PROGRAM TYPE**

- BACK OF HOUSE
- CIRCULATION - HOTEL
- HOTEL
- LOADING DOCK
- LOBBY
- RESTAURANT
- WORKFORCE HOUSING

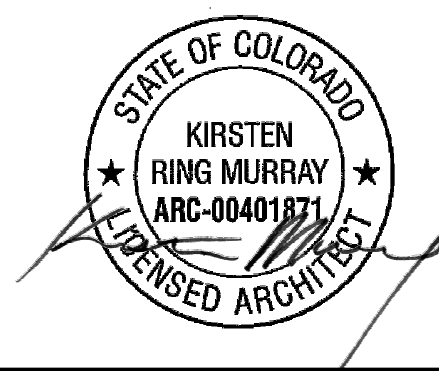


1 OVERALL - B1  
SCALE: 1/32" = 1'-0"



0 8' 16' 24' 32' 64' 96'

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Mountain Village, CO



**OVERALL PLAN - B1**

A1.13

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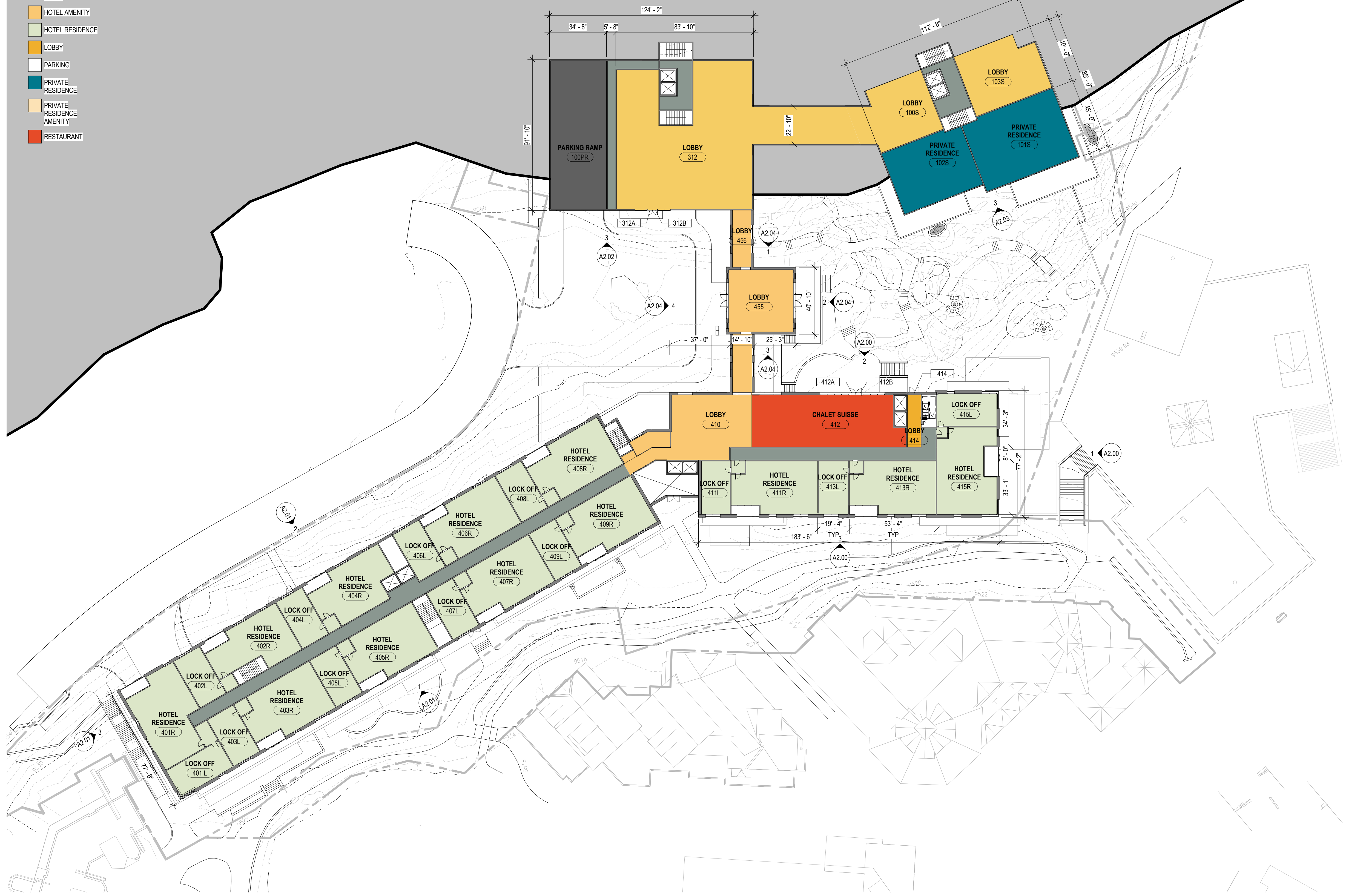


ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022

PROGRAM TYPE

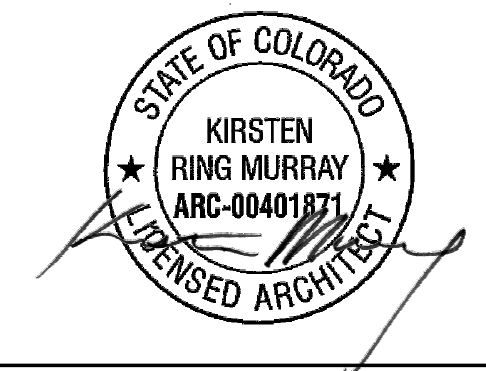
- BACK OF HOUSE
- CIRCULATION
- CIRCULATION - HOTEL
- HOTEL AMENITY
- HOTEL RESIDENCE
- LOBBY
- PARKING
- PRIVATE RESIDENCE
- PRIVATE RESIDENCE AMENITY
- RESTAURANT



1 OVERALL - L1  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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OVERALL PLAN - LEVEL 1

A1.14

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ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022



PROGRAM TYPE

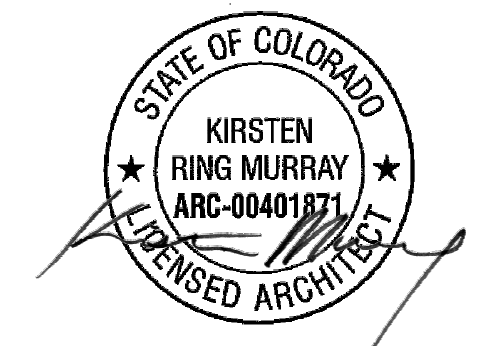
- BACK OF HOUSE
- CIRCULATION
- CIRCULATION - HOTEL
- HOTEL RESIDENCE
- PRIVATE RESIDENCE



1 OVERALL - L2  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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OVERALL PLAN - LEVEL 2

A1.15

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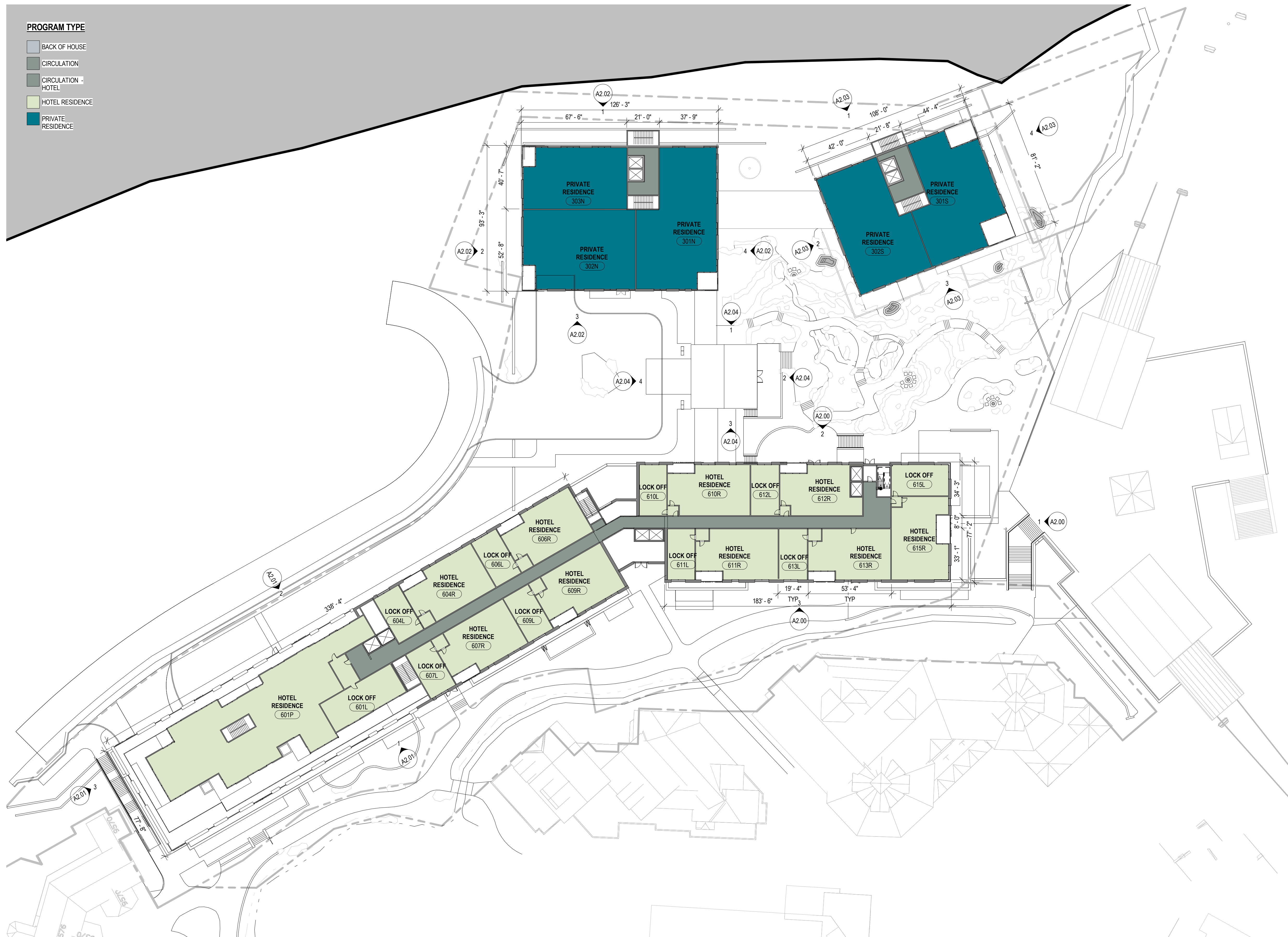


ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022

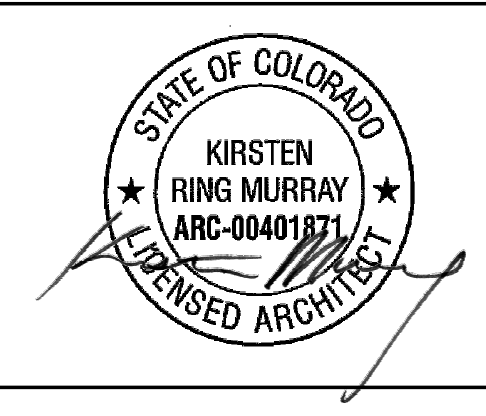
**PROGRAM TYPE**

- BACK OF HOUSE
- CIRCULATION
- CIRCULATION - HOTEL
- HOTEL RESIDENCE
- PRIVATE RESIDENCE



1 OVERALL - L3  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'



**OVERALL PLAN - LEVEL 3**

A1.16

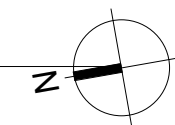


**PROGRAM TYPE**

- CIRCULATION
- HOTEL RESIDENCE
- PRIVATE RESIDENCE

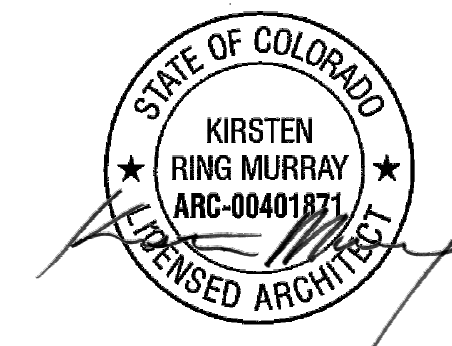


1 OVERALL - L4  
SCALE: 1/32" = 1'-0"



0 8' 16' 24' 32' 64' 96'

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# OVERALL PLAN - LEVEL 4

A1.17

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ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022

PROGRAM TYPE

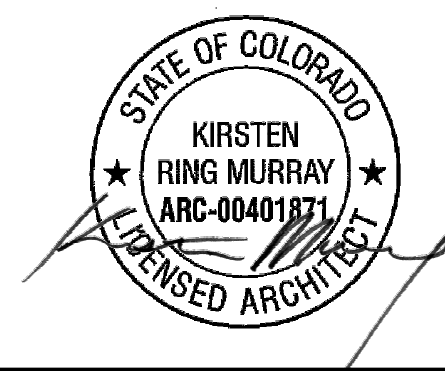
- CIRCULATION
- PRIVATE RESIDENCE



1 OVERALL - L5  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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# OVERALL PLAN - LEVEL 5

A1.18

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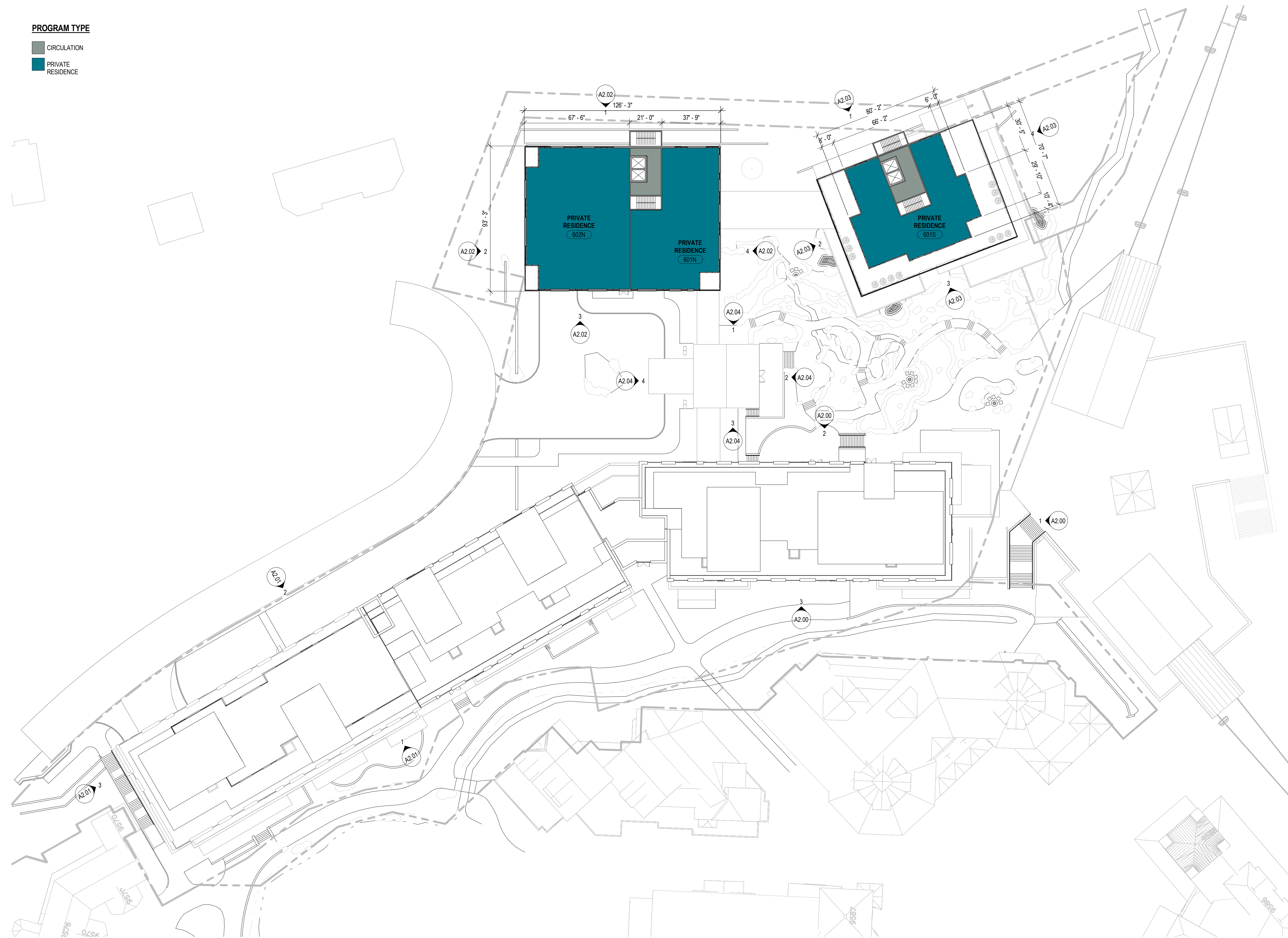


ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022

PROGRAM TYPE

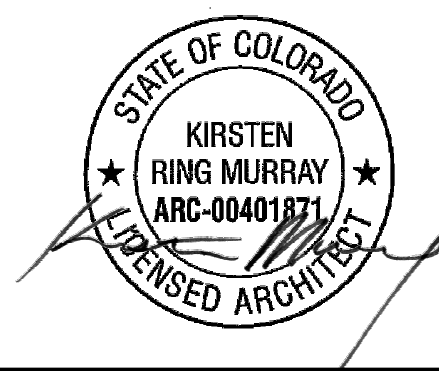
- CIRCULATION
- PRIVATE RESIDENCE



1 OVERALL - L6  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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# OVERALL PLAN - LEVEL 6

A1.19

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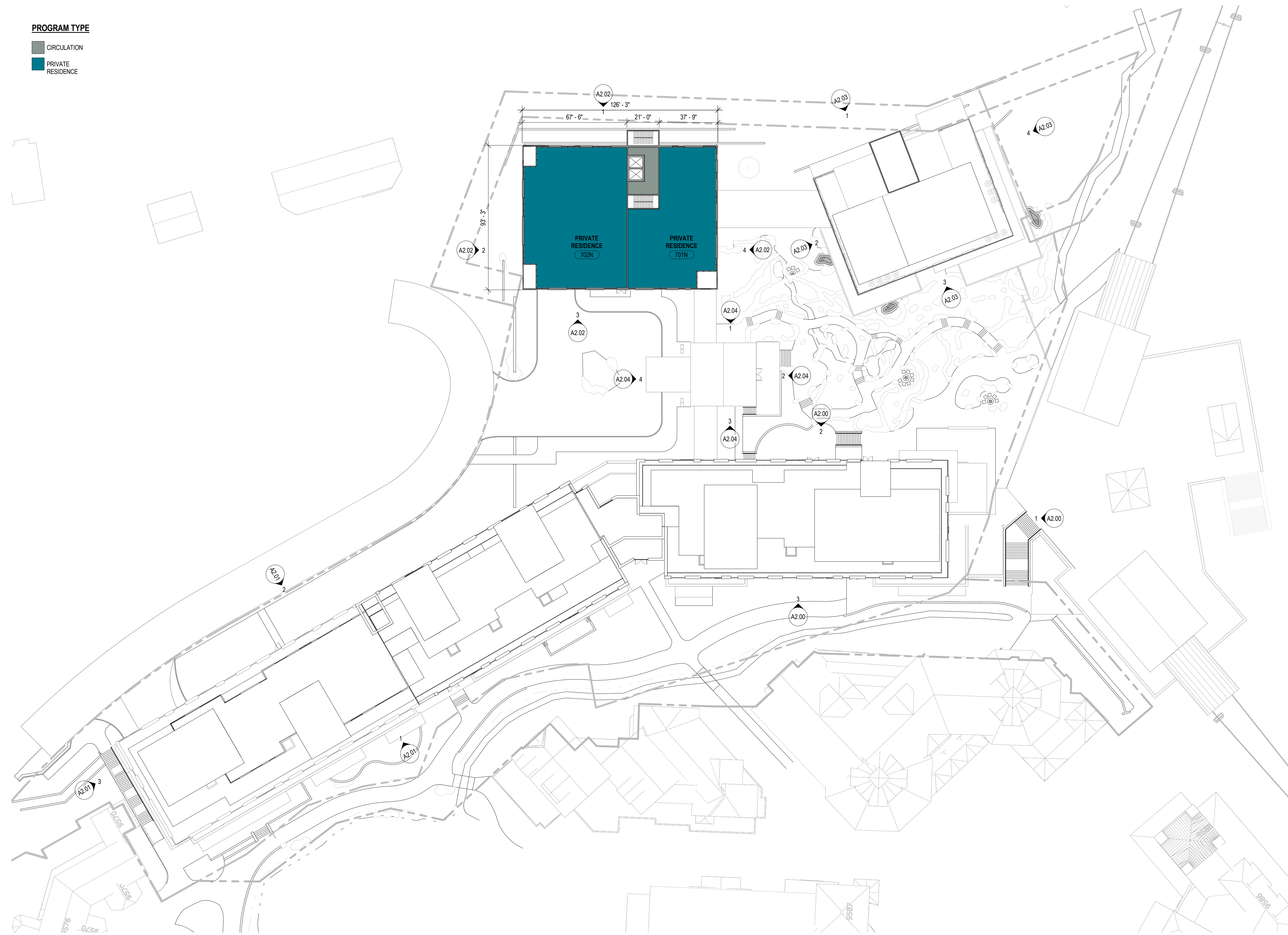


ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022

PROGRAM TYPE

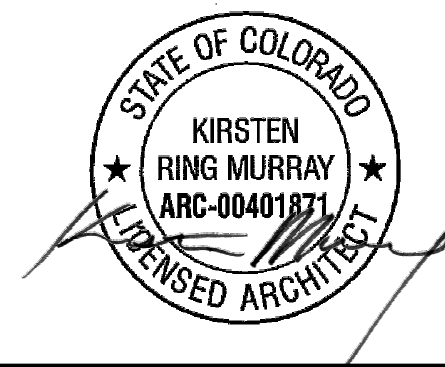
- CIRCULATION
- PRIVATE RESIDENCE



1 OVERALL - L7  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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# OVERALL PLAN - LEVEL 7

A1.20

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ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022

**PROGRAM TYPE**

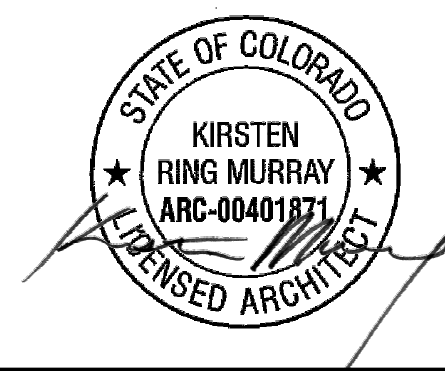
- CIRCULATION
- PRIVATE RESIDENCE



1 OVERALL - L8  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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# OVERALL PLAN - LEVEL 8

A1.21

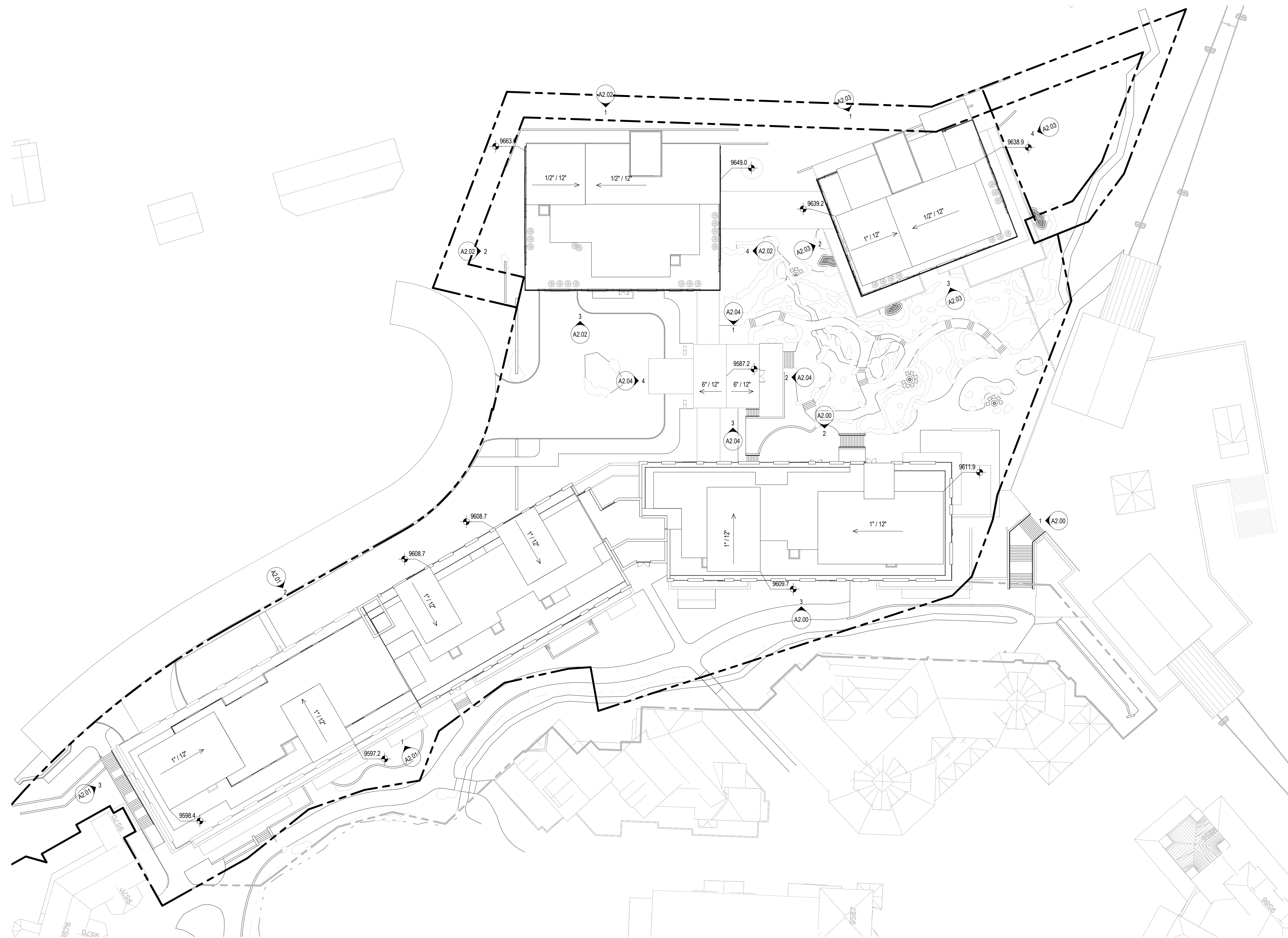
## Olson Kundig

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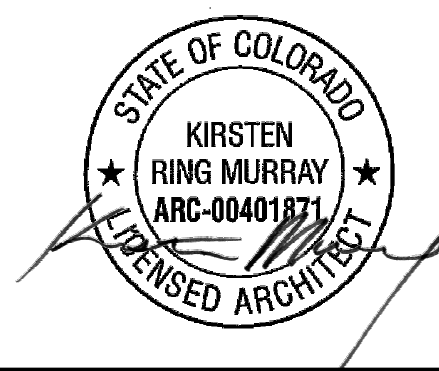
ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022



1 OVERALL - ROOF PLAN  
 SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'







\*Natural Grade Elevation is used for Interior Roof point in place of Proposed Grade Elevation



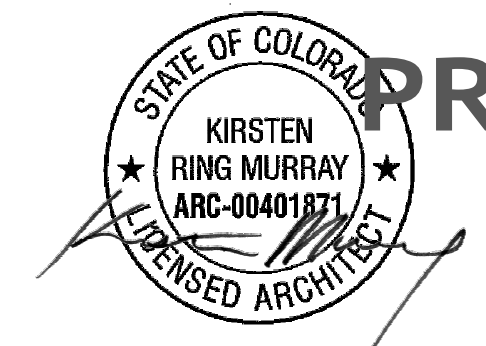
Average Height: 62.5'  
 Average Height Including Open Space: 25.2'  
 Pond Lots Max Height: 78.1'  
 161C-R Max Height: 95.1'

1 ROOF PLAN - BUILDING HEIGHT 3  
 SCALE: 1/32" = 1'-0"

Average Height - Pond Lot				
	Point (MA)	Roof Elevation	Proposed Grade Elevation*	Roof height from Proposed Grade*
HOTEL - NORTH	1	9582.5	9536.0	46.5
HOTEL - NORTH	2	9582.5	9542.0	40.5
HOTEL - NORTH	2A	9598.4	9528.6	69.8
HOTEL - NORTH	3	9582.5	9543.0	39.5
HOTEL - NORTH	3A	9597.0	9527.6	69.4
HOTEL - NORTH	4	9582.5	9544.0	38.5
HOTEL - NORTH	4A	9593.7	9532.7	61.0
HOTEL - NORTH	4B	9595.5	9528.1	67.4
HOTEL - NORTH	5	9582.5	9545.0	37.5
HOTEL - NORTH	5A	9593.7	9533.4	60.3
HOTEL - NORTH	5B	9593.9	9529.6	64.3
HOTEL - NORTH	6	9582.5	9546.0	36.5
HOTEL - NORTH	6A	9593.7	9529.3	64.4
HOTEL - NORTH	7	9582.5	9547.0	35.5
HOTEL - NORTH	7A	9593.7	9529.7	64.0
HOTEL - NORTH	8	9582.5	9548.0	34.5
HOTEL - NORTH	8A	9593.7	9534.3	59.4
HOTEL - NORTH	9	9582.5	9549.0	33.5
HOTEL - NORTH	9A	9593.7	9533.0	60.7
HOTEL - NORTH	10	9582.5	9551.0	31.5
HOTEL - NORTH	10A	9593.7	9534.2	59.5
HOTEL - NORTH	11	9610.5	9552.0	58.5
HOTEL - NORTH	12	9608.7	9553.0	55.7
HOTEL - NORTH	13	9608.7	9554.2	54.5
HOTEL - NORTH	14	9593.5	9555.0	38.5
HOTEL - NORTH	14A	9604.8	9537.4	67.4
HOTEL - NORTH	15	9593.5	9555.8	37.7
HOTEL - NORTH	15A	9604.8	9536.4	68.4
HOTEL - NORTH	16	9608.7	9556.5	52.2
HOTEL - NORTH	17	9608.7	9557.0	51.7
HOTEL - NORTH	18	9593.5	9557.5	36.0
HOTEL - NORTH	18A	9604.8	9537.7	67.1
HOTEL - NORTH	26	9593.5	9521.0	72.5
HOTEL - NORTH	26A	9538.5	9521.0	17.5
HOTEL - NORTH	27	9593.5	9521.5	72.0
HOTEL - NORTH	27A	9538.5	9520.5	18.0
HOTEL - NORTH	28	9593.5	9519.0	74.5
HOTEL - NORTH	28A	9538.5	9519.0	19.5
HOTEL - NORTH	29	9593.5	9520.5	73.0
HOTEL - NORTH	29A	9538.5	9520.5	18.0
HOTEL - NORTH	30	9593.5	9518.5	75.0
HOTEL - NORTH	31	9597.0	9520.0	77.0
HOTEL - NORTH	32	9582.5	9520.0	62.5
HOTEL - NORTH	32A	9538.5	9521.0	17.5
HOTEL - NORTH	33	9582.5	9521.5	61.0
HOTEL - NORTH	33A	9538.5	9521.5	17.0
HOTEL - NORTH	34	9582.5	9522.0	60.5
HOTEL - NORTH	34A	9538.5	9522.0	16.5
HOTEL - NORTH	35	9582.5	9521.0	61.5
HOTEL - NORTH	35A	9538.5	9521.0	17.5
HOTEL - NORTH	36	9582.5	9521.0	61.5
HOTEL - NORTH	36A	9538.5	9521.0	17.5
HOTEL - NORTH	37	9582.5	9521.0	61.5
HOTEL - NORTH	37A	9538.5	9521.0	17.5
HOTEL - NORTH	38	9582.5	9521.0	61.5
HOTEL - NORTH	38A	9538.5	9521.0	17.5
HOTEL - NORTH	39	9582.5	9521.0	61.5
HOTEL - NORTH	39A	9538.5	9521.0	17.5
HOTEL - NORTH	40	9582.5	9521.0	61.5
HOTEL - NORTH	40A	9538.5	9521.0	17.5
HOTEL - NORTH	41	9582.5	9522.0	60.5
HOTEL - NORTH	42	9582.5	9525.0	57.5
<b>Average Height - Pond Lot</b>				<b>48.5</b>

Average Height - 161 C-R				
	Point (MA)	Roof Elevation	Proposed Grade Elevation*	Roof height from Proposed Grade*
HOTEL - NORTH	19	9593.5	9558.0	35.5
HOTEL - NORTH	20	9610.5	9558.0	52.5
HOTEL - NORTH	21	9610.5	9558.0	52.5
HOTEL - NORTH	22	9596.5	9521.0	75.5
HOTEL - NORTH	23	9593.5	9521.0	72.5
HOTEL - NORTH	23A	9538.5	9521.0	17.5
HOTEL - NORTH	24	9593.5	9521.0	72.5
HOTEL - NORTH	24A	9538.5	9521.0	17.5
HOTEL - NORTH	25	9593.5	9521.0	72.5
HOTEL - NORTH	25A	9538.5	9521.0	17.5
CONNECTOR	43	9610.5	9558.0	52.5
CONNECTOR	44	9596.5	9521.0	75.5
HOTEL - SOUTH	45	9593.5	9558.0	35.5
HOTEL - SOUTH	46	9593.5	9558.0	35.5
HOTEL - SOUTH	47	9593.5	9558.0	35.5
HOTEL - SOUTH	47A	9572.5	9558.5	14.0
HOTEL - SOUTH	48	9593.5	9555.0	38.5
HOTEL - SOUTH	48A	9570.5	9556.0	14.5
HOTEL - SOUTH	49	9593.5	9551.0	42.5
HOTEL - SOUTH	50	9593.5	9551.0	42.5
HOTEL - SOUTH	51	9593.5	9551.0	42.5
HOTEL - SOUTH	52	9610.0	9545.0	65.0
HOTEL - SOUTH	53	9610.0	9542.0	68.0
HOTEL - SOUTH	54	9593.5	9542.0	51.5
HOTEL - SOUTH	55	9593.5	9542.0	51.5
HOTEL - SOUTH	56	9593.5	9542.0	51.5
HOTEL - SOUTH	56A	9611.9	9536.9	75.0
HOTEL - SOUTH	57	9593.5	9538.0	55.5
HOTEL - SOUTH	57A	9538.5	9538.0	0.5
HOTEL - SOUTH	57B	9611.9	9537.2	74.7
HOTEL - SOUTH	58	9593.5	9535.0	58.5
HOTEL - SOUTH	58A	9538.5	9535.0	3.5
HOTEL - SOUTH	59	9593.5	9522.0	71.5
<b>Average Height - 161C-R</b>				<b>57.7</b>

0 8' 16' 24' 32' 64' 96'

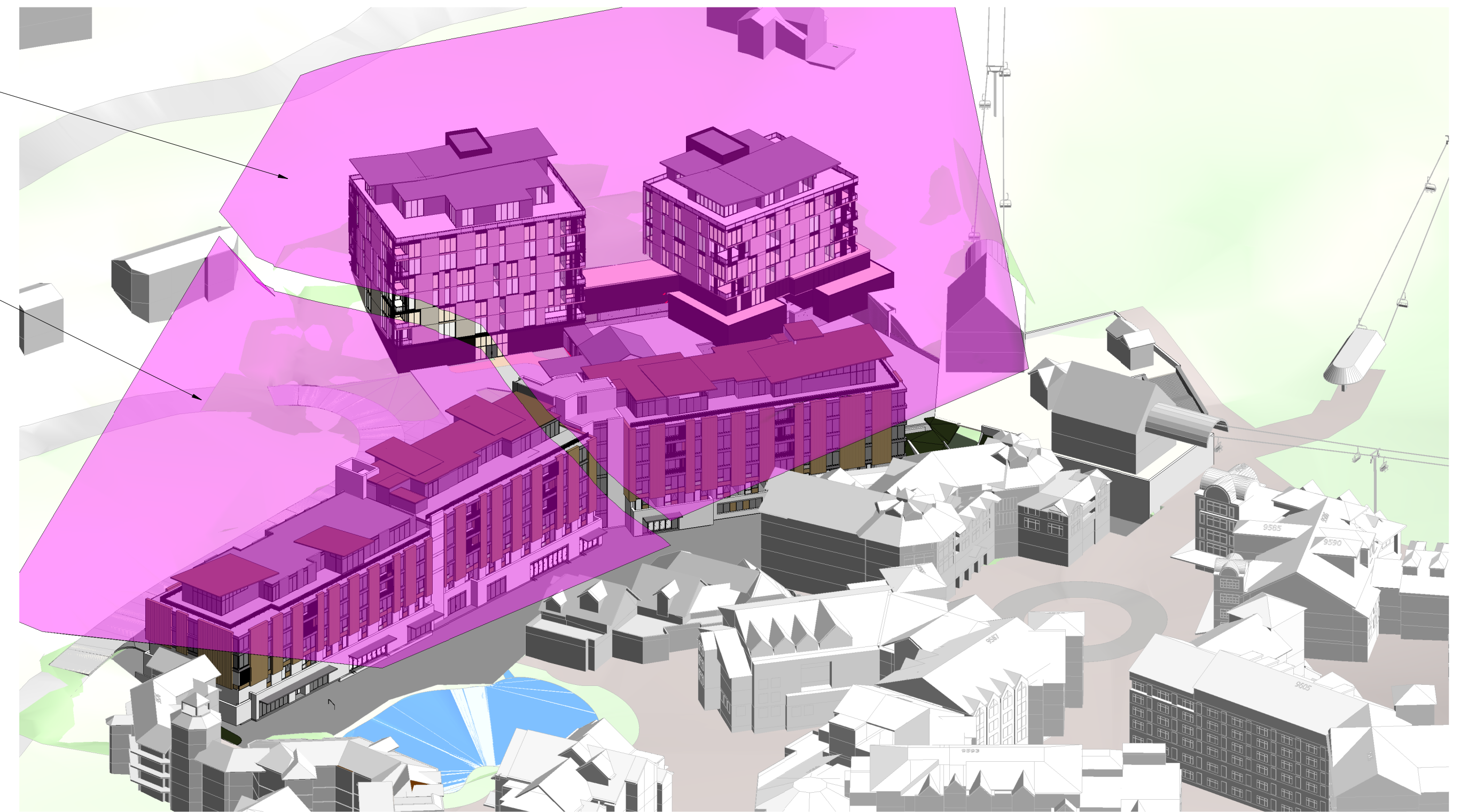


# PROPOSED GRADE - HEIGHT CALCULATION



LOT 161 C-R: FOG PLANE HEIGHT LIMIT AT 95'-6" ABOVE NATURAL TOPOGRAPHY

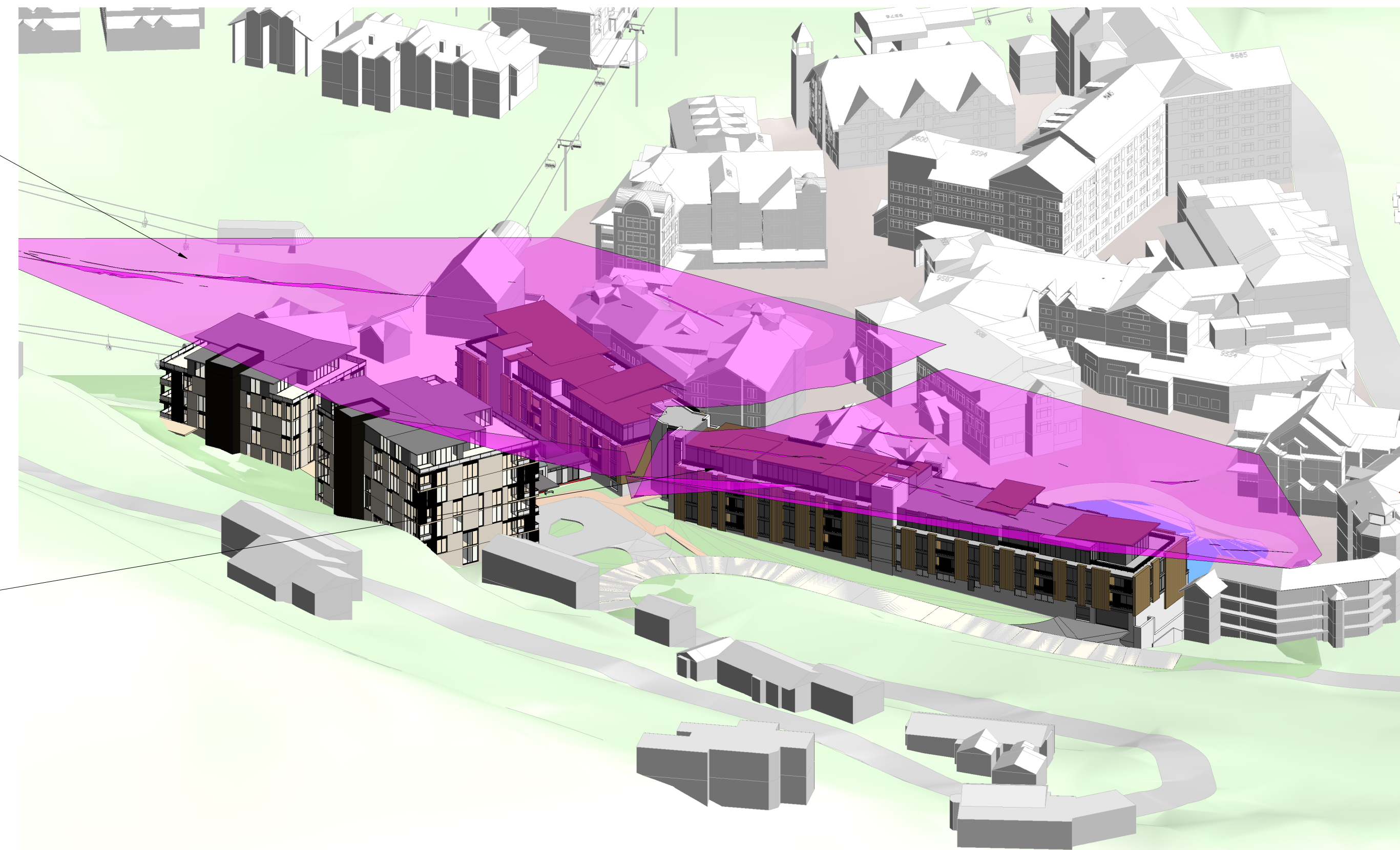
POND LOT: FOG PLANE HEIGHT LIMIT AT 78'-6" ABOVE NATURAL TOPOGRAPHY



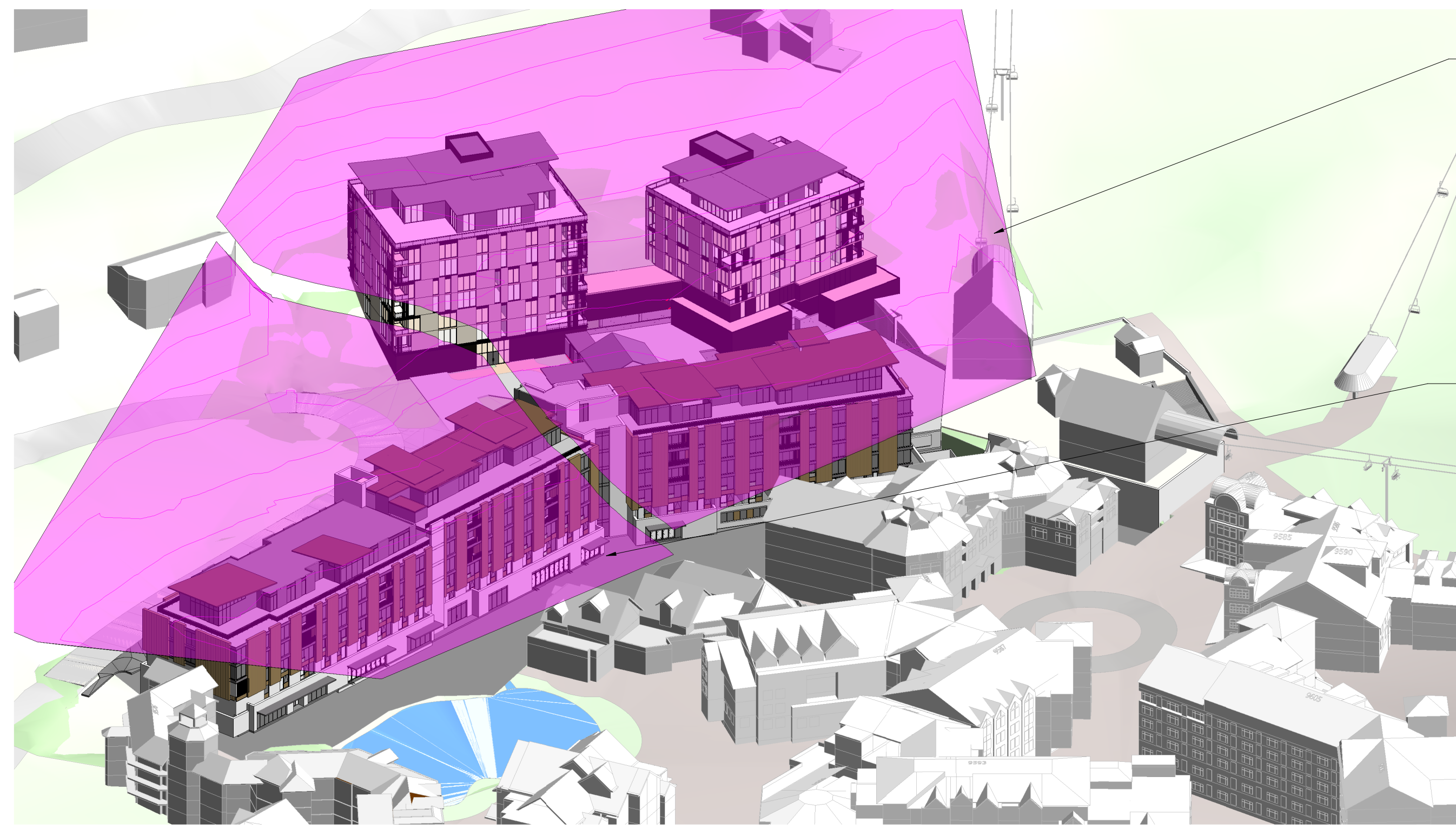
1 AXON VIEW - NORTH WEST LOOKING EAST  
SCALE:

LOT 161 C-R FOG PLANE HEIGHT LIMIT AT 95'-6" ABOVE NATURAL TOPOGRAPHY

POND LOT: FOG PLANE HEIGHT LIMIT AT 78'-6" ABOVE NATURAL TOPOGRAPHY



2 AXON VIEW - NORTH EAST LOOKING WEST  
SCALE:



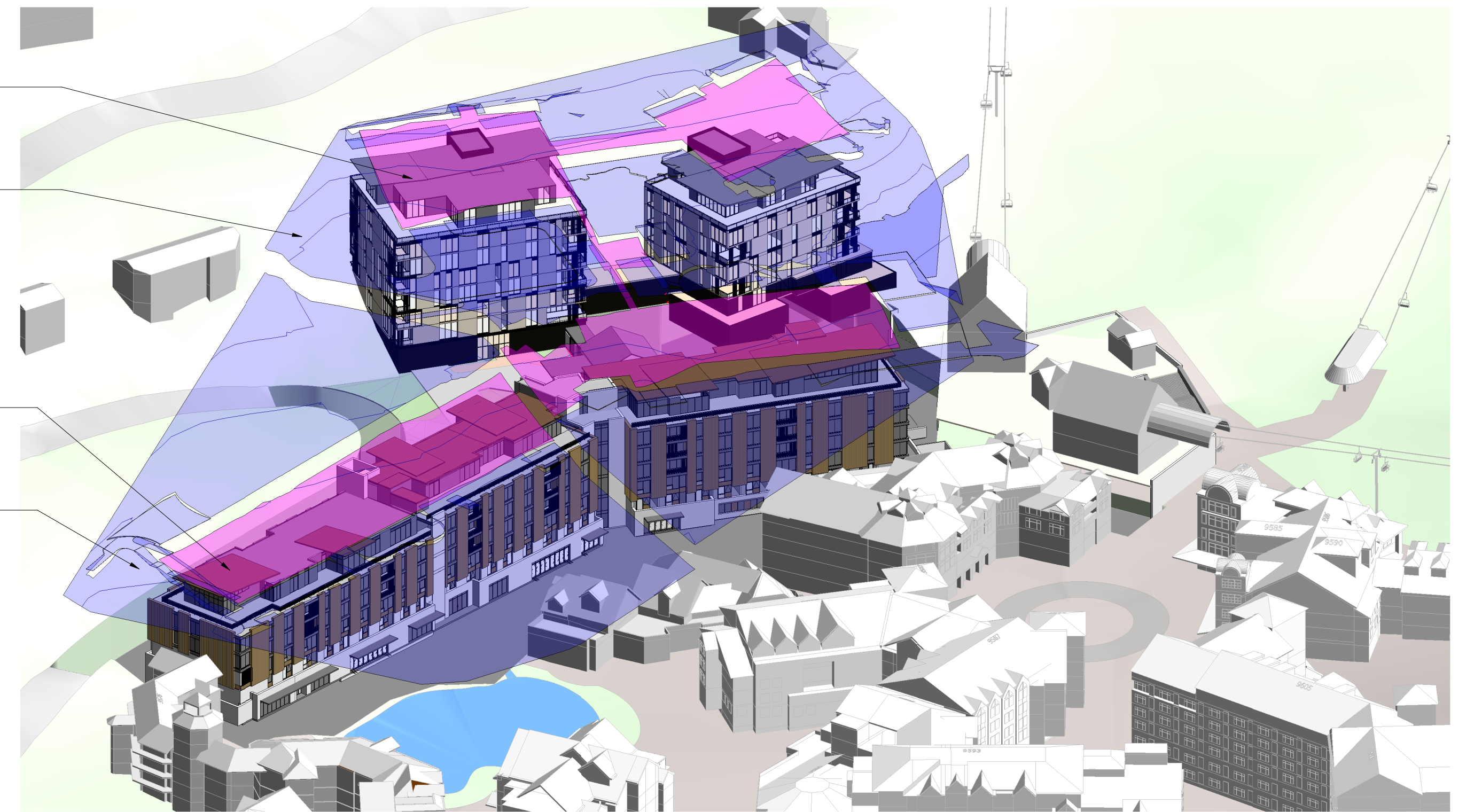
4 AXON VIEW - NORTH WEST LOOKING EAST - EXISTING GRADE  
SCALE:

LOT 161 C-R: FOG PLANE HEIGHT LIMIT AT 95'-6" ABOVE EXISTING TOPOGRAPHY

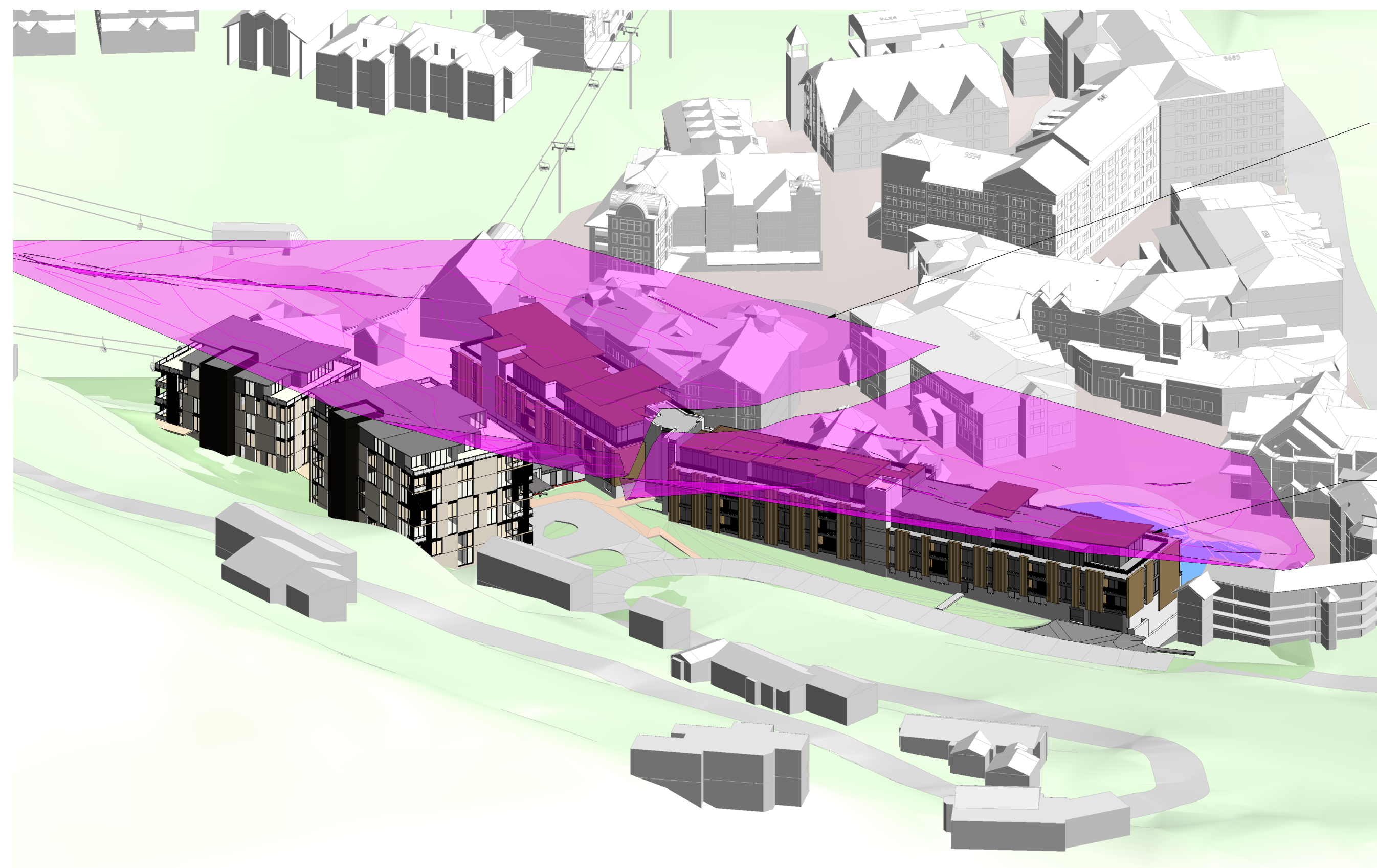
LOT 161 C-R: FOG PLANE HEIGHT LIMIT AT 95'-6" ABOVE PROPOSED TOPOGRAPHY

POND LOT: FOG PLANE HEIGHT LIMIT AT 78'-6" ABOVE EXISTING TOPOGRAPHY

POND LOT: FOG PLANE HEIGHT LIMIT AT 78'-6" ABOVE PROPOSED TOPOGRAPHY



1 AXON VIEW - NORTH WEST LOOKING EAST - PROPOSED GRADE  
SCALE:



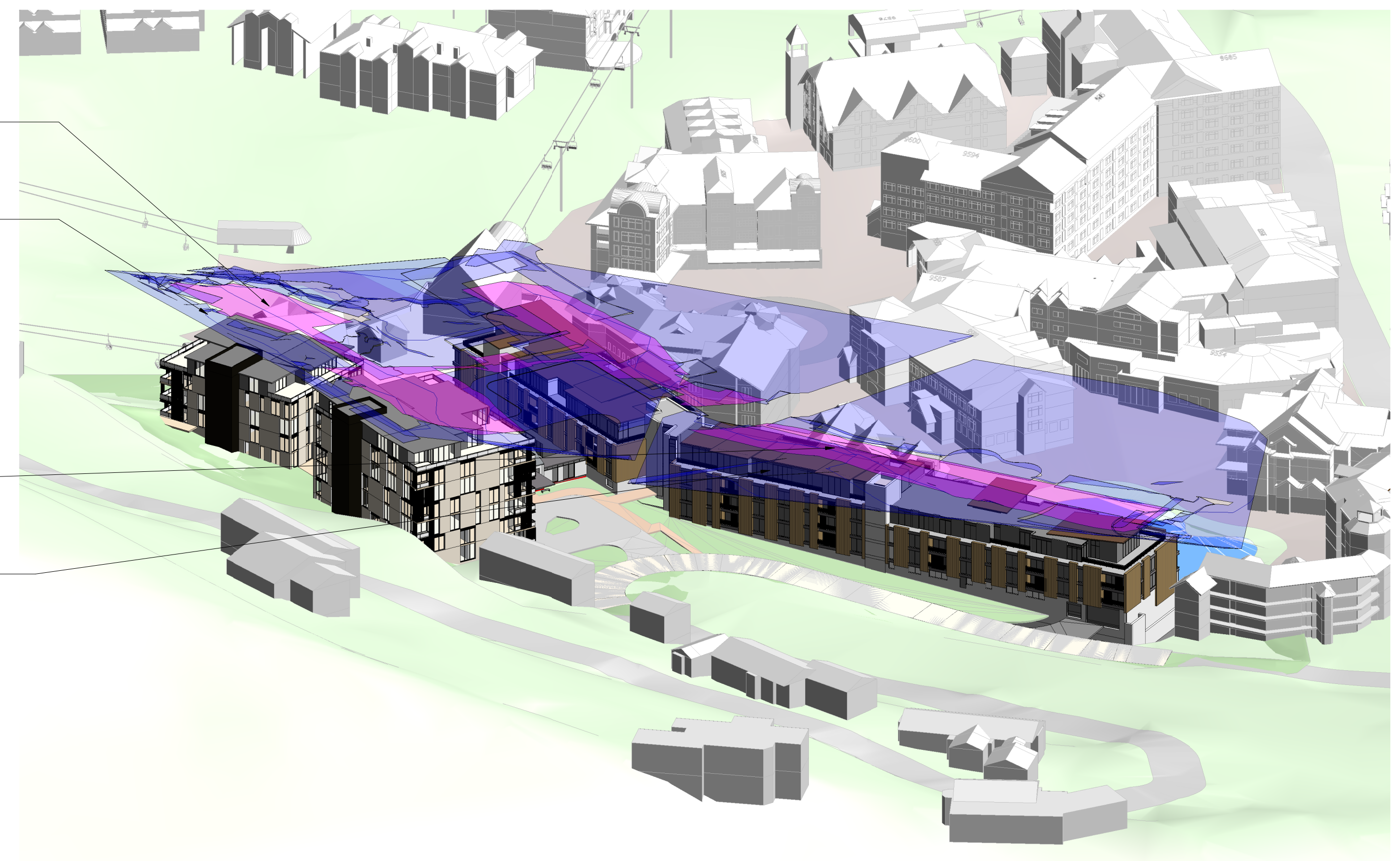
3 AXON VIEW - NORTH EAST LOOKING WEST - EXISTING GRADE  
SCALE:

LOT 161 C-R: FOG PLANE HEIGHT LIMIT AT 95'-6" ABOVE EXISTING TOPOGRAPHY

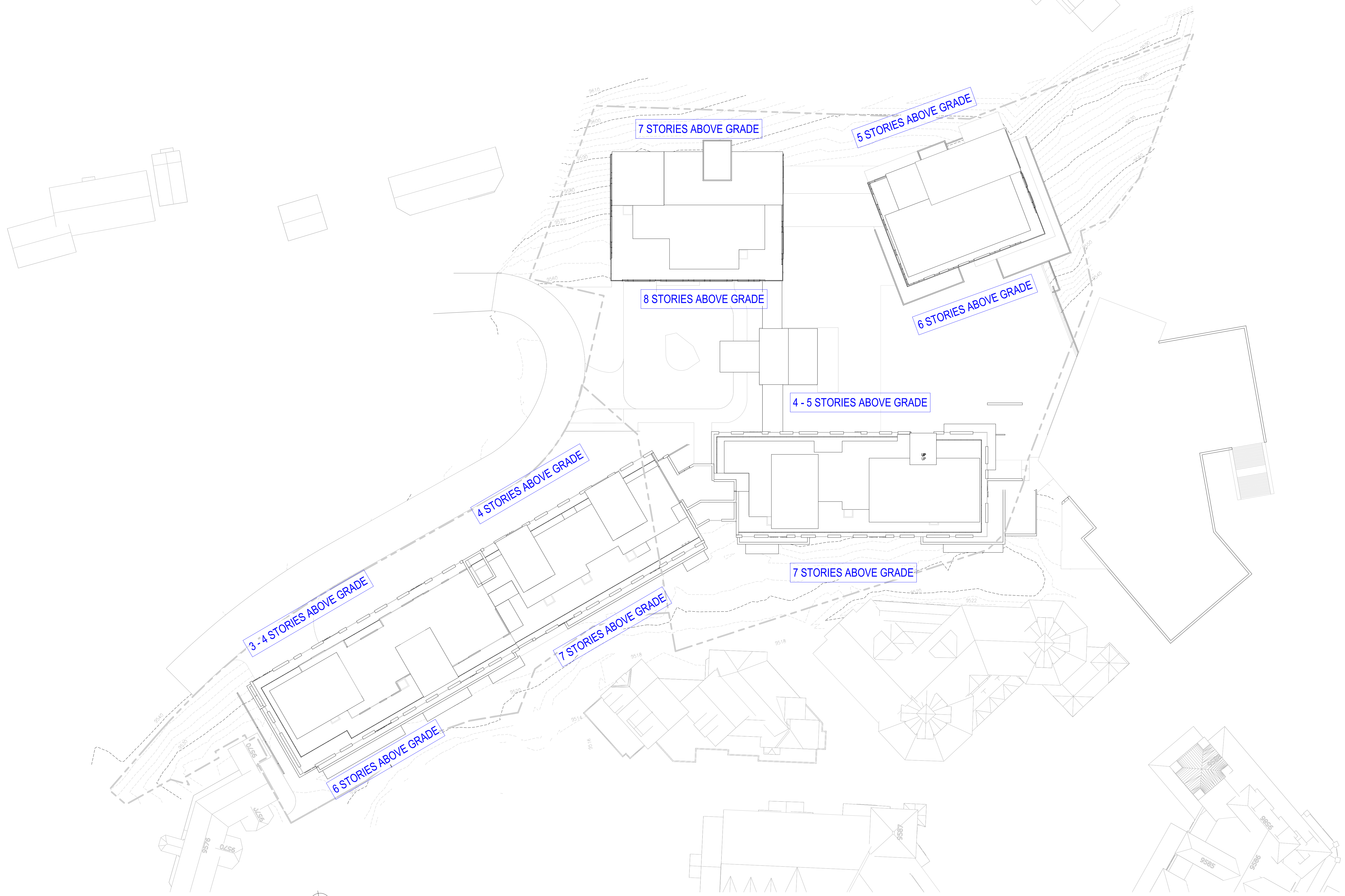
LOT 161 C-R: FOG PLANE HEIGHT LIMIT AT 95'-6" ABOVE PROPOSED TOPOGRAPHY

POND LOT: FOG PLANE HEIGHT LIMIT AT 78'-6" ABOVE EXISTING TOPOGRAPHY

POND LOT: FOG PLANE HEIGHT LIMIT AT 78'-6" ABOVE PROPOSED TOPOGRAPHY



2 AXON VIEW - NORTH EAST LOOKING WEST - PROPOSED GRADE  
SCALE:



1 ROOF PLAN - BUILDING STORIES  
SCALE: 1/32" = 1'-0"



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Mountain Village, CO



# STORIES ABOVE GRADE

A1.22E

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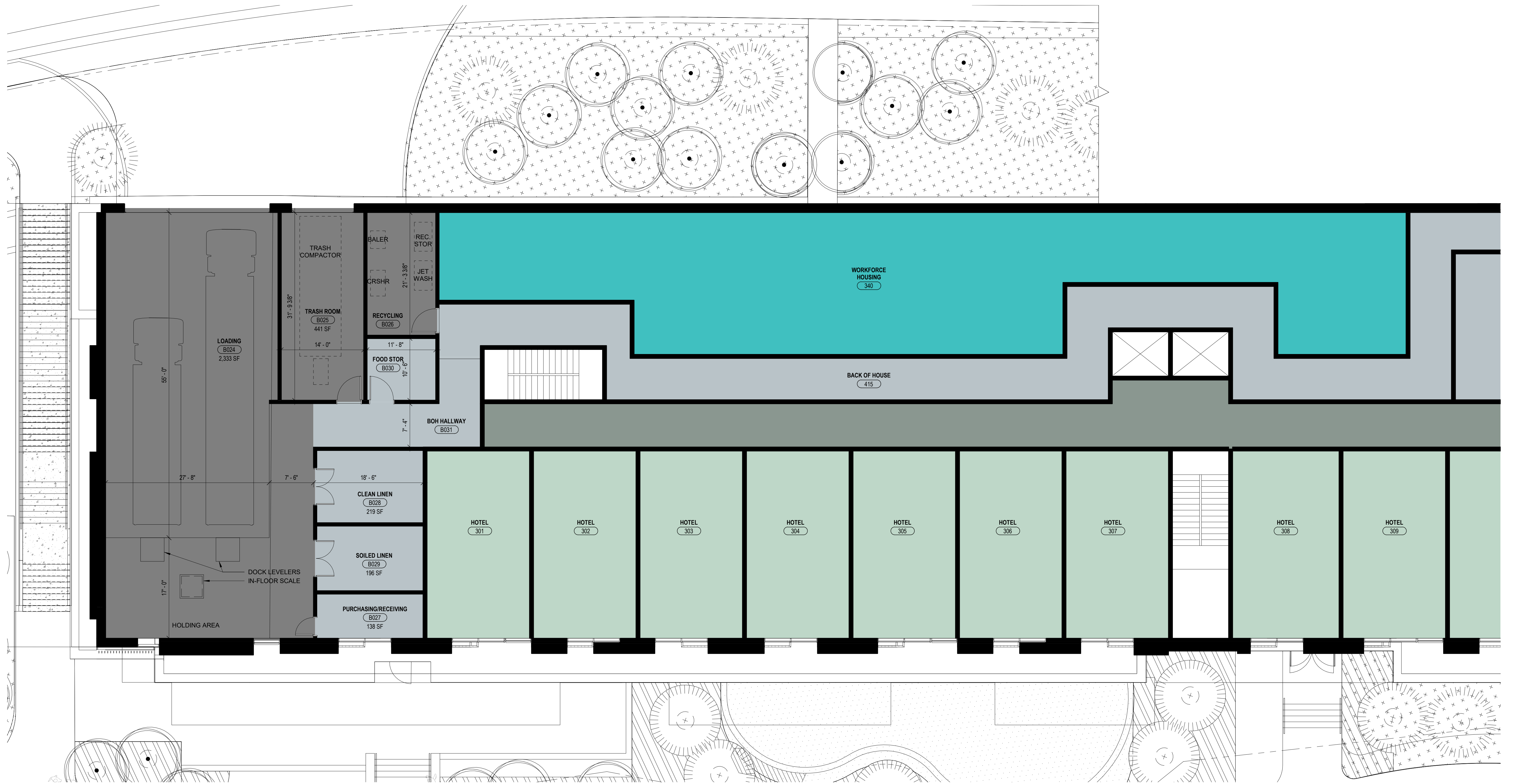
ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

SKETCH SUBMITTAL | 05/09/2022

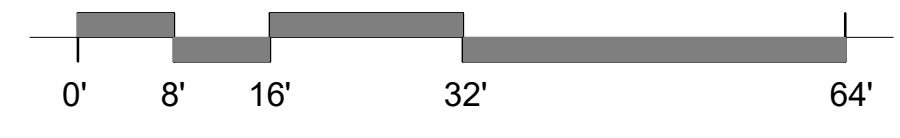
PROGRAM TYPE

- BACK OF HOUSE
- CIRCULATION - HOTEL
- HOTEL
- LOADING DOCK
- WORKFORCE HOUSING

EQUIPMENT LIST:	
<b>LOADING DOCK:</b> DOCK LEVELERS (X2) IN-FLOOR SCALE	<b>RECYCLING:</b> ORWAK 5070 BALER C.S. BELL CRUSHER - HMG-05P JET CAN WASH W/ SANITIZER
<b>TRASH ROOM:</b> SINGLE STREAM 34 YD COMPACTOR W/ 2 YD CHARGE BOX DUMPER	



1 ENLARGED LOADING DOCK FLOOR PLAN  
 1/8" = 1'-0"



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ENLARGED PLAN - LOADING DOCK

SKETCH SUBMITTAL | 05/09/2022

A1.30

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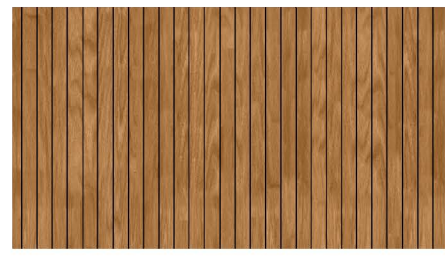


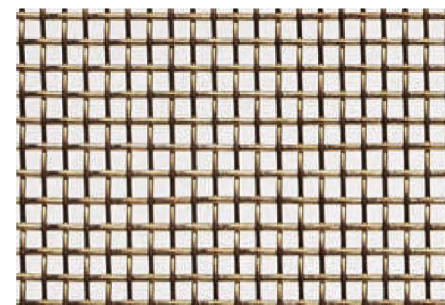


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 +1 206 624 5670 olsonkundig.com



ARCHITECTURE  
 URBAN DESIGN  
 INTERIOR DESIGN



HOTEL - ROOF 9604' - 6"  
 HOTEL - L4 9592' - 6"  
 HOTEL - L3 9581' - 0"  
 HOTEL - L2 9569' - 6"  
 HOTEL - L1 9558' - 0"  
 CHALET SUISSE 9551' - 0"  
 HOTEL - B1 9546' - 6" HOTEL LOADING DOCK 9543' - 0"  
 HOTEL - B2 9535' - 0"  
 HOTEL - B3 9521' - 0"

-  STONE VENEER 13%
-  GROUNDED BASE STONE 21%
-  WOOD 15%
-  GLASS 33%
-  METAL FASCIA 4%
-  METAL MESH RAILINGS 4%
-  METAL SIDING - PENTHOUSES 9%
-  NATURAL METAL ROOF 1%

3 ELEVATION - HOTEL S - WEST  
 SCALE: 1/16" = 1'-0"



HOTEL - ROOF 9604' - 6"  
 HOTEL - L4 9592' - 6"  
 HOTEL - L3 9581' - 0"  
 HOTEL - L2 9569' - 6"  
 HOTEL - L1 9558' - 0"  
 CHALET SUISSE 9551' - 0"  
 HOTEL - B1 9546' - 6" HOTEL LOADING DOCK 9543' - 0"  
 HOTEL - B2 9535' - 0" HOTEL - RESTAURANT 9542' - 0"

2 ELEVATION - HOTEL S - EAST  
 SCALE: 1/16" = 1'-0"

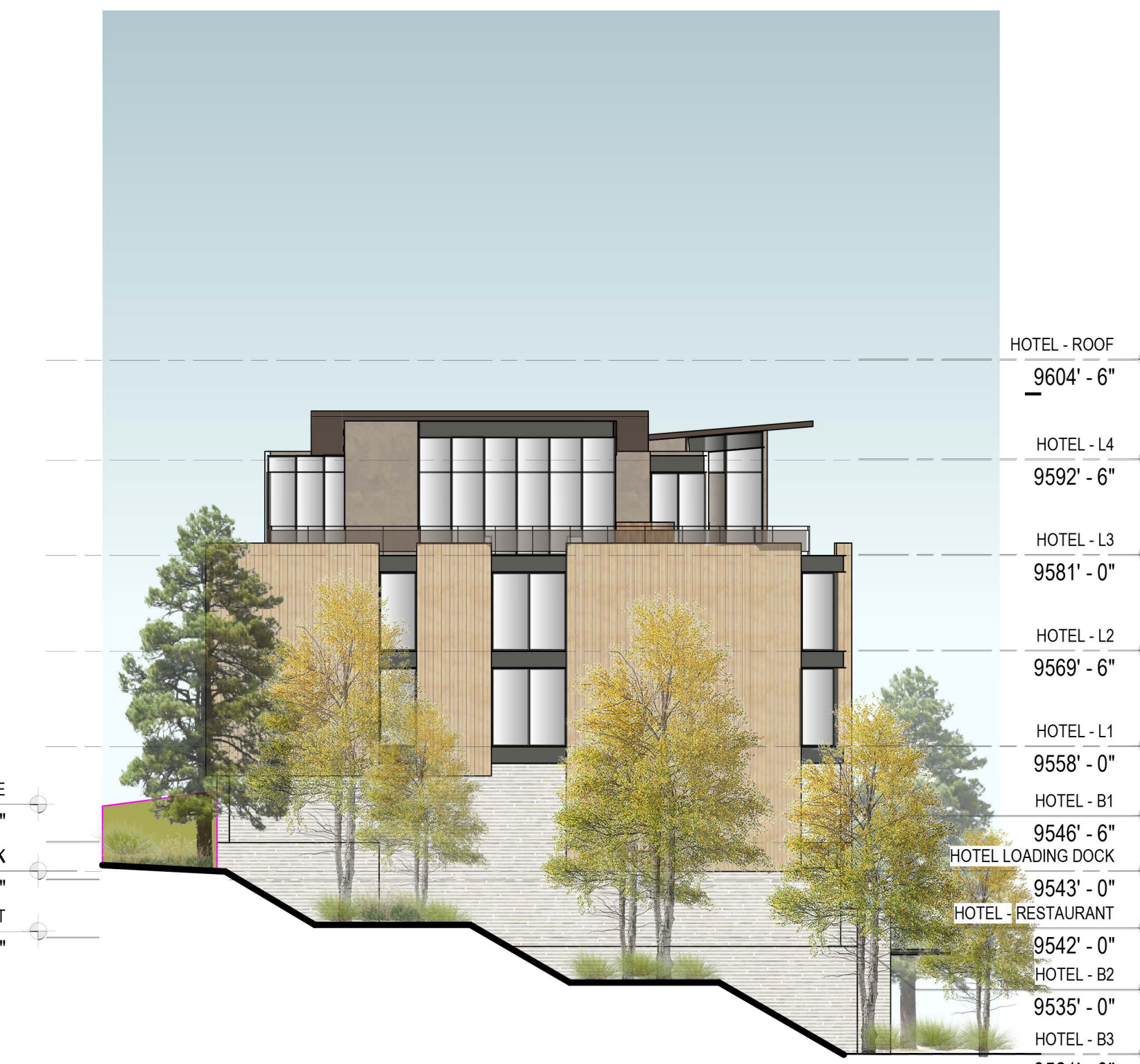


HOTEL - ROOF 9604' - 6"  
 HOTEL - L4 9592' - 6"  
 HOTEL - L3 9581' - 0"  
 HOTEL - L2 9569' - 6"  
 HOTEL - L1 9558' - 0"  
 CHALET SUISSE 9551' - 0"  
 HOTEL - B1 9546' - 6" HOTEL LOADING DOCK 9543' - 0"  
 HOTEL - B2 9535' - 0"  
 HOTEL - B3 9521' - 0"

1 ELEVATION - HOTEL S - SOUTH  
 SCALE: 1/16" = 1'-0"



2 ELEVATION - HOTEL N - EAST  
SCALE: 1/16" = 1'-0"



3 ELEVATION - HOTEL N - NORTH  
SCALE: 1/16" = 1'-0"



1 ELEVATION - HOTEL N - WEST  
SCALE: 1/16" = 1'-0"





1 ELEVATION - PRIVATE RESIDENCE N - EAST  
SCALE: 1/16" = 1'-0"



2 ELEVATION - PRIVATE RESIDENCE N - NORTH  
SCALE: 1/16" = 1'-0"



3 ELEVATION - PRIVATE RESIDENCE N - WEST  
SCALE: 1/16" = 1'-0"



4 ELEVATION - PRIVATE RESIDENCE N - SOUTH  
SCALE: 1/16" = 1'-0"



1 ELEVATION - PRIVATE RESIDENCE S - EAST  
SCALE: 1/16" = 1'-0"



2 ELEVATION - PRIVATE RESIDENCE S - NORTH  
SCALE: 1/16" = 1'-0"



3 ELEVATION - PRIVATE RESIDENCE S - WEST  
SCALE: 1/16" = 1'-0"



4 ELEVATION - PRIVATE RESIDENCE S - SOUTH  
SCALE: 1/16" = 1'-0"



1 ELEVATION - LOBBY - EAST  
SCALE: 1/16" = 1'-0"



2 ELEVATION - LOBBY - SOUTH  
SCALE: 1/16" = 1'-0"

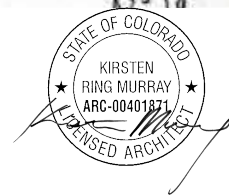


3 ELEVATION - LOBBY - WEST  
SCALE: 1/16" = 1'-0"



4 ELEVATION - LOBBY - NORTH  
SCALE: 1/16" = 1'-0"

# VIGNETTE - AERIAL



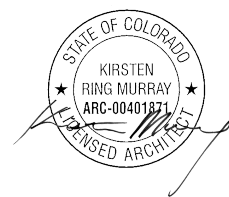
# VIGNETTE - AUTOCOURT



# VIGNETTE - GONDOLA PLAZA CONNECTION TO HERITAGE PLAZA



# VIGNETTE - VILLAGE POND PLAZA



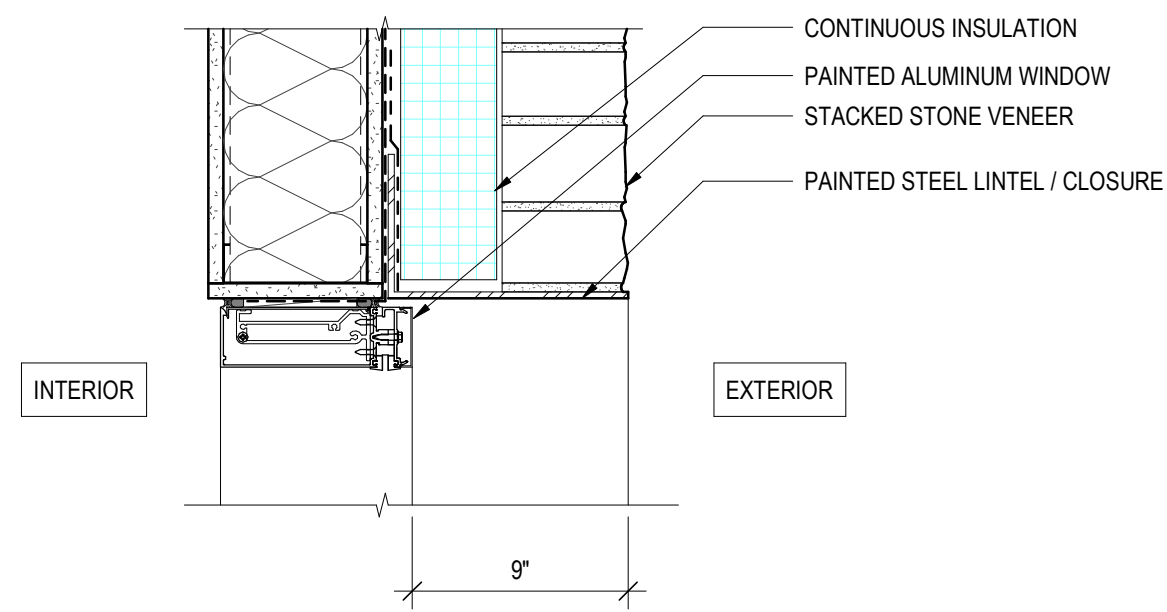
# MATERIALS



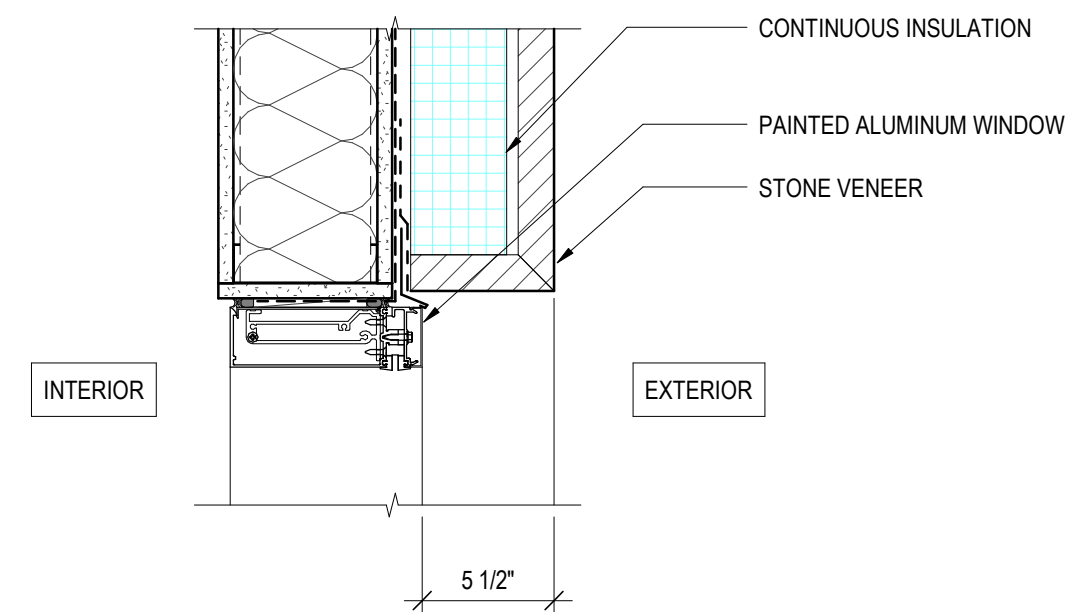
## MATERIAL PALETTE

1. STONE
2. STACKED STONE
3. WOOD ACCENT
4. BRONZE
5. GLASS
6. WINDOW SHADE
7. METAL MESH
8. PAINTED METAL
9. CEMENTITIOUS PANEL
10. NATURAL METAL ROOF

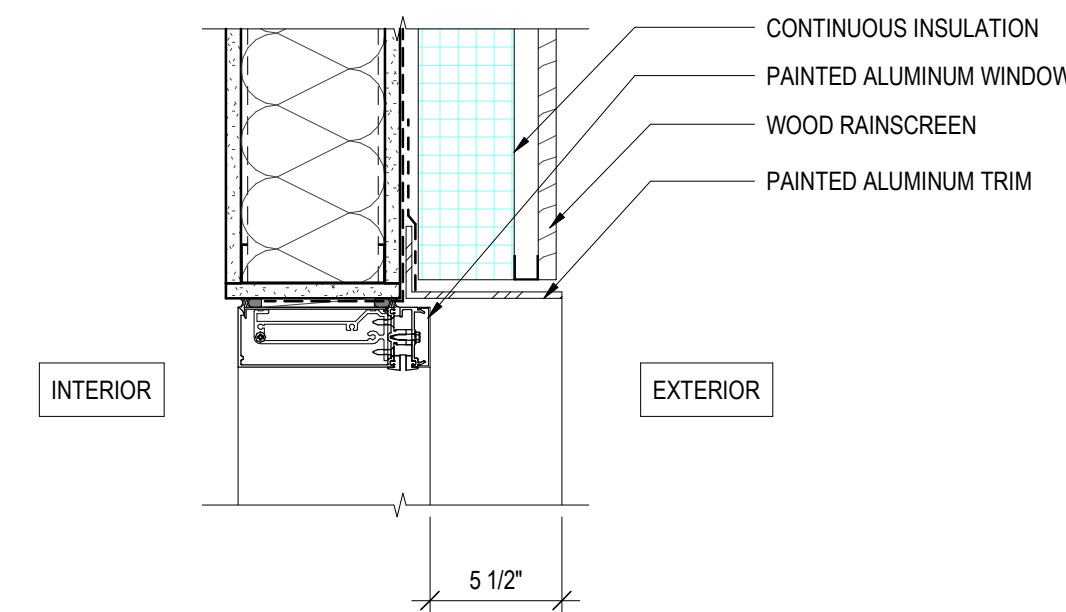




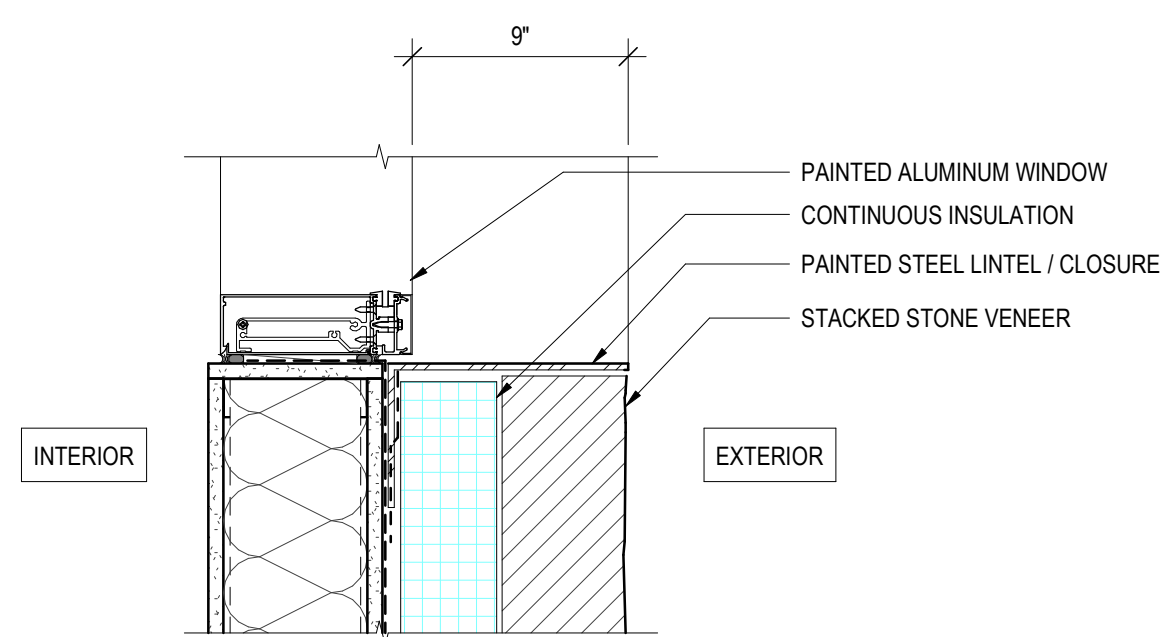
**1 WINDOW HEAD - STACKED STONE**  
SCALE: 1 1/2" = 1'-0"



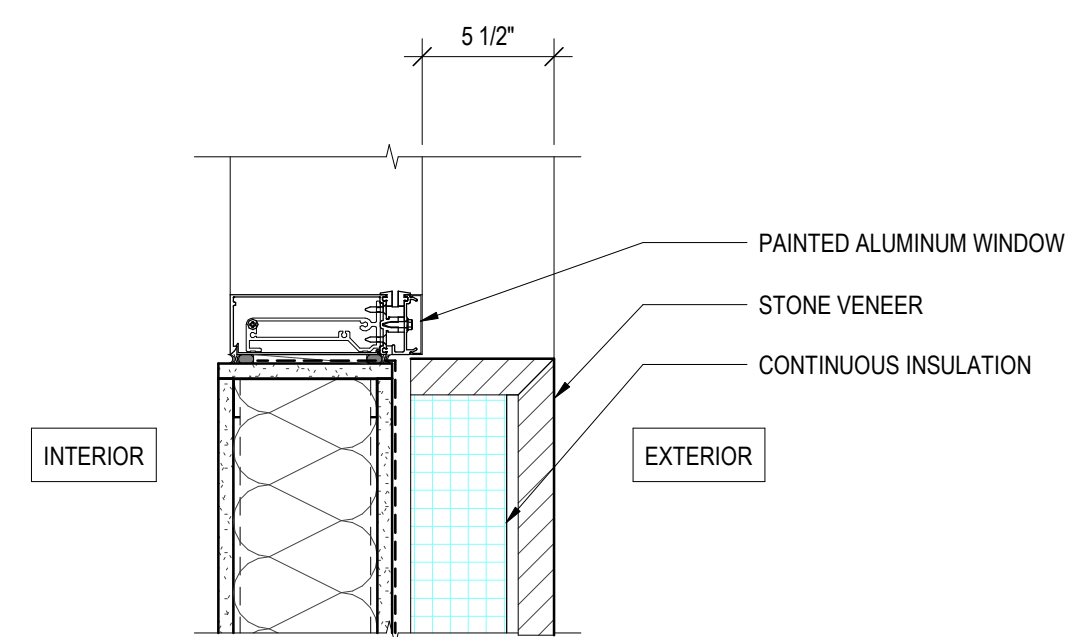
**3 WINDOW HEAD - STONE VENEER**  
SCALE: 1 1/2" = 1'-0"



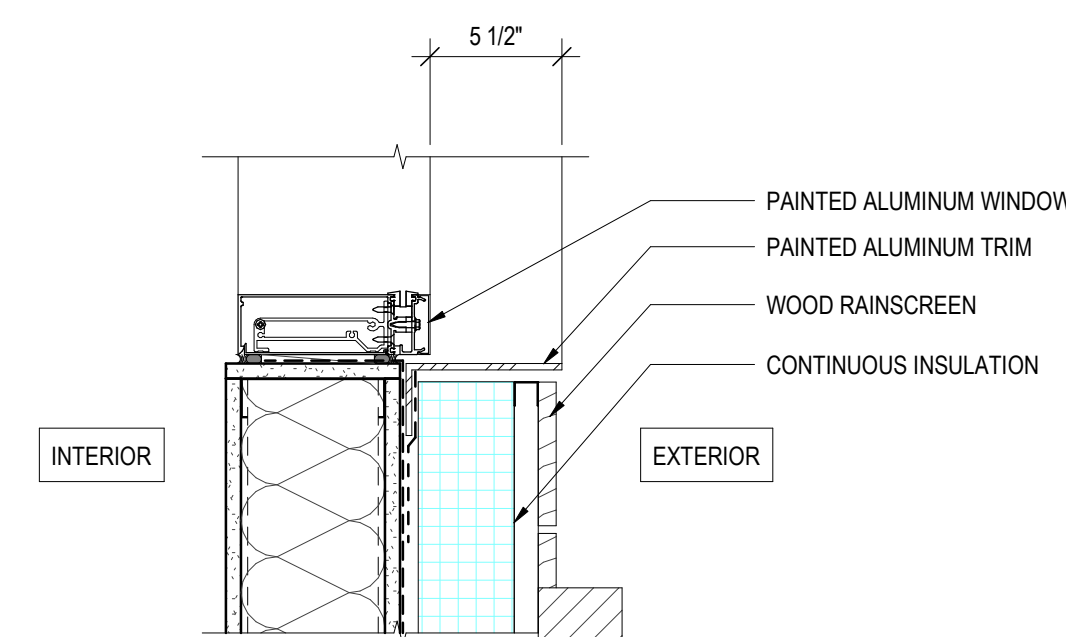
**5 WINDOW HEAD - WOOD SIDING**  
SCALE: 1 1/2" = 1'-0"



**2 WINDOW JAMB - STACKED STONE**  
SCALE: 1 1/2" = 1'-0"



**4 WINDOW JAMB - STONE VENEER**  
SCALE: 1 1/2" = 1'-0"



**6 WINDOW JAMB - WOOD SIDING**  
SCALE: 1 1/2" = 1'-0"

EXTERIOR DOOR SCHEDULE			
MARK	DIMENSIONS		REMARKS
	WIDTH	HEIGHT	
<b>CHALET SUISSE</b>			
412A	4'-2"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
412B	4'-2"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
<b>HOTEL - B1</b>			
340	4'-4"	7'-11"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
<b>HOTEL - B3</b>			
100B	4'-4"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
105A	17'-7"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
105B	17'-7"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
107A	4'-3 1/2"	9'-10"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
107B	4'-3 1/2"	9'-10"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
109A	17'-7"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
109B	17'-7"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
109C	17'-7"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
111	17'-7"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
120A	3'-4"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
120B	3'-4"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
<b>HOTEL - RESTAURANT</b>			
330A	4'-0"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
330B	4'-0"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
414	6'-0"	9'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
<b>PR NORTH - L1</b>			
312A	3'-5"	8'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
312B	3'-5"	8'-9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
<b>SITE - AUTOCOURT</b>			
133	4'-4"	13'-8"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
134	4'-4"	13'-8"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
1660	4'-4"	13'-8"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
1661	4'-4"	13'-8"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
Grand total: 23			

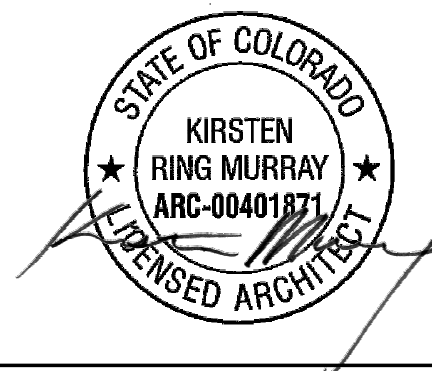
NET AREA CALCS		
Number	ROOM NAME	AREA
BACK OF HOUSE		
106	BACK OF HOUSE	3346 SF
112	BACK OF HOUSE	2730 SF
114	BOH CIRCULATION	3138 SF
115	TOWN STORAGE	707 SF
210	MECHANICAL	9450 SF
241	BACK OF HOUSE	2236 SF
244	BACK OF HOUSE	1595 SF
245	STAFF	1119 SF
254	JANITOR	78 SF
341	LAUNDRY	565 SF
342	BACK OF HOUSE	2025 SF
343	BACK OF HOUSE	561 SF
344	BOH KITCHEN	2039 SF
414	ELEVATOR	69 SF
415	BACK OF HOUSE	4129 SF
5010	MECH	192 SF
614	JANITOR	69 SF
704FF	PUBLIC RESTROOM	81 SF
704GG	PUBLIC RESTROOM	81 SF
B027	PURCHASING/RECEIVING	138 SF
B028	CLEAN LINEN	219 SF
B029	SOILED LINEN	196 SF
B030	FOOD STOR	120 SF
B031	BOH HALLWAY	260 SF
BACK OF HOUSE: 24 35143 SF		
CIRCULATION		
100N	CIRCULATION	403 SF
103N	CIRCULATION	583 SF
104S	CIRCULATION	459 SF
204PR	CIRCULATION	408 SF
207PR	CIRCULATION	408 SF
304PR	CIRCULATION	408 SF
307PR	CIRCULATION	454 SF
316	CIRCULATION	454 SF
404PR	CIRCULATION	408 SF
407PR	CIRCULATION	408 SF
507PR	CIRCULATION	454 SF
604PR	CIRCULATION	410 SF
607PR	CIRCULATION	458 SF
704PR	CIRCULATION	408 SF
CIRCULATION: 15 6581 SF		
CIRCULATION - HOTEL		
100	CIRCULATION	814 SF
116	ELEVATOR	69 SF
193	CIRCULATION	3516 SF
215	CORRIDOR	2326 SF
216	CIRCULATION	41 SF
218	CIRCULATION	41 SF
250	ELEVATOR	69 SF
280	CIRCULATION	4337 SF
416	CIRCULATION	1021 SF

NET AREA CALCS		
Number	ROOM NAME	AREA
516	CIRCULATION	4027 SF
616	CIRCULATION	3221 SF
704BB	CIRCULATION	2527 SF
CIRCULATION - HOTEL: 12 22009 SF		
HOTEL		
201	HOTEL	553 SF
202	HOTEL	555 SF
203	HOTEL	553 SF
204	HOTEL	553 SF
205	HOTEL	553 SF
206	HOTEL	555 SF
207	HOTEL	553 SF
208	HOTEL	553 SF
209	HOTEL	575 SF
210	HOTEL	555 SF
211	HOTEL	553 SF
212	HOTEL	553 SF
213	HOTEL	553 SF
214	HOTEL	555 SF
215	HOTEL	553 SF
216	HOTEL	530 SF
217	HOTEL	642 SF
218	HOTEL	516 SF
219	HOTEL	555 SF
220	HOTEL	553 SF
221	HOTEL	553 SF
222	HOTEL	553 SF
223	HOTEL	555 SF
224	HOTEL	553 SF
225	HOTEL	553 SF
226	HOTEL	553 SF
227	HOTEL	553 SF
301	HOTEL	555 SF
302	HOTEL	553 SF
303	HOTEL	553 SF
304	HOTEL	553 SF
305	HOTEL	555 SF
306	HOTEL	553 SF
307	HOTEL	553 SF
308	HOTEL	575 SF
309	HOTEL	555 SF
310	HOTEL	553 SF
311	HOTEL	553 SF
312	HOTEL	553 SF
313	HOTEL	555 SF
314	HOTEL	553 SF
315	HOTEL	530 SF
316	HOTEL	619 SF
317	HOTEL	516 SF
318	HOTEL	555 SF
319	HOTEL	553 SF
320	HOTEL	553 SF

NET AREA CALCS		
Number	ROOM NAME	AREA
321	HOTEL	553 SF
322	HOTEL	555 SF
323	HOTEL	560 SF
HOTEL: 50 27774 SF		
HOTEL AMENITY		
111	BALLROOM	3736 SF
113	SKI VALET	4080 SF
242	MEETING ROOM	1094 SF
243	MEETING ROOM	1110 SF
410	LOBBY	2796 SF
455	LOBBY	1614 SF
456	LOBBY	388 SF
HOTEL AMENITY: 7 14787 SF		
HOTEL RESIDENCE		
401 L	LOCK OFF	669 SF
401R	HOTEL RESIDENCE	1836 SF
402L	LOCK OFF	587 SF
402R	HOTEL RESIDENCE	1421 SF
403L	LOCK OFF	587 SF
403R	HOTEL RESIDENCE	1611 SF
404L	LOCK OFF	586 SF
404R	HOTEL RESIDENCE	1487 SF
405L	LOCK OFF	587 SF
405R	HOTEL RESIDENCE	1616 SF
406L	LOCK OFF	586 SF
406R	HOTEL RESIDENCE	1612 SF
407L	LOCK OFF	586 SF
407R	HOTEL RESIDENCE	1612 SF
408L	LOCK OFF	586 SF
408R	HOTEL RESIDENCE	1612 SF
409L	LOCK OFF	586 SF
409R	HOTEL RESIDENCE	1612 SF
411L	LOCK OFF	568 SF
411R	HOTEL RESIDENCE	1612 SF
413L	LOCK OFF	586 SF
413R	HOTEL RESIDENCE	1613 SF
415L	LOCK OFF	715 SF
415R	HOTEL RESIDENCE	1799 SF
501L	LOCK OFF	669 SF
501R	HOTEL RESIDENCE	1831 SF
502L	LOCK OFF	587 SF
502R	HOTEL RESIDENCE	1421 SF
503L	LOCK OFF	587 SF
503R	HOTEL RESIDENCE	1612 SF
504L	LOCK OFF	586 SF
504R	HOTEL RESIDENCE	1484 SF
505L	LOCK OFF	587 SF
505R	HOTEL RESIDENCE	1617 SF
506L	LOCK OFF	586 SF
506R	HOTEL RESIDENCE	1612 SF
507L	LOCK OFF	586 SF
507R	HOTEL RESIDENCE	1612 SF

NET AREA CALCS		
Number	ROOM NAME	AREA
508L	LOCK OFF	586 SF
508R	HOTEL RESIDENCE	1612 SF
509L	LOCK OFF	586 SF
509R	HOTEL RESIDENCE	1612 SF
510L	LOCK OFF	568 SF
510R	HOTEL RESIDENCE	1617 SF
511L	LOCK OFF	567 SF
511R	HOTEL RESIDENCE	1612 SF
512L	LOCK OFF	587 SF
512R	HOTEL RESIDENCE	1451 SF
513L	LOCK OFF	586 SF
513R	HOTEL RESIDENCE	1613 SF
515L	LOCK OFF	727 SF
515R	HOTEL RESIDENCE	1799 SF
601L	LOCK OFF	1072 SF
601P	HOTEL RESIDENCE	6330 SF
604L	LOCK OFF	586 SF
604R	HOTEL RESIDENCE	1612 SF
606L	LOCK OFF	586 SF
606R	HOTEL RESIDENCE	1612 SF
607L	LOCK OFF	586 SF
607R	HOTEL RESIDENCE	1612 SF
609L	LOCK OFF	586 SF
609R	HOTEL RESIDENCE	1612 SF
610L	LOCK OFF	568 SF
610R	HOTEL RESIDENCE	1617 SF
611L	LOCK OFF	567 SF
611R	HOTEL RESIDENCE	1612 SF
612L	LOCK OFF	587 SF
612R	HOTEL RESIDENCE	1451 SF
613L	LOCK OFF	586 SF
613R	HOTEL RESIDENCE	1613 SF
615L	LOCK OFF	727 SF
615R	HOTEL RESIDENCE	1799 SF
701L	LOCK OFF	728 SF
701P	HOTEL RESIDENCE	2220 SF
702L	LOCK OFF	676 SF
702P	HOTEL RESIDENCE	1995 SF
703L	LOCK OFF	562 SF
703P	HOTEL RESIDENCE	3114 SF
704L	LOCK OFF	560 SF
704P	HOTEL RESIDENCE	2927 SF
HOTEL RESIDENCE: 80 97684 SF		
LOADING DOCK		
300	LOADING	2333 SF
B024	LOADING	2333 SF
B025	TRASH ROOM	441 SF
B026	RECYCLING	238 SF
LOADING DOCK: 4 5346 SF		
LOBBY		

NET AREA CALCS		
Number	ROOM NAME	AREA
100	LOBBY / VESTIBULE	347 SF
107	LOBBY	883 SF
110	ATRIUM / LOBBY	1642 SF
120	LOBBY	1348 SF
350	LOBBY	139 SF
414	LOBBY	259 SF
LOBBY: 6 4638 SF		
PARKING		
100PR	PARKING RAMP	3077 SF
B010	RESIDENT PARKING	45082 SF
B020	VALET PARKING	46095 SF
B021	RIDGE RESIDENT PARKING	14801 SF
B022	STORAGE	467 SF
PARKING: 5 109522 SF		
PRIVATE RESIDENCE		
101S	PRIVATE RESIDENCE	2627 SF
102S	PRIVATE RESIDENCE	1988 SF
201N	PRIVATE RESIDENCE	3712 SF
201S	PRIVATE RESIDENCE	3706 SF
202N	PRIVATE RESIDENCE	3666 SF
202S	PRIVATE RESIDENCE	3132 SF
203N	PRIVATE RESIDENCE	2518 SF
301N	PRIVATE RESIDENCE	3949 SF
301S	PRIVATE RESIDENCE	3400 SF
302N	PRIVATE RESIDENCE	3532 SF
302S	PRIVATE RESIDENCE	3509 SF
303N	PRIVATE RESIDENCE	2522 SF
401N	PRIVATE RESIDENCE	3951 SF
401S	PRIVATE RESIDENCE	3492 SF
402N	PRIVATE RESIDENCE	3532 SF
402S	PRIVATE RESIDENCE	3135 SF
403N	PRIVATE RESIDENCE	2518 SF
501N	PRIVATE RESIDENCE	4228 SF
501S	PRIVATE RESIDENCE	3492 SF
502N	PRIVATE RESIDENCE	5816 SF
502S	PRIVATE RESIDENCE	3414 SF
601N	PRIVATE RESIDENCE	4222 SF
601S	PRIVATE RESIDENCE	3889 SF
602N	PRIVATE RESIDENCE	5819 SF
701N	PRIVATE RESIDENCE	4228 SF
702N	PRIVATE RESIDENCE	5819 SF
801N	PRIVATE RESIDENCE	6620 SF
PRIVATE RESIDENCE: 27 102346 SF		
PRIVATE RESIDENCE AMENITY		
100S	LOBBY	1770 SF
103S	LOBBY	1800 SF
312	LOBBY	7950 SF
PRIVATE RESIDENCE AMENITY: 3 11520 SF		
RESTAURANT		
101	RETAIL	1623 SF
103	RETAIL	1027 SF
108	RETAIL	540 SF
330	RESTAURANT	3206 SF
412	CHALET SUISSE	2835 SF
RESTAURANT: 5 9232 SF		
SPA / FITNESS		
102	SPA TREATMENT	4935 SF
105	POOL	3449 SF
109	FITNESS	4379 SF
SPA / FITNESS: 3 12762 SF		
WORKFORCE HOUSING		
340	WORKFORCE HOUSING	3179 SF
WORKFORCE HOUSING: 1 3179 SF		
Grand total: 242 462523 SF		



LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMP QTY	LAMP / LIGHT SOURCE				MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
				TYPE	LUMENS	CRI	CCT			
ZA1	TOWN OF MOUNTAIN VILLAGE STANDARD PEDESTRIAN POLE FIXTURE	POLE	2						PER TOWN STANDARDS	
ZB1	BOLLARD LIGHT, 38" TALL	BOLLARD	1	LED	43	80	3000K	FULL	LUCIFER LIGHTING	ISL1B-2-##-80L02B-30
ZC1	COVE LIGHT FOR WASHING SIGNAGE AT MAIN ENTRY	COVE	1	LED	279/FT	83	3000K	FULL	COLOR KINETICS	VAYA FREEFORM DIMMABLE WHITE
ZR1	4" ROUND DOWNLIGHT WITH WET-RATED LENS	RECESSED	1	LED	683	90	3000K	FULL	LUCIFER LIGHTING	F3RM2F-###-90C10A30-40X#
ZS1	TREE-MOUNTED MONOPOINT LIGHT FOR PATHWAY LIGHTING	7' TREE MOUNT	1	LED	266	80	3000K	FULL	AURORA LIGHT	LSL10-60-M-30 WTS-LD
ZW1	RECESSED IN-WALL STEPLIGHT AT STAIR	RECESSED	1	LED	43	80	3000K	FULL	LUCIFER LIGHTING	ISL1-2-##-80L02B30
ZW2	RECESSED IN-WALL PATH LIGHT AT 38"	SURFACE	1	LED	451	80	3000K	FULL	LUCIFER LIGHTING	MIMIK 10 FLAT M

GENERAL NOTES:  
 BOF = BOTTOM OF FIXTURE, RFD = RECESSED FIXTURE DEPTH, OFD = OVERALL FIXTURE DEPTH, OFH = OVERALL FIXTURE HEIGHT, TOP = TOP OF POLE, AFF = ABOVE FINISHED FLOOR

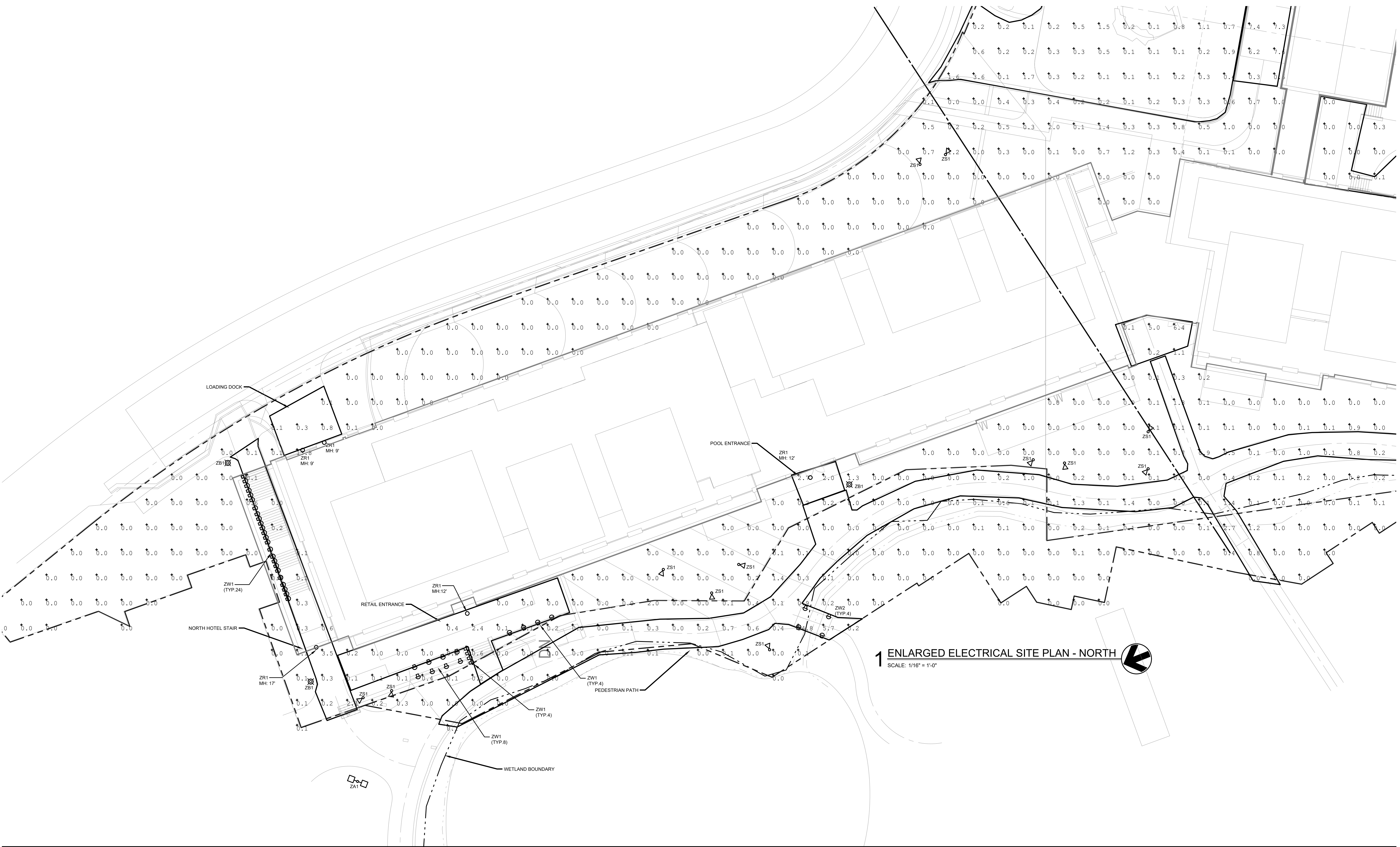
SPECIFIC NOTES:  
 (1) FIXTURE TO BE AIMED TOWARD PEDESTRIAN PATH AND SHIELDED TO BE FULL CUTOFF.  
 (2) FIXTURE TO BE MOUNTED IN CANOPY AT ENTRYWAY.



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site Calcs	Illuminance	Fc	0.25	14.8	0.0	N.A.	N.A.
Atrium Entrance	Illuminance	Fc	2.56	6.4	0.1	25.60	64.00
Loading Dock	Illuminance	Fc	3.63	8.3	0.5	7.26	16.60
Lobby Port Cochere	Illuminance	Fc	3.76	7.6	0.2	18.80	38.00
North Hotel Stair	Illuminance	Fc	0.66	3.5	0.0	N.A.	N.A.
Parking Entrance	Illuminance	Fc	0.65	9.2	0.1	6.50	92.00
Pedestrian Path	Illuminance	Fc	0.63	14.8	0.0	N.A.	N.A.
Pedestrian Stairs	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.
Pool Entrance	Illuminance	Fc	2.35	2.7	2.0	1.18	1.35
Restaurant Patio	Illuminance	Fc	0.76	5.5	0.0	N.A.	N.A.
Retail Entrance	Illuminance	Fc	0.29	2.4	0.0	N.A.	N.A.
Ski Valet Entrance	Illuminance	Fc	2.58	5.5	0.0	N.A.	N.A.

1 OVERALL ELECTRICAL SITE PLAN  
 SCALE: 1/32" = 1'-0"





**1 ENLARGED ELECTRICAL SITE PLAN - NORTH**  
 SCALE: 1/16" = 1'-0"



**1 ENLARGED ELECTRICAL SITE PLAN - SOUTH**  
 SCALE: 1/16" = 1'-0"

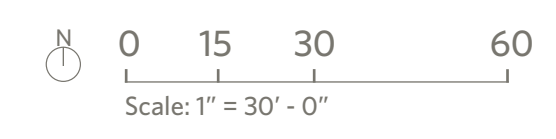
**LEGEND**

- PUBLICLY ACCESSIBLE AREAS
- LANDSCAPED AREAS
- SKI RESORT & CONNECTIONS



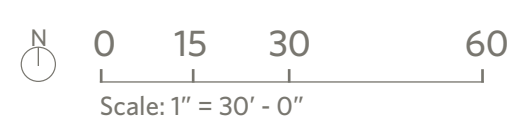
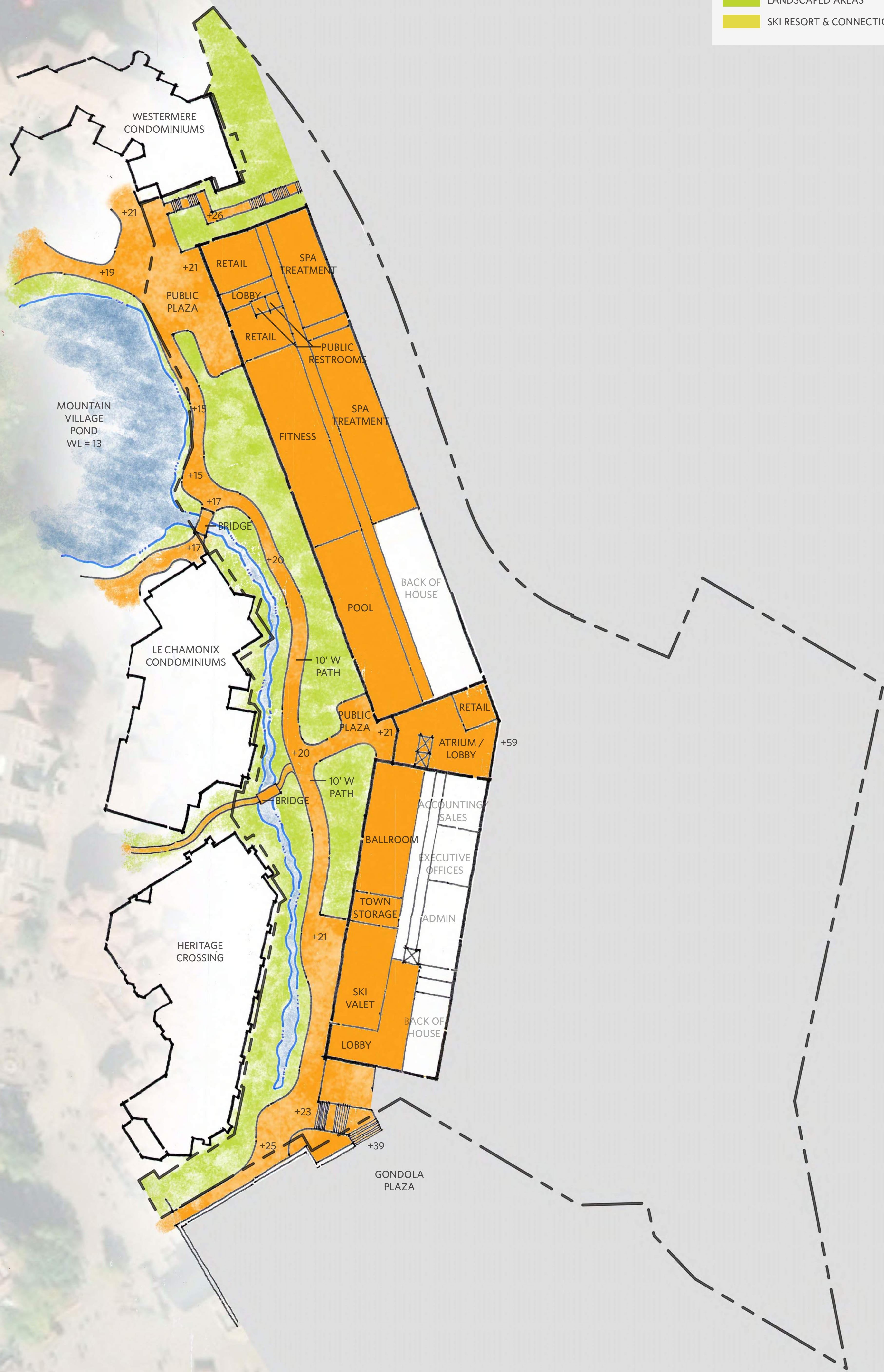
**L1.10 - CIRCULATION DIAGRAM - OVERALL  
MOUNTAIN VILLAGE LUXURY HOTEL AND RESIDENCES**

OVERALL SITE PLAN DIAGRAM



**LEGEND**

- PUBLICLY ACCESSIBLE AREAS
- LANDSCAPED AREAS
- SKI RESORT & CONNECTIONS



**L1.11 - CIRCULATION DIAGRAM - POND LEVEL  
MOUNTAIN VILLAGE LUXURY HOTEL AND RESIDENCES**

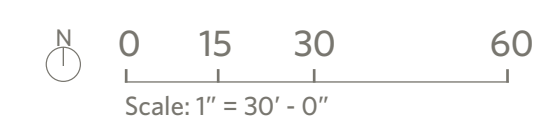
ENHANCED RIPARIAN CORRIDOR PLAN DIAGRAM

**LEGEND**

- PUBLICLY ACCESSIBLE AREAS
- LANDSCAPED AREAS
- SKI RESORT & CONNECTIONS



**L1.12 - CIRCULATION DIAGRAM - PLAZA LEVEL**  
**MOUNTAIN VILLAGE LUXURY HOTEL AND RESIDENCES**  
 AMENITY GARDEN PLAN DIAGRAM





**From:** [Scott Heidergott](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Re: 161CR Pond Lots Sketch PUD Application - Agency Referral  
**Date:** Friday, May 6, 2022 8:35:51 AM

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Michelle,

The proposed structure shall meet the following:

- 1) 2018 IFC
- 2) TFPD Amended Codes
- 3) Exterior standpipe hose connections no greater than 300-feet apart on all sides of the buildings that are not accessible from Mountain Village Blvd.
- 4) NFPA Standards

Kind regards,

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, email or fax and return the original message to us at the above address via the US Postal Service. We will reimburse any costs you incur in notifying us and returning the correspondence. Thank you.

**From:** [Finn Kjome](#)  
**To:** [Michelle Haynes](#); [Amy Ward](#)  
**Subject:** 161CR Sketch Plan  
**Date:** Tuesday, May 10, 2022 11:47:40 AM

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Hi Michelle and Amy,  
Here are my comments.

- Please provide more detail on how many employees will be housed in 3000sqft dorm unit. Is parking provided for these employees?
- How is the public service parking space going to operate. Who enforces this? Who can use this?
- How many trash pickups a week are expected? Is the trash pickup inside the trash room or outside the trash room? What calculations were used to determine the space need for the trash and recycling?
- Will the delivery truck deliver inside the delivery area or stick out? What calculation was used to determine the square footage need to operate the delivery area?
- The delivery access of the trucks using flaggers and closing Mtn Village Blvd is not acceptable. Please redesign so the road is not blocked.
- Based on the design of the sewer main line relocate, all of this section of Mtn Village Blvd will need to be repaved.
- Will any of the retail space around the pond be plumbed for future restaurant use?
- The water feature should be removed.
- Does this plan meet ADA requirements outside of the building? Provide explanations.
- The south east residential building doesn't appear to have egress that ties into the gondola plaza or paths. Based on the snowmelt plan.
- The town storage area has trees planted on top of it is this correct?
- The lighting plan indicates there are downward lights mounted in the trees. This isn't allowed.
- Please label the parking spaces as it is confusing on what spaces may be blocked by building support columns.
- Please provide a plan that shows the public pedestrian paths/access through and around the project.
- Please provide a construction mitigation plan with details, from the start to completion of the project.
- Please provide in detail how the utilities will be relocated to include how existing services will not be disrupted during construction.
- Has an estimate of how many construction worker will be needed been discussed? If so where will they come from and how will they get here? How will they be housed?
- Has an estimate of how many employees will be needed been discussed? If so where will they come from and how will they get here? How will they be housed?

Finn

Finn Kjome  
Public Works Director  
Town of Mountain Village

**From:** [Lauren Kim](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Re: 161CR Pond Lots Sketch PUD Application - Agency Referral  
**Date:** Tuesday, May 10, 2022 5:43:20 PM

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Hi Michelle,

Please see my comments below. Apologies if some of these questions/comments are due to a lack of understanding.

- Page 15-16 Site Specific Policy d.
  - **RESPONSE: The Applicant explored this site-specific policy, however, due to the physical constraints of the Westemere parking garage it is not feasible to access the Project through this entry point. Common access would negatively impact the Westemere project and would not provide an arrival point that meets the standards of a 5-star luxury hotel brand.**
  - How will parking be access for these areas otherwise?
- On page 7, it says that any lighting that falls outside of the code will be requested as a design variation, but will meet Dark Sky, high efficiency, and color temperature, height, and illumination level compliances. What types of lighting is the applicant considering that falls outside of the code?
- What will happen with the snow collected internally? Will the water be reused in the building? How will it be disposed?
- The narrative states that the plans intent to comply to “the greatest extent possible” with the code chapters. This phrase is used multiple times throughout the narrative. Is this acceptable to the Town? If they don’t comply, will they submit a design modification request?
- How many employees are expected to live in the 3,000 square feet dorm-style quarters? How many additional units would the Town be required to provide?
- Page 16, Site Specific Policy d.
  - No design or financial commitment is made to this, just a proposal to contribute. With a new seating area and landscaping around the pond, will anyone want to sit by it if it have pollution or algae? It will be more expensive to resolve this after the hotel is built, particularly with the new plaza considerations if the pond is to be expanded as noted in the policy.
- Who is responsible for maintaining the public trail through the riparian corridor?
- Page 21, #4
  - Regarding the trash management plan, the response is that a hotel operator will separate trash from recycling. Will the hotel require recycling from its customers or will it solely rely on this operator to sort through a room’s trash for recycling? Each room should have a recycling bin with educational materials provided and the recycling requirement prominently displayed.
- Is one public service space available? Who will spearhead the coordination of deliveries among the surrounding buildings?
- Are any of the parking spaces for electric vehicles? If not, will EV-ready infrastructure be installed?
- Sheet L1.05 – the tree downlight is listed as Dark Sky compliant. Will this light fixture be pointing up or down on the tree?

Are all landscape plantings native species?

- Personally, I don't think that the architecture represents Mountain Village or has any charm or character – it looks like an office building. The flat roof exacerbates this.
- Where are the exterior materials being sourced from? What materials are being used for the building envelope?
- We do not have plans for interior design, mechanical, electrical, or plumbing yet, right?

[Lauren Kirn](#)

Environmental Efficiencies and Grant Coordinator

Town of Mountain Village

[455 Mountain Village Blvd. Suite A](#)

O :: 970.369.8601

M :: 970.729.1874

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**From:** Michelle Haynes <MHaynes@mtnvillage.org>

**Date:** Monday, May 9, 2022 at 11:29 AM

**To:** Finn KJome <FKJome@mtnvillage.org>, JD Wise <JWise@mtnvillage.org>, Brett Button <BButton@mtnvillage.org>, Zoe Dohnal <ZDohnal@mtnvillage.org>, Lauren Kirn <LKirn@mtnvillage.org>, dmcconaughy@garfieldhecht.com <dmcconaughy@garfieldhecht.com>, John A. Miller <JohnMiller@mtnvillage.org>, Jim Soukup <JSoukup@mtnvillage.org>, Jim Loebe <JLoebe@mtnvillage.org>, Chris Broady <CBroady@mtnvillage.org>, sheidergott@telluridefire.com <sheidergott@telluridefire.com>, jeremy@smpa.com <jeremy@smpa.com>, terry@smpa.com <terry@smpa.com>, brien.gardner@blackhillscorp.com <brien.gardner@blackhillscorp.com>, paul.ficklin@blackhillscorp.com <paul.ficklin@blackhillscorp.com>, Kirby.bryant@centurylink.com <Kirby.bryant@centurylink.com>, Christine Gazda <CGazda@garfieldhecht.com>

**Cc:** Paul Wisor <pwisor@mtnvillage.org>, Kathrine Warren <KWarren@mtnvillage.org>, cd <cd@mtnvillage.org>, Amy Ward <award@mtnvillage.org>

**Subject:** RE: 161CR Pond Lots Sketch PUD Application - Agency Referral

Good morning. The deadline for 161CR /Pond lots Sketch Plan review was Friday of last week. I only received a comment from the fire marshal. I will accept comments thru **Tuesday at 5:00 pm.**

Thank you,

[Michelle Haynes](#), MPA

Planning and Development Services Director

Housing Director

**Town of Mountain Village**

[455 Mountain Village Blvd. Suite A](#)

O :: [970.239.4061](tel:970.239.4061)

M :: [970.417.6976](tel:970.417.6976)

[LinkedIn](#) | [Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Michelle Haynes

**Sent:** Monday, May 2, 2022 2:24 PM

**To:** Finn KJome <FKJome@mtnvillage.org>; JD Wise <JWise@mtnvillage.org>; Brett Button <BButton@mtnvillage.org>; Zoe Dohnal <ZDohnal@mtnvillage.org>; Lauren Kirn <LKirn@mtnvillage.org>; dmcconaughy@garfieldhecht.com; John A. Miller <JohnMiller@mtnvillage.org>; Jim Soukup <JSoukup@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; sheidergott@telluridefire.com; jeremy@smpa.com; terry@smpa.com; brien.gardner@blackhillscorp.com; paul.ficklin@blackhillscorp.com; Kirby.bryant@centurylink.com; Christine Gazda <CGazda@garfieldhecht.com>

**Cc:** Paul Wisor <pwisor@mtnvillage.org>; Kathrine Warren <KWarren@mtnvillage.org>; cd <cd@mtnvillage.org>; Amy Ward <award@mtnvillage.org>

**Subject:** 161CR Pond Lots Sketch PUD Application - Agency Referral

Dear Staff and Referral Agency:

The town has received the 161CR Pond Lot Sketch Planned Unit Development Application. This application is step II in a three step process of conceptual, sketch and final. Conceptual approval was given by the DRB and Town Council in March of 2022.

You can find the application at the following [link](#):

You can find a 3D sketch up massing model at the following [link](#)

We are asking for referral comments by Friday, May 6<sup>th</sup>. I understand this is a short turn around. The DRB hearing is scheduled for May 17 with a packet deadline of May 10<sup>th</sup>.

Thanks so much. You can send your comments via the attached form or simply by email to either [award@mtnvillage.org](mailto:award@mtnvillage.org), [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org) or [cd@mtnvillage.org](mailto:cd@mtnvillage.org)

Michelle Haynes  
Housing Planning and Development Services Director

**From:** [Andrew Butler](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Proposed Lot 161C-RR  
**Date:** Wednesday, May 11, 2022 3:54:13 PM

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Michelle,

I have several concerns with the proposed SPUD for proposed Lot 161C-RR. As a long time property owner in the area—since the early '90's--my family has watched the consistent and thoughtful development of Mountain Village Core and the care that has been given to approving thoughtful structures as well as creating public access.

When reviewing the proposed SPUD plans for 161C-RR it was not apparent that public access from upper Mountain Village Boulevard exists to the gondola. It may exist, but I saw nothing in the drawings that was obvious and no text indicating that the developer understood this to be important.

I was also unable to identify how food/laundry/garbage would be handled aesthetically. In the earlier drawings, the service entrance was fully visible to people living above the facility, and when trucks were delivering or collecting things, it appeared that they were blocking the road. The visibility problem tied to service area access can't comply with DRB specifications, and the road blocking creates a significant life safety issue.

Finally, the exterior design of the structures, at least to my eye, fail to fit the theme being developed in Mountain Village. A great deal of thought, work and effort has been made by DRB, the planning and zoning teams, the community, and residents to develop a village core that is cohesive, consistent and compatible with a high mountain community. This building simply doesn't achieve any of those goals. More effort must be made to design an exterior that fits in with the setting and blends in with the surrounding structures.

Andrew J. Butler *CPCU, CEBS, ARM, CSFS*  
Executive Chairman, Cottingham & Butler, Inc.  
President, SISCO  
O 563.587.5041 M 563.370.0631 F 563.587.6627  
[abutler@cottinghambutler.com](mailto:abutler@cottinghambutler.com)

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Cottingham & Butler, Inc. | 800 Main St | Dubuque, IA 52001  
1.800.793.5235 | [www.cottinghambutler.com](http://www.cottinghambutler.com)

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**From:** [Mary](#)  
**To:** [cd](#)  
**Subject:** Proposed hotel in Heritage Plaza  
**Date:** Thursday, May 5, 2022 10:46:30 PM

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Good evening,

I would like to oppose the height variance for this project. Even without the added height, this building will monopolize the Plaza. I am also opposed to the land trade around the pond. MV should maintain this area. As proposed, the project already shuts off access to the pond to any wildlife. There are many things I do not care for with this design, but these are the main objections.

Thank you for your consideration,  
Mary McNamara



**From:** [Dale Reed](#)  
**To:** [Amy Ward](#); [Michelle Haynes](#)  
**Subject:** Public Works Referral Comments  
**Date:** Tuesday, May 10, 2022 5:57:29 PM

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Below, we offer our responses to the referral comments provided by the Public Works Department.

- Please provide more detail on how many employees will be housed in 3000 sqft dorm unit. Is parking provided for these employees? [We will be able to house 12 employees in the 3,000 sq ft. We are allocating 3 parking spaces for the employee housing units, but have substantial parking beyond the required parking to satisfy parking for these units. Note due to our proximity to the core and the Gondola, we don't anticipate as much demand for employee parking.](#)
- How is the public service parking space going to operate. Who enforces this? Who can use this? [We will dedicate that space to La Chamonix residents and their HOA can issue permits. We will post signage that restricts the use to La Chamonix residents\)](#)
- How many trash pickups a week are expected? Is the trash pickup inside the trash room or outside the trash room? What calculations were used to determine the space need for the trash and recycling? [We will work with our 5 star operator to determine the frequency of the trash collection based upon demand and their elevated brand standards.](#)
- Will the delivery truck deliver inside the delivery area or stick out? What calculation was used to determine the square footage need to operate the delivery area? [The delivery trucks will be fully within the envelope of the building. The square footage was determined by Mountain Village CDC and by the brand requirements for the five star brand that will be managing the property.](#)
- The delivery access of the trucks using flaggers and closing Mtn Village Blvd is not acceptable. Please redesign so the road is not blocked. [The delivery trucks will not block the road. They will need to back into the loading dock, but this is a very quick operation, particularly given the size of the loading dock. Dock is designed to fully enclose WB-50 trucks. Similar to other operations in Mountain Village, delivery trucks will need to back in, but in our case the trucks are fully enclosed inside the loading dock and the doors can be closed behind them.](#)

Based on the design of the sewer main line relocate, all of this section of Mtn Village Blvd will need to be repaved.

[This will be addressed in our submittals for permitting and we will work with the Public Works Department to plan these sewer line relocates and any required restoration from our construction.](#)

- Will any of the retail space around the pond be plumbed for future restaurant use? [We will work with the operator to determine the correct planning. Most likely these spaces will not require a type 1 hood.](#)
- The water feature should be removed. [This feature has been removed.](#)
- Does this plan meet ADA requirements outside of the building? Provide explanations. [Yes. All exterior public pathways will meet code required accessibility requirements and all level changes shown in the landscape plan will have an accessible route provided through the interior circulation.](#)

- The south east residential building doesn't appear to have egress that ties into the gondola plaza or paths. Based on the snowmelt plan. [As the exit discharge stations are confirmed in Final, we will adjust for egress requirements.](#)
- The town storage area has trees planted on top of it is this correct? [Correct.](#)
- The lighting plan indicates there are downward lights mounted in the trees. This isn't allowed. [We understand that code does not permit tree lighting. This is a different application than code's prohibition so we believe it merits some further discussion. This lighting will create a moonglow to the riparian corridor walking trail, is dark sky compliant and will preserve the natural landscape of this area as opposed to adding bollards or street lamps, which would negatively impact the natural aesthetic. Lighting gets finalized at Final submittal, but we wanted to engage DRB in this conversation. Furthermore, this is a very creative way to provide low levels of light critical to the public's safety and security.](#)
- Please label the parking spaces as it is confusing on what spaces may be blocked by building support columns. [We are providing an updated plan that labels the parking spaces for clarity.](#)
- Please provide a plan that shows the public pedestrian paths/access through and around the project. [This was previously provided at conceptual review and we have reuploaded the file for your reference.](#)
- Please provide a construction mitigation plan with details, from the start to completion of the project. [We will work with Public Works to satisfy this requirement for Final submittal.](#)
  
- Please provide in detail how the utilities will be relocated to include how existing services will not be disrupted during construction. [We will work with Public Works to develop this plan as part of the permitting process. It will involve our General Contractor, Civil, Mechanical and Shoring Contractor.](#)
- Has an estimate of how many construction workers will be needed been discussed? If so where will they come from and how will they get here? How will they be housed? [These site logistics will be determined by the general contractor. We will coordinate with the contractor and the Town to address these needs.](#)
- Has an estimate of how many employees will be needed been discussed? If so where will they come from and how will they get here? How will they be housed? [These logistics will be coordinated with the hotel operator and we will coordinate with the operator and the Town to address these needs.](#)

Dale Reed  
Chief Operating Officer

Merrimac Ventures  
17 NE 4th ST  
Fort Lauderdale, FL 33301

Direct: 954-591-6272  
Email: [dale@merrimacventures.com](mailto:dale@merrimacventures.com)

## **HISTORY OF THE LOTS/PARCELS**

Lot 161CR had a prior entitled hotel called the Silverline Hotel approved in 2007 that consisted of the following densities and uses:

- 57 condos
- 27 lodge units
- 33 efficiency lodge units
- 7 employee condominiums
- 28,218 square feet of commercial space
- 40,432 square feet of community activity center

And the following community benefits:

1. A \$500,000 contribution to the Town of Mountain Village Housing Authority
2. 7 employee condominiums
3. Improvements to and expansion of the gondola plaza area beyond the 30' requirement.
4. Provision of 40 built public parking spaces within the garage for the community activity center
5. Two parking spaces for town use
6. 600 square feet of storage for town use
7. 450 square feet of public restroom space on the gondola level
8. A public visitor information kiosk at a dedicated public plaza area
9. 920 square feet of public ski storage
10. A \$500,000 contribution towards the construction of the Community Activity Center
11. A \$20,000 contribution per year for two years to subsidize the HOA dues for the parking spaces and Community Activity Center
12. Purchase of the equivalent of \$84,000 worth of Community Activity Center passes per year for a four year period.
13. A donation of land for an approximately 40,300 square foot Community Activity Center.

There were associated variances such as heights up to 97 feet granted as part of the approval process. The PUD agreement was recorded in 2007, and subsequently expired.

The Pond lots (Lot 67, Lot 69R-2, Lot 71R, OS-3Y), are a combination of footprint building lots and Village Center open space that surround it. This area is owned by Telluride Ski and Golf. The footprint lots follow a similar building footprint as the Westermere building. It was intended that the Westermere extension would be constructed as illustrated by the footprint lot pattern on the Pond lots. The open space areas were intended to be town plaza areas expanding the public plaza to the outer perimeter of the Village Center zone district with a future development proposal. Footprint lots can be increased by 25% or otherwise modified pursuant to a Planned Unit Development, which will be discussed as part of this new development proposal.