

# MOUNTAIN VILLAGE

COMPREHENSIVE PLAN

The Nuts & Bolts  
Historical Perspective  
Taking the Lead  
Mountain Village Vision  
Roadmap for the Future



Housing  
Hotels & Visitors  
Skier Experience  
Land Use  
Economic Vibrancy  
Sustainability

COMPREHENSIVE PLAN AMENDMENT  
Adopted December 8, 2022

*The Comprehensive Plan is a vision document. Property owners or developers are encouraged to submit alternative vision plans for the Mountain Village with the applicable and appropriate public benefits/community benefits.*



# MOUNTAIN VILLAGE

## COMPREHENSIVE PLAN



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# 2011 ACKNOWLEDGEMENTS

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Grateful and special thanks to Mountain Village community members, business owners and property owners who spent countless hours helping the town shape the Comprehensive Plan.

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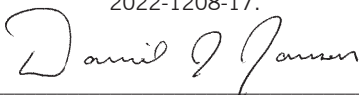
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Dan Jansen, Mayor



# 2022 AMENDMENT ACKNOWLEDGEMENTS

## SPECIAL THANKS

Grateful and special thanks to Mountain Village community members, business owners and property owners who spent countless hours helping the Town update the Comprehensive Plan.

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Laila Benitez, Mayor



# EXECUTIVE SUMMARY

The Mountain Village Comprehensive Plan (Comprehensive Plan) is the first long-term strategic plan developed for the community since the town's incorporation. The last such plan was created 30 years ago by the developers of Mountain Village and it presented a bold vision for planning and creating a world-class alpine resort. Of course, being the developer's plan, its primary intent was to create a community that generated financial returns for the

Task Force put in. The final version of the Comprehensive Plan was further shaped and tuned by Town Council through six months of public meetings. Most importantly, the citizens of Mountain Village shaped the Comprehensive Plan by attending public meetings and sharing constructive, helpful, thoughtful perspectives on the various issues.

The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. All the chapters and elements within this plan tie together to contribute to a comprehensive vision for success for the future of Mountain Village.

Over the course of 2021 and 2022, an amendment to the Comprehensive Plan was completed. The purpose of the amendment was to retain the original vision but update the plan to reflect current economic conditions, make the document more user-friendly and concise, and remove overly-prescriptive language that is more appropriate in the Community Development Code, facilitating more flexibility for implementation of the vision by the Town.

developer. As such, it did not adequately address the Town's long-term viability. The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. All the chapters and elements within this plan tie together to contribute to a comprehensive vision for success for the future of Mountain Village. It seeks to create a more sustainable, more vibrant, more connected and more beautiful community.

Early in the original planning process, the Task Force developed the Mountain Village Vision, captured in a series of overarching and topic-specific Vision Statements. This vision remains the structural underpinning of the Comprehensive Plan. A key component of the Mountain Village Vision is to create a more economically successful and culturally vibrant Mountain Village Center.

The 2011 Comprehensive Plan was the product of a three-year effort involving an extraordinary number of citizens. The Comprehensive Plan Task Force – composed of a broad cross section of citizens, property owners, and business owners – did the lion's share of the work, and the Comprehensive Plan could not have been produced without the incredible amount of time and effort the

As lovely as the Village Center is, the existing shops and restaurants are operating at grossly substandard levels of sales and profit. The Comprehensive Plan recognizes the simple truth that economic prosperity requires more people visiting Mountain Village more often, staying longer, and coming back – and spending money when they are here. The Comprehensive Plan lays out a set of policies that create a roadmap for getting to this desired level of prosperity





and vibrancy. Highlights include: (i) committing to expand the supply of community housing through a variety of programs, investments, and developments; (ii) designating 323-409 additional hotbed units to be considered for future development in the Mountain Village Center while expanding the base of local retail; (iii) improving the shopping, dining and lodging experience of residents and visitors; (iv) improving the recreational, educational, community, and cultural amenities; and (v) protecting the existing residential and recreational experience. An economically thriving Mountain Village

will produce benefits far beyond the bank accounts of local merchants. Transactional taxes (retail sales, lodging, food, and beverage) fund local government as well as the Telluride Montrose Regional Air Organization and tourism and marketing efforts. As transactional tax revenues increase, the town's historically high dependence on property taxes should decrease. As the town prospers, property values should rise, and that is a tide that floats many boats.

But the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain

Village's exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility, and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework for the creation of a true sense of community.

In summary, the Comprehensive Plan is complex, and to understand it requires a thorough read. So, read on!





# CHAPTER 1: THE NUTS AND BOLTS OF THE COMPREHENSIVE PLAN

Comprehensive Plan Defined

## **COMPREHENSIVE PLAN VS. COMMUNITY DEVELOPMENT CODE**

A Comprehensive Plan is a guiding policy document. It provides goals and high level recommendations to help shape growth within a community by envisioning and planning future land use, transportation, infrastructure, utilities, natural resources, open space, and community facilities. It is a document that combines community vision with analysis, research, and best practices.

The Community Development Code (CDC) is a legally binding regulatory document. Mountain Village's CDC includes detailed zoning and land use regulations, development review procedures, design regulations, building regulations, environmental regulations, sign permitting, and more. One stated purpose of the CDC (in addition to others) is to "Promote and protect the health, safety, and welfare of citizens and visitors"



The Comprehensive Plan is the adopted advisory document that sets forth the Mountain Village Vision and the way to achieve the vision through principles, policies and actions. The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.

The purpose of the Comprehensive Plan is to proactively work to assure the future of Mountain Village will be shaped by the community's own vision, rather than by reactions to external forces or the desires of a particular development applicant. The Comprehensive Plan articulates the community's desires for the future, including the development of hotbeds, community housing, and public facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives of the Town.

The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.

However, the Comprehensive Plan is simply that, a vision, and no one can completely predict the way in which the Mountain Village may change or evolve. As such, the Community Development Code (CDC) is intended to implement the planning goals and policies articulated in the Comprehensive Plan, as well as other planning documents, in a manner that, in the judgment of the Town Council, is in keeping with the overall vision for future represented in the Comprehensive Plan. As it is more capable of being amended, it is the CDC, not the Comprehensive Plan, to which applicants must strictly adhere.

While the Mountain Village Town Council reaffirms its commitment the CDC be in conformity with the Comprehensive Plan, the Town Council hereby expresses its intent that neither the Community Development Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan. Similarly, no development applicant shall be required to strictly adhere to every provision of the Comprehensive Plan given its inherently aspirational nature.

The Comprehensive Plan does not regulate zoning on a property; it is advisory and does not have the force and effect of law. The Comprehensive Plan can become a part of the town's laws by amending the CDC to require "general conformance" with the Comprehensive Plan for certain development applications, such as subdivisions, rezonings, density transfers, Planned Unit Developments (PUD) or other discretionary development review applications. When a development application is evaluated regarding its general conformance with the Comprehensive Plan, the Town Council and Design Review Board (DRB) should evaluate the application against the definition of general conformance as defined in the Community Development Code.

**The State of Colorado requires that every county and municipality have a comprehensive plan in place to guide future growth and development. State of Colorado statute C.R.S. §31-23-206 states in part:**

"It is the duty of the [planning] commission to make and adopt a master plan for the physical development of the municipality subject to the approval of the government body having jurisdiction thereof."

"The master plan of a municipality shall be an advisory document to guide land development decisions."

"... prior to final adoption of such plan in order to encourage public participation in and awareness of the development of such plan [the government body] shall consider oral and written public comments throughout the process of developing the plan."

**State Of Colorado statute C.R.S. §31-23-207 states:**

"The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, affordable housing, the promotion of good civic design and arrangement, efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements."



# HISTORICAL PERSPECTIVE

The Town of Mountain Village is unique in so many ways: its unbelievable high alpine setting with a high concentration of peaks over 12,000 feet in elevation; its system of gondolas; and its close proximity to ski trails and golf fairways, to name a few. There is truly no other place like it. But it is perhaps Mountain Village's brief history and how quickly the Town has risen to become one of the world's top resort destinations that distinguish it the most from other resort communities.

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

Allred and Wells set out to create a pedestrian-friendly, European-style resort village above the Town of Telluride on 3.5 square miles of land that was then sheep ranches. Their vision included a commercial center that is known today as Mountain Village Center (or to some, Village Core), single-family estates dispersed carefully within the natural landscape, and a meandering network of



A decade later, it was evident that Mountain Village was no longer just a "company town" supporting the building and development of a world-class resort community – it was a world-class resort community.

winter and summer trails, walking paths, and golf fairways throughout. Their original vision also included housing for the local workforce and civic amenities to support a small, but thriving, year-round community. San Miguel County approved the Mountain Village Planned Unit Development December 22, 1981.

Allred and Wells knew it would be necessary to pay for the installation, operation, and maintenance of the essential infrastructure. Thus, the Mountain Village Metropolitan District (MVMD) was established in 1983 for the purpose of collecting property taxes and providing services and amenities for health,

safety, and welfare. Such services and amenities included water, drainage, public parks and recreational facilities, roads, transportation and wastewater treatment. MVMD was essentially the local government of the community. Then in 1984 Mountain Village Metropolitan Services, now known as Telluride Mountain Village Owners Association (TMVOA), was established to be a homeowners association. This entity was responsible for the aesthetics of Mountain Village and continues to be responsible for the ongoing operational and maintenance costs of the gondola system which is funded by TMVOA's Real Estate Transfer Assessment (RETA). As TMVOA's largest revenue stream, RETA is assessed at a rate of 3% on certain real estate transactions.

A decade later, it was evident that Mountain Village was no longer just a "company town" supporting the building and development of a world-class resort community – it was a world-class resort community. The Town of Mountain Village was incorporated in 1995, and gradually took over the functions of MVMD which was formally dissolved in 2007.

# A NEW PARADIGM

## for Sustainability in Mountain Communities



As of 2021, the Mountain Village is at approximately 61% build out, in terms of density, and 55% build out, in terms of land. Not only is it important to fulfill the statutory obligation to plan our future land use, but also our community is not yet fully built out. Developing our land use road map is critical to shaping the future of our community.

Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Simply put, sustainable planning seeks outcomes that provide improved environmental health, economic health, and social health. These three pillars of sustainability, as they are often called, are especially relevant at the community-planning level, where decisions regarding protection of the environment and environmental initiatives can have far-reaching impacts on economic and social health and vice versa. It is the intention and objective of Mountain Village to uphold the highest level of environmental, social and economic sustainability in guiding the next 30 years, so that the town can:

1. **Promote a rich social fabric within the community;**
2. **Create a vibrant year-round economy; and**
3. **Enhance protection while reducing negative impacts on the Town's natural environment.**

Sustainable planning promotes responsible, quality growth, and development. It also reinforces the community's existing efforts to protect the environment and create social and economic vibrancy year-round. By basing the Comprehensive Plan on principles of sustainability, Mountain Village will achieve a future that provides for a more efficient use of resources, additional opportunities for people to live and work within the community, and greater assurance that its natural setting and healthy ecosystem will remain intact for generations to come. The Telluride region is undoubtedly remote, and will continue to rely on tourism and a second-home community as significant economic drivers. Mountain Village has the opportunity to exemplify a paradigm shift in which resort communities rely more on regionally-generated alternative energy sources, strive for the highest levels of efficiency in resource consumption and protection, and promote healthy communities through responsible economic development. In other words, sustainability and vibrancy are the foundation of the Comprehensive Plan. Better sustainability can be achieved by:

- **Concentrating development in high density areas to achieve economic sustainability and vibrancy;**
- **Enabling the continued growth of the part-time community while celebrating its significant contribution;**
- **Protecting residential neighborhoods;**

- **Providing further protection of natural open space areas;**
- **Discouraging the use of the automobile by providing sustainable forms of transit;**
- **Reinforcing the connection to Telluride;**
- **Providing land for deed-restricted housing;**
- **Creating a more year-round destination;**
- **Diversifying the job base;**
- **Establishing new public amenities;**
- **Increasing open space;**
- **Maintaining the original planned density of 8,027 person equivalent density;**
- **Improving and expanding the recreation experience; and**
- **Maintaining the pristine and quiet character of the community.**





# HOW MOUNTAIN VILLAGE STACKS UP

While it cannot be compared directly to any other place in the world, Mountain Village can learn from similar resort communities who have had much more time to mature and address the challenges associated with being inextricably tied to a ski resort. The communities of Breckenridge, Colorado, Vail, Colorado, Snowmass, Colorado, Aspen, Colorado, Whistler, British Columbia, and Park City, Utah, represent places that successfully integrate the needs of their full-time and part-time homeowner population with the demands of a world-class resort experience. They range in size, location and niche markets, but all have faced challenges with becoming sustainable mountain communities.

Upon completion of the Comparable Communities Study, it is evident that the Town of Mountain Village is truly a unique resort community, whose location, relationship to the Town of Telluride, and brief history present both opportunities and challenges found nowhere else. The *Comparable Communities Study's* key findings concluded that successful mountain resort communities thrive by providing:

- **A strong commitment to their identity and sense of place;**
- **A wide array of amenities needed for both residents and visitors year-round, such as recreation centers and libraries;**
- **Distinct nodes of activity centered around different purposes that are connected by multi-modal transportation options;**
- **Improved base areas through strategies to improve density, walkability and the tourism experience;**
- **Marketing of the whole ski resort region and not just the town for a complete visitor experience;**
- **Deed-restricted housing that plays an important role in maintaining a vibrant town;**
- **Partnerships with local organizations that bolster improvements such as public art and trail maintenance; and**
- **A flagship hotel that can have far-reaching economic impacts on a resort community due to broad marketing programs that significantly enhance local marketing.**

Table 1. Community Profiles

COMMUNITY	2020 CENSUS POPULATION*	SQUARE MILES	NEAREST METROPOLITAN AREA	SKIER VISITS	OCCUPANCY % (WINTER/SUMMER)	PILLOWS*
Mountain Village, CO	1,430	3.3	Denver (330 miles)	420,000	54/30	3,800 08/09 4,500 09/10
Telluride, CO	2,582	0.7	Albuquerque (330 miles)	420,000	35-40/annual	3,435
Breckenridge, CO	5,078	4.7	Denver (81 miles)	1,580,000	n/a	n/a
Vail, CO	4,835	5.0	Denver (98 miles)	1,620,000	68/51	17,000
Snowmass Village, CO	3,096	33.7	Denver (197 miles)	760,000	86% Dec.- March; other months n/a	n/a
Aspen, CO	7,004	3.7	Denver (199 miles)	760,000	75/75	7,300
Whistler, BCC	11,854	5 miles long	Vancouver (75 miles)	2,200,000	48/52	28,000
Park City, UT	8,396	12.5	Salt Lake City (30 miles)	1,600,000 <sup>^</sup>	60/48	23,000

2010 data

\* Full-time residents

<sup>^</sup> Includes Ajax, Highlands and Snowmass; includes Deer Valley, Park City, and the Canyons for Park City

\*\* Round to the nearest hundred, based on available information





Table 2. Comparable Communities Study (2011)

COMMUNITY	LIBRARY	RECREATION CENTER	GOLF	CHAPEL	OTHER
Mountain Village, CO	No	No	One private course	No	Trail system, Nordic trails, bike trails, hiking trails, Adventure Rock (climbing), ice rink, fishing pond, over 1,100 acres of open space, conference facility, down-hill bike park and canopy tour
Telluride, CO	Yes	No	No	Several	Historical museum, theater, town park/festival grounds with campground, ball fields, trails, indoor ice rink, Nordic trails, 36 acres of developed parkland
Breckenridge, CO	Yes	Yes (extensive facilities)	Summit County: three resorts, one public, one semi-private	Several	Nordic centers, dog park, kayak park, arts district, 41 acres of developed parkland
Vail, CO	Yes	Yes (extensive facilities)	Eagle County: six resorts, four public, for private, one semi-private	Several	Skate park, whitewater park, gymnastics center, Betty Ford Alpine Gardens, 40-plus parks
Snowmass Village, CO	No	Yes (climbing wall, aquatics, fitness, LEED)	Pitkin County: one private, two public, one semi-private	Yes	Nordic center, trail network, transit center, community center, three community parks
Aspen, CO	Yes	Yes (two with extensive facilities)	Pitkin County: one private, two public, one semi-private	Several	Batting cages, Olympic-sized pools, regulation-sized ice rinks, trails, Nordic center, slackline, climbing, over 40 acres of developed parkland
Whistler, BC	Yes	Yes (extensive facilities)	At least four private courses	Several	Nordic center, bike trails, cultural center, over 1,300 acres of open space
Park City, UT	Yes	Yes (racquet club, extensive facilities)	Park City: four private, two public, one semi-private; Herber Valley: one private, five public	Several	Skate park, dirt jump park, multiple neighborhood parks

Please note: this matrix is not all inclusive; there may be facilities that are not included. The purpose is to provide a snapshot of the communities' overall level of service for civic amenities, and summarize how Mountain Village stacks up against other comparable communities in terms of amenities, visitation and other statistics.





THE CABINS  
MOUNTAIN VILLAGE  
ART BY DAVID ANTONIO

THE CABINS  
MOUNTAIN VILLAGE  
FIRST COME, FIRST SERVED  
ASK FOR THE LINE  
WAIT IT OUT  
BASKETIZE IT



# TAKING THE LEAD

## A Community-Based Plan for the Coming Decades

The process in which to create Mountain Village's first Comprehensive Plan began in August 2008 when the Mayor's Forum commenced the town's planning efforts. Since that day, it has been the Town's goal to communicate with its residents and stakeholders to every extent possible. But even more than that, dialogue between the Town and its community members had to be extensive — a two-way street — allowing voices from every facet of the public to be heard. The people of Mountain Village truly led this planning process, and the result is a plan that reflects their common vision for a sustainable future over the coming decades.

### COMPREHENSIVE PLAN TASK FORCE

The first step to ensure the Comprehensive Plan became the community's plan was to create a community-represented task force to help steer the planning process. In September 2008, Town Council appointed a diverse group of members to the Comprehensive Plan Task Force (Task Force) who were solicited from a broad constituency in order to reflect a harmonious mix of community values and expectations. The qualifications for such a position were simple: they had to be full-time residents, part-time residents, second homeowners or business representatives in Mountain Village. The Task Force met monthly, sometimes more often to conduct special meetings, beginning in October 2008 and ending in December 2010, when they handed the Comprehensive Plan off to Town Council for consideration. Their dedication and contribution to the Comprehensive Plan has been of great benefit to the town and the community. Members are included by name in the acknowledgements (page 3).

### PUBLIC OUTREACH

Since 2008 the town has used a plethora of communication tools and methods to reach not only community members who live in the Telluride region, but also those who reside afar most months out of the year.

- 51 public meetings hosted - Task Force and Town Council combined
- 51 agendas, minutes, and packets - available on the Town's website
- 24 streamed meetings - Played in real time and then made available on-demand on the Town's web channel
- 6 public events hosted - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan Presentation; always hosted during peak times of the seasons
- 6 filmed events - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan presentation, played on Mountain Village's channel 15 and online
- 60-plus web pages - Town's website
- 166 advertisements
- 18 press releases
- 89 emails
- 17 commentaries
- 8 sets of posters
- 6 sets of banners
- community calendars - Town, media, community organizations
- press releases and calendar details posted on Facebook and Twitter
- 2 surveys - Vision Questionnaire and 2010 Mountain Village Community Survey
- 1 brochure
- 5 direct mail pieces - delivered to 1,600- to 2,000- homes

- 69 articles/broadcasts - Telluride Daily Planet, The Watch, KOTO, PLUM, Telluride Style Magazine
- 1 live interview project - Summer 2009

### 2021 AND 2022 AMENDMENT PUBLIC OUTREACH:

During the 2021-2022 Comprehensive Plan Amendment process, a number of communication tools and outreach opportunities were utilized to engage with the community and stakeholders including:

- 9 town council study sessions and discussions (open to the public)
- 2 Design Review Board Sessions (open to the public, 1 joint with Town Council)
- 1 online survey
- 20 stakeholder interviews
- 1 public Economics Forum
- 1 in-person Community Open House
- 3 public review and comment periods
- dedicated project webpage
- dedicated email list (868 subscribers)
- 61 Emails (including dedicated e-blasts, The Village Voice, Mayor's Minute, and Calendar of Events)
- 12 press releases
- 12 *Daily Planet* articles
- 22 KOTO News and Mayor's Minute radio features
- 70 Daily Planet ads

### MEADOWS SUBAREA PLAN

*A subset of the 2021-2022 amendment process*

- 1 dedicated webpage
- 2 public review periods of draft Meadows Subarea Plan
- 11 eblasts noticing meetings and public review periods
- 5 Meadows Resident Advisory Board (MRAB) meetings
- 18 social media posts noticing meetings and public review periods



# CHAPTER 2: MOUNTAIN VILLAGE VISION

The Community's Vision for the Future







Residents and visitors of Mountain Village have high expectations for the future, and the Town must continue to make great strides to keep pace with such expectations. To identify those expectations — the community’s values and visions to help form the foundation of the Comprehensive Plan — the Town conducted an extensive eight-month visioning process that included two public workshops and monthly Task Force meetings. The outcome of these efforts was a set of Vision Statements — universal Vision Statements and element-specific Vision Statements related to a number of community matters like land use and the local economy. In addition, the Vision Statements convey the community’s priorities for preserving what makes Mountain Village unique and desirable while improving and evolving in order to remain a top resort destination and outstanding place to live.

A key premise behind the visioning process was to broadly envision a future that is sustainably balanced. In that regard, while most of the following Vision Statements are complementary of one another, sometimes they are conflicting. Such conflicts are simply indicative of the complexities involved in achieving balanced solutions. Lastly, the Vision Statements provide the basis for the Land Use Plan, Subarea Plans, and their associated principles, policies, and actions.

Intentionally, all Vision Statements are written in present tense.



## LAND USE VISION

1. Mountain Village is a walkable, pedestrian-friendly community where diverse, interconnected neighborhoods and a vibrant commercial center are bordered by open space, outdoor recreation amenities, and other land uses that support a sustainable community.
2. Neighborhoods and activity centers are connected by efficient, effective, multimodal infrastructure and interconnected streets.
3. Development strikes the appropriate balance between the needs of Mountain Village and the resort so that neither dominates nor has an adverse impact on the other. Development takes into account natural beauty and preservation of open space as critical factors in the appeal of Mountain Village to residents and visitors. Maintaining this balance is central to retaining and preserving the essential attributes of Mountain Village as an appropriately-scaled, attractive alpine community.
4. Reserve development of active open space to areas that are most optimal for development and preserve those open space areas that are most appropriate for passive recreation and conservation for mutual benefit to Mountain Village and its environment.

## COMMUNITY CHARACTER VISION

1. The relationship between Mountain Village's natural and built environments creates a sense of place and authentic small-town charm unique to the region. The level of construction in Mountain Village does not reduce the quality of life for residents and visitors.
2. The built environment is of high-quality, energy-efficient, water-efficient, and regenerative design. The built environment complements Mountain Village's natural alpine setting.
3. Mountain Village is a community where small-town values are important and people can make social and emotional connections. The community character of Mountain Village complements Telluride; it recognizes and embraces its distinctions and similarities with mutual respect.
4. Mountain Village is a multigenerational community.
5. Mountain Village is a friendly, customer service-oriented community.





# UNIVERSAL VISION STATEMENT

Full-time and part-time residents enjoy a relaxed, healthy, active lifestyle. A diverse, multicultural and multigenerational year-round population creates a sense of pride and fosters a community ambiance that is enjoyed by visitors and full-time and part-time residents. Visitors and residents are appreciative and respectful of the town's surrounding natural environment. All Mountain Village residents are proud of their community.





# UNIVERSAL VISION STATEMENT

Mountain Village is a vibrant, healthy town that provides a high quality of life and experiences for full-time and part-time residents and visitors.

This is achieved through a sustainable year-round economy, a diversity of housing choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.







## COMMUNITY HOUSING VISION

1. A broad spectrum of affordable, high quality housing (rental and for-sale) is essential to Mountain Village and diversifies the local economy. Mountain Village plays an active role in developing, supporting, and sustaining community housing.
2. An appropriate supply of safe, diverse, attractive, affordable, sustainable, and attainable housing is available for people who work in Mountain Village and have a desire to live within its boundaries.
3. Mountain Village participates in regional efforts that develop community housing opportunities.
4. Mountain Village benefits from community housing, and therefore plays an important role in providing deed-restricted housing options for residents and employees.
5. Mountain Village supports sustainable green construction practices so its community housing promotes energy, water, and materials efficiency.

## LOCAL ECONOMY VISION

1. Mountain Village has a strong, sustainable year-round economy, supporting the infrastructure and the needs, values, and quality of life of the community. A diverse, yet connected, economy supports a sustainable tourism economy which attracts visitors and full-time and part-time residents who feel connected and committed to experiencing Mountain Village's lifestyle, sense-of-community, and natural features.
2. A diverse, year-round economy provides adequate and competitive living wages and year-round employment opportunities consistent with the character of Mountain Village.
3. Mountain Village Center is a vibrant commercial and social center, serving the needs of full-time and part-time residents and visitors.
4. A sufficient and sustainable resort bed base supports a year-round economy while maintaining the qualities of Mountain Village that make it both a desirable resort to visit and a desirable place to live.
5. Mountain Village achieves economic prosperity through wise stewardship of its natural resources.









## OPEN SPACE AND RECREATION VISION

1. Mountain Village offers an exceptional setting in which to live, work, invest, and visit. Residential neighborhoods are surrounded by scenic alpine landscapes, forested mountain open space, alpine vistas, and wildlife habitat. A system of open space creates attractive buffers between the built and natural environments and gives context to the built environment. Together, open space conservation and recreation contribute to the quality of life and a robust economy in Mountain Village.
2. Development is consistent with the physical limitations of the land in Mountain Village. Full-time and part-time residents and visitors have access to year-round, sustainable recreation facilities, community parks for active recreation, and a trail system that connects people with neighborhoods, activity centers, and recreational activities.
3. Thoughtful ecological stewardship makes Mountain Village renowned as a destination, rich with recreational opportunities in an alpine environment. Mountain Village meets the highest standard of excellence in managing its open space and recreational facilities through collaborative partnerships with various governments, local businesses, service organizations, and other regional partners.
4. Recreation in Mountain Village is a central part of a regionally structured recreational system which is complementary and non-competitive within the region.
5. The good health of Mountain Village's forest is a result of management practices that consider a number of issues like wildfire protection, erosion control, and weed management. A healthy forest translates to healthy habitat for wildlife.
6. The Mountain Village adopted a Forest Management Plan in 2014, along with Fire Mitigation and Forestry Management CDC regulations. We continue to support incentive programs to encourage replacement of cedar shake roofs and creating defensible space around existing structures.



## TRANSPORTATION AND PARKING VISION

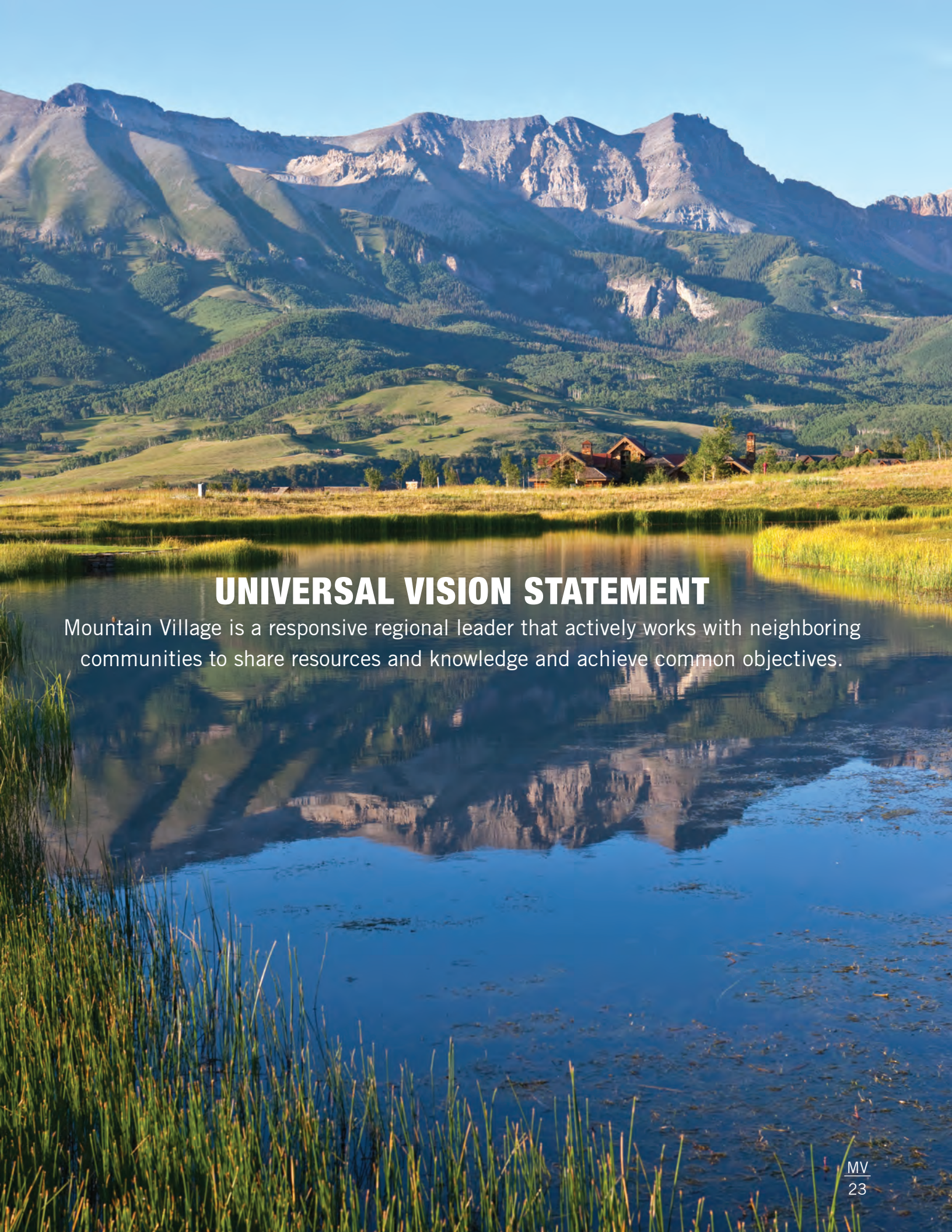
1. Mountain Village has a low-impact, environmentally friendly transportation system that provides safe, convenient travel options for pedestrians, cyclists, and motorists to the ski area facilities, parking facilities, commercial centers, and throughout Mountain Village and the region. The gondola remains an important transportation link to Telluride and continues to prioritize renewable energy.
2. Adequate parking is available for visitors, businesses, and full-time and part-time residents without detracting from the community character of Mountain Village and the resort.
3. Pedestrian and bike routes provide safe, non-vehicular connections between neighborhoods and activity and community centers.
4. There are numerous multi-modal transportation options for convenient, safe travel between home, work and activity and community centers.
5. The movement of goods and materials through Mountain Village, which involve different methods and issues than the movement of people, is efficient and effective.
6. Locating development near transportation nodes is a key consideration in preserving the environment and Mountain Village's quality of life.
7. Any additional parking required as a result of growth is provided by developers or funding through parking revenues.
8. Strive to replace surface public parking, when those areas are being redeveloped, with replacement spaces onsite within the development project, so that the Town is maintaining the same amount of public parking even when new development is approved. Surface parking will be replaced with the equal amount of public parking provided for in future development projects as applicable.

## NATURAL ENVIRONMENT VISION

1. Mountain Village promotes and engages in actions that preserve and protect the environment and natural resources, locally, and globally.
2. Mountain Village's night skies and important mountain vistas are preserved. Air and water qualities are improved.
3. Mountain Village's passive open space, natural habitats, wildlife, and ecosystems are protected from irresponsible development.
4. Mountain Village supports renewable energy usage for the region, which improves its environment and creates new green job opportunities.
5. Mountain Village supports sustainable green construction practices so that its buildings are models of energy, water, and materials efficiency.







## **UNIVERSAL VISION STATEMENT**

Mountain Village is a responsive regional leader that actively works with neighboring communities to share resources and knowledge and achieve common objectives.







# UNIVERSAL VISION STATEMENT

Mountain Village is a great place to live, work, and visit. Mountain Village's diverse, yet cohesive, community supports families and individuals by providing a stable year-round economy, high-quality educational facilities and programs, easy access to outdoor recreation, a broad range of community services, and a responsive government.

## COMMUNITY FACILITIES VISION

1. Mountain Village maintains progressive, sustainable, and responsive public services and community facilities.
  2. High quality medical, recreational, cultural, educational facilities, and early childhood educational facilities meet
  3. Mountain Village participates in regional efforts to address community facility needs.
- the needs of Mountain Village and maintain the quality of life for full-time and part-time residents and visitors of Mountain Village.









# PRESERVING THE SKIER EXPERIENCE



The Telluride region has many other enviable qualities, but it is the skier experience that will continue to draw people to Mountain Village and the Telluride region from all over the planet. In crafting the Mountain Village Comprehensive Plan, stakeholders from across the community were concerned about preserving the skier experience. In order to do so, the Comprehensive Plan aims to respect and protect key

views, preserve open lands and recreational buffers, and maintain the Town's high level of ski-in/ski-out properties. Nothing would take away more from the skier experience than overcrowding development where it doesn't belong and not requiring the necessary ski area improvements.

The Comprehensive Plan also seeks to enhance the off-mountain skier experience by providing a new level of vibrancy to the Mountain Village Center and other higher density areas. Doing so is a delicate balancing act between providing for more economic activity – lodging, shopping, dining, entertainment, and recreational opportunities – and protecting the overall peacefulness for which Mountain Village is known.

At the time of Comprehensive Plan adoption, the ski area's approved United States Forest Service Record of Decision allows 10,000 people at one time (PAOT) on the mountain. As specific areas densify, as outlined in the Comprehensive Plan, and the Town's lodging occupancy increases during ski season, more research will be needed to ensure that the resort does not become overcrowded during peak days. Telluride Ski & Golf (TSG) has clearly stated their commitment to taking the necessary steps to ensure their customers continue to enjoy short lift lines and uncrowded runs. In fact, TSG simultaneously updated their own master plan in 2011, which was again updated in 2017, for the ongoing improvements that would be required to increase both uphill carrying capacity of lifts and expansion of skiable terrain. Further, it is the clear intent of TSG that it be synchronized with the Comprehensive Plan and that increases in visitation are aligned with ski area improvements.



# CHAPTER 3: ROADMAP FOR THE FUTURE

Principles and Policies to Achieve the Mountain Village Vision







In order to achieve the Mountain Village Vision, principles and policies were crafted regarding the following Comprehensive Plan elements:

- 3A Land Use**
- 3B Community Housing**
- 3C Economic Development**
- 3D Natural Environment**
- 3E Open Space and Recreation**
- 3F Cultural Enhancement**
- 3G Transportation and Infrastructure**

2. Provide the foundation to amend the applicable town codes in order to then implement the Comprehensive Plan.
3. Provided information to citizens, visitors, regional communities and developers on how Mountain Village will reach the Mountain Village Vision.
4. Encourage cooperation between the town, TMVOA, TSG, businesses, property owners of Subarea Plan parcels, Telluride Montrose Regional Air Organization, San Miguel County,

The principles and policies for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision.

The principles and policies for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision. The Comprehensive Plan elements provide a policy base by which decisions can be made and recommendations provided. More so, each element is multifaceted, with the main intent to guide Mountain Village toward achieving a desired future state and provide specific guidance on the economic, physical, social, recreational, and cultural development of the town. The Comprehensive Plan elements also intend to:

1. Provide a policy guide for Town Council, DRB and staff in evaluating certain development proposals.

Town of Telluride, and other entities to reach the Mountain Village Vision.

5. Link certain land use decisions to the economic development of the town.

It is intended that the Comprehensive Plan elements are implemented by amendments to the Community Development Code, specific projects in town department work programs, capital planning, and the proactive and cooperative work with community and regional stakeholders.

Most Comprehensive Plan elements have an introductory paragraph followed by principles and policies. Principles are designated by a roman numeral in bold while policies are designated by alphabetic lettering.



# 3A: LAND USE

Future land use provides a vision for the community. If the vision is different from what is allowed in the adopted Zoning Code, property owners can seek zoning or entitlement changes if desired. Zoning regulates what can be built on a property including specific types of uses and building form.

The Land Use element within the Comprehensive Plan provides the overall framework for the physical development of Mountain Village with specific land use guidance for the Town as a whole and for specific subareas. Also, the Land Use element strives to provide certainty for future land uses, especially open space lands, and offer specific guidance by outlining land use categories, desired uses, design considerations, and other provisions to achieve the Mountain Village Vision. Last, the Land Use element and the associated subarea plans are founded upon eight land use values (page 32).

## MOUNTAIN VILLAGE ZONING FRAMEWORK

Understanding Mountain Village’s zoning framework is vital since it provides context to implementing the Comprehensive Plan and an understanding of the historical land use policies.

Mountain Village was originally a Planned Unit Development (PUD) in the unincorporated area of San Miguel County. Thus, the Mountain Village zoning evolved from the original PUD. Upon incorporation in 1995, the Town assumed all powers to create and enforce land use and zoning rules. However, per a settlement agreement with San Miguel County there are specific limitations regarding density, open space and Ridgeline Development. Note, these limitations only apply within the boundaries of the original County PUD, and do not apply to lands that were annexed subsequent to town incorporation, such as Boston Commons and FF-2 annexations, and forest service inholdings.

## DENSITY

Density in the boundaries of the original County PUD is limited to a maximum of

8,027 “person equivalent” except for the creation of additional density for multiunit employee housing. The definition of density and specific population equivalents for dwelling types and zoning designations are located in the CDC.

The 8,027 person equivalent density within the boundaries of the original County PUD was based on a detailed plat that listed each lot and the assigned, zoned density. Over time, density has moved between lots and has been converted from one zoning designation to another. Also, in some instances, density was removed from a land parcel and placed in the owner’s name in the density bank where it is held of future development use.

As mentioned previously, Mountain Village also has created a density bank where unused density has been transferred from a lot to the bank when such density was not utilized on a site. For example, historically many lots were not developed with the maximum assigned zoning density because they were developed with fewer and larger condominiums rather than smaller condominiums per the original assigned zoning.

## OPEN SPACE

Open space within the boundaries of the original County PUD is also regulated with a requirement that active and passive open space be preserved as to acreage and general location. Platted open space shall not be less than 60% of the total acreage within the boundaries of the original County PUD. Passive open space within the boundaries of the original County PUD shall not be reduced below 151.334 acres. Today, the Town is exceeding these open space requirements.

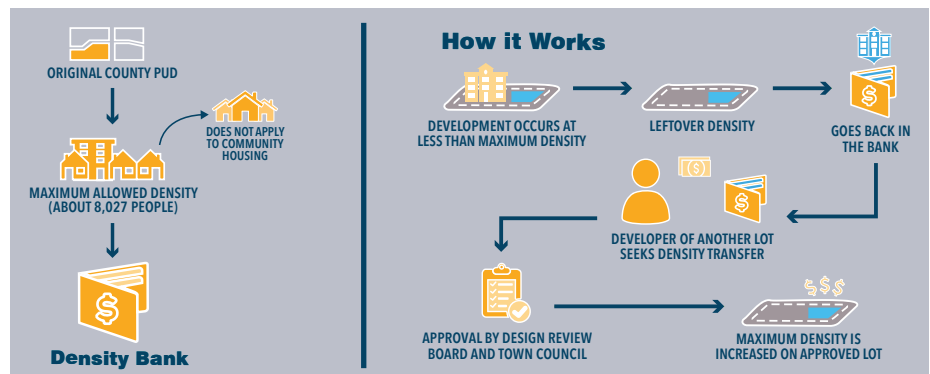
## RIDGELINE DEVELOPMENT

Specific lots located on the north side of the town within the original County PUD boundary are subject to detailed Ridgeline Lot regulations and an associated covenant. In general, the Ridgeline Development regulations were developed to limit visual impacts from the San Miguel River Canyon, which includes the Town of Telluride. Also, the Ridgeline Development regulations limit height, mass, and lights while also applying design considerations to minimize visual impacts like the use of landscape for visual buffering.

## COMMUNITY DEVELOPMENT CODE

In 2013, the Land Use Ordinance (LUO) was replaced by the Community

## WHAT IS THE DENSITY BANK?







Development Code (CDC). The CDC contains Zoning and Land Use Regulations, Design Regulations, and more.

Today, the Town's zoning is regulated by the Mountain Village Community Development Code. The CDC incorporates key requirements of the settlement agreement with San Miguel County regarding the maximum density and open space limitations in the boundaries of the original County PUD and the Design Regulations incorporates the Ridgeline Development Regulations.

### **ZONE DISTRICTS**

The Town also has established specific definitions for each zoning designation in the CDC along with the following high level zone districts that incorporate all of the zoning designations:

- 1. Single-Family**
- 2. Village Center**
- 3. Multiunit**
- 4. Active Open Space**
- 5. Passive Open Space**

The Single-Family Zone District allows for the construction of a single-family dwelling unit and no more than one accessory dwelling unit. (Single-family dwelling units may be platted as detached condominiums pursuant to the CDC.)The Village Center Zone District,

located in and around Mountain Village Center, allows for a wide range of hotbed units (i.e. hotel, lodge, efficiency lodge), condominiums, employee units, and commercial uses. The Multiunit Zone District allows for hotbed units, condominium units, employee units, commercial uses, industrial uses, and parking. The Active Open Space Zone District allows for a wide range of uses like skiing, golfing, recreating, resort support, employee housing, and similar uses that also allow for vertical development. And last, the Passive Open Space Zone District allows for uses like pedestrian paths, trails, land in its natural state, and subsurface utilities.

### **PROCESS FOR DENSITY TRANSFERS, REZONINGS, AND SUBDIVISIONS**

With any allowance of a density transfer from the density bank to a lot, this process will typically occur concurrent with the rezoning and subdivision process.

A property owner may request to rezone their property per the CDC, and/or transfer density, and/or subdivide their property to create new or reconfigured lots. The town requires submittal of a formal and detailed land use application. Such an application must then be approved, in publicly noticed meetings, by the Design Review Board and Town Council.

### **DESIRED DEVELOPMENT**

There are some specific land uses that serve as an economic and quality of life benefit to the residents, employees, and visitors of Mountain Village, but may require a unique set of strategies and regulatory tools to help achieve them. The primary development types that should be pursued by and for the Town are hotbeds and community housing. Community housing, in excess of the requirement, can potentially constitute a community benefit and would be contemplated through a PUD process.

Hotbeds accommodate visitors who bring activity, spending dollars, and tax revenue to the Town and support local businesses. They largely contribute to Mountain Village's economic stability at present, and will continue to support future economic growth with new development. Hotbeds should provide diverse lodging opportunities to help address the needs of different user groups through various types of seasonal travel, thus providing access for variety of different consumers to support local businesses.

Community housing that is attainable to the workforce is particularly important in a resort community in that it houses the employees of local businesses and the ski resort, those who keep the local economy running. Without housing for the lower and middle income workforce, the required commute or cost of living results in a lower quality of life and disincentivizes employees from working in Mountain Village, rendering many local businesses inviable. Mountain Village strives to be an inclusive Town with housing to serve everyone in the community. The Town of Mountain Village may choose to consider creating new and additional incentives that support private development of community housing.

For more information on hotbeds and community housing, see Chapter 3, Sections 3B and 3C.



# EIGHT KEY LAND USE VALUES



Before developing the Town's Land Use Plan Map and Subarea Plans, the Task Force, Town staff, and consultants, and community members identified eight key land use values for Mountain Village; they are the foundation of the Land Use Plan, and the associated Subarea Plans. Moreover, these values help form a more sustainable community by capitalizing on the town's strengths and focusing on the stated desires of the community per the Mountain Village Vision. In addition, the Land Use Values broadly address what is important when making land use decisions without zeroing in on any one specific area. Please, read through these Land Use Values as a primer before delving into the Land Use Plan, Subarea Plans and their associated principles, policies and actions.

**All eight key Land Use Values and the Plan elements that follow within this chapter tie together to contribute to a comprehensive vision for success for the future of Mountain Village.**

**1. OPEN SPACE LANDS:** The natural, high alpine setting of Mountain Village is

truly unique. The expansive views, sheer mountain peaks, healthy yet challenged forests, and lush alpine meadows interlaced with ski runs and a golf course create an unparalleled visual experience for residents and visitors. A green buffer of open lands creates the natural edge to the community and separates the town from its neighbors. The open space lands envisioned by the Land Use Plan will maintain key public view sheds in Mountain Village while maintaining what the original County PUD called for — more than 60% of the land area reserved for open space uses. Furthermore, open space lands, envisioned by the Comprehensive Plan, will be used for a wide array of active and passive open space uses such as promoting the ecological health of Mountain Village. It is also acknowledged that in order to achieve the Mountain Village Vision, specific open space lands envisioned by the Comprehensive Plan will be rezoned for hotbed economic development, with a requirement to provide replacement open space in accordance with the County Settlement Agreement.

**2. RECREATIONAL BACKBONE:** Mountain Village is integrated with one of the top-rated ski resorts in North America, so with ski and Nordic trails housed throughout the community, residents and visitors can enjoy ski-in, ski-out access nearly anywhere. In addition, the summer months provide exceptional golfing, disc golf, pickleball, tennis, hiking, biking and other outdoor recreational activities. Outdoor recreation is clearly a founding principle of the town, and its role in land use planning will endure as it continues to evolve into a year-round community.

**3. ALPINE CHARACTER PRESERVATION:** Much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family neighborhoods. Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village's landscape, integral to creating the open, tranquil alpine ambiance that it is known for. As shown per the Land Use Plan, these areas may include higher density development such as multiunit buildings and tourism-related amenities as long as





their aesthetic is secondary to the surrounding landscape.

**4. INTEGRATED DEED RESTRICTED HOUSING:** Integrated deed-restricted housing provides an important part of Mountain Village’s social fabric since it is where the majority of full-time residents and employees live day-to-day. From young families to business owners and employees, areas with deed restricted housing have life throughout the year. It is important to sustain and enhance deed-restricted housing areas to not only maintain a diverse demographic of residents, but also to support a year-round economy and workforce.

**5. VIBRANT CENTERS:** High-density subareas are the places within Mountain Village where tourism and day-to-day community activities are most vibrant. These areas are concentrated with additional hotbeds, community/visitor amenities, and new and enhanced municipal facilities that add to the town’s year-round economic and social vitality. The Subarea Plans and their associated principles and policies were



created to supplement the Land Use Plan by identifying suitable sites for additional hotbeds, group/conference facilities, visitor amenities, municipal facilities, community facilities, deed restricted housing and other improvements that strive to achieve the Mountain Village Vision.

**6. CONNECTIVITY:** Mountain Village is famous for its unique gondola system, and true sustainability cannot be achieved without continuing to provide alternative modes of transportation and improving the area’s connectivity. Within the Comprehensive Plan, additional trails, roadways, walkways, bus systems, and gondolas are included in order to further enhance the connective tissue that binds Mountain Village as a whole and allows residents and visitors to rely less on their personal vehicles once they are here. Key connections are established by gondolas and transit between the town’s primary destinations, and are reinforced by a secondary system of walkways and recreational trails. Such connections should be designed in a manner that facilitates access for and use by

residents and visitors of all ages, incomes, and abilities.

**7. GATEWAYS:** Living in and visiting Mountain Village is all about a lifestyle and experience that can be found nowhere else, from the time one arrives until the time ones leaves. Protecting public viewsheds, the natural corridor surrounding Mountain Village Boulevard, improving wayfinding, and identifying gateways is paramount to preserving this sense of arrival and reinforcing the Town’s identity.

**8. APPROPRIATENESS AND FIT OF LAND USES:** Land uses envisioned by the Comprehensive Plan are designed to “fit” into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments. Through detailed analysis of environmental constraints, topography, access, and existing conditions, the Town will achieve the delicate balance between preserving its existing strengths while providing new amenities necessary to improve year-round economic vibrancy.



# LAND USE PRINCIPLES AND POLICIES

## I. Mountain Village promotes a balanced approach to land use that responds to the different character of areas throughout the Town.

- A. Minimize the environmental impacts of new development.

### SINGLE-FAMILY

- A. Preserve the character of existing low-density residential areas.

### MULTIUNIT

- A. Allow a diverse mix of accessory uses.
- B. Consider eliminating industrial uses as a permitted use from the Multiunit Zone District.

### MIXED-USE CENTER

- A. Allow a diverse mix of accessory uses.
- B. Support strategies to increase year-round activity in the Village Center, which serves as the community's vital core.
- C. Prioritize public investments that further connect the plaza areas, including gateway, wayfinding, and placemaking strategies.
- D. Consider requiring Town review of all condominium maps to ensure compliance with applicable regulations.

### CIVIC

- A. Allow a diverse mix of accessory uses like hotbeds, grocery and liquor store, pharmacy, coffee shop, restaurant, retail and mail facility.
- B. Activate the Town Hall/Civic Center as it serves as a vital subarea for the Town.

### PASSIVE OPEN SPACE

- A. Protect environmentally sensitive areas.

### ACTIVE OPEN SPACE

- A. Revise the active open space zone district to align with the Town's goals, especially to provide additional recreational opportunities.
- B. Consider rezoning active open space areas, designated per the Future Land Use Map and the applicable policies of the Comprehensive Plan.
- C. Maintain the 60% open space requirement pursuant to the Town and County Settlement Agreement.



## II. Mountain Village promotes a land use pattern that provides year-round economic and social vibrancy, especially in economic centers.

- A. Foster economic development that complements the Town's current economy such as centers for the arts, culinary institutes, research foundations, education institutes, business incubators, and small businesses.
- B. Create standards that aim to create a pedestrian-friendly environment, enhanced landscaping, and increased public realm furnishings and amenities.
- C. Consider creating a gateway and placemaking plan to enhance the pedestrian experience at the entrance to, within, and between commercial areas.

## III. Mountain Village allows for the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space and maintaining a minimum of 60% open space.

- A. Consider allowing for the upzoning of active open space when consistent with Town-adopted plans, the Community Development Code, Design Regulations, and the terms of the County Settlement Agreement.

- B. Prohibit the future rezoning of active open space as identified on the Future Land Use Map except when replacement open space is provided.
- C. Strive to increase open space where possible, with an emphasis on lands containing special environmental features.

## IV. Mountain Village recognizes the vital role of hotbed development, including year-round hotbed use, to the Mountain Village economy.

- A. Support hotbed development where consistent with Town-adopted plans.
- B. Promote economic vibrancy through utilization of zoning tools to ensure hotbeds provide accommodations year-round.
- C. Consider flexible ownership and operator regulations to maximize development potential and to support creative development proposals.

## V. Mountain Village recognizes the important role of community housing to support the local workforce and to be inclusive of residents with various income levels.

- A. Consider providing incentives for community housing development such as taller building heights, reducing parking requirements, and limiting the community or public benefit requirements.



# FUTURE LAND USE MAP

The Future Land Use Map is based on the following land use classifications and their associated descriptions.

**Single-Family:** Low-density single-family residential areas.

**Multiunit:** Medium- to high-density multifamily uses such as condominiums, apartments, community housing, townhomes, and hotbeds.

**Mixed-Use Center:** A mix of uses such as commercial, multifamily, recreational, and cultural within Mountain Village Center.

**Civic:** Primarily municipal, community, and public uses, with potential community housing and hotbeds.

**Passive Open Space:** Protected natural open space, wildlife habitat, restoration, and environmental mitigation areas.

**Limited Use Golf Course Active Open Space:** Provide open space areas with limited

use golf course facilities and activities, such as greens, tees, fairways, golf cart paths, infrastructure, waterworks, irrigation, pump houses, electrical, lightning shelters, and similar uses, with the open character of such areas maintained over time.

**Full Use Ski Resort Active Open Space:** Provide open space areas limited to active recreational uses, recreational trails, ski resort uses limited to snowmaking systems, ski runs, ski events and related activities, tramways and related facilities and other similar uses that involve limited vertical development. **This is the only open space designation where development of deed restricted housing may be allowed with a conditional use permit.**

**Limited Use Ski Resort Active Open Space:** Provide open space areas with limited use ski resort active open space areas, located in the ski runs falling from Chair 10, which includes a mix of ski resort uses and activities, such as snowmaking systems, ski events, tramways and facilities and similar uses with the open character of

such areas maintained over time. Limited golf course uses consistent with the Limited Use Golf Course Active Open Space are also allowed where the current golf course is located.

**Resource Conservation Active Open Space:** Provide open space areas with limited recreational uses, land in an undisturbed natural state, and similar uses.

**Right-of-Way and Access Active Open Space:** Provide right-of-way and access active open space areas with right-of-way access, parking and similar uses.

## OPEN SPACE

As of 2012, the Town contains over 974 acres designated for Active Open Space and over 151 acres designated for Passive Open Space. This is about 62% of Mountain Village's land area, which is in excess of the 60% open space requirement included in the original Town PUD.







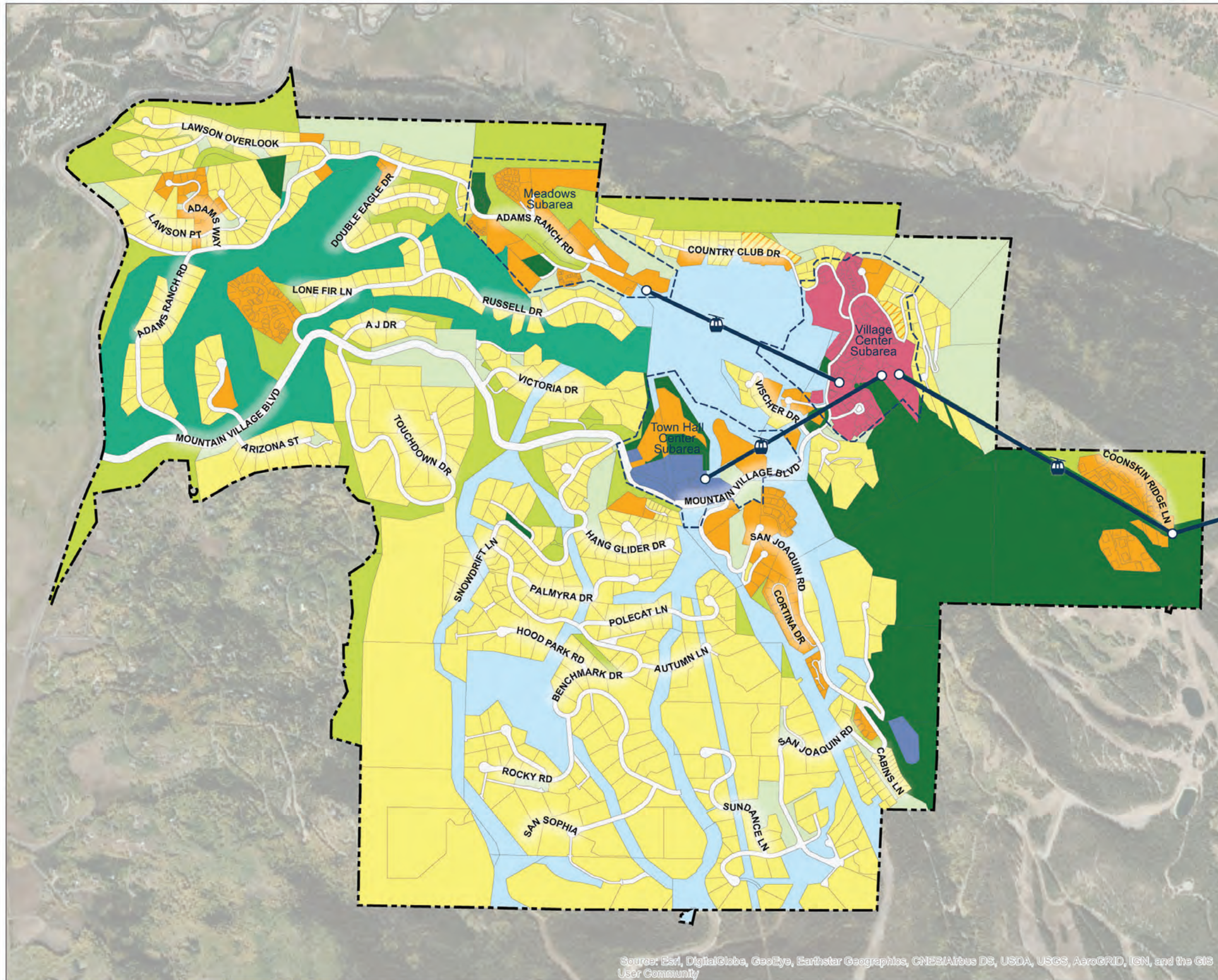
# FUTURE LAND USE

## LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

## Future Land Use

- Civic
- Mixed-Use Center
- MultiUnit
- Single Family
- MultiUnit or Single Family
- Passive Open Space
- Active Open Space: Limited Use Golf Course
- Active Open Space: Full Use Ski Resort
- Active Open Space: Limited Use Ski Resort
- Active Open Space: Resource Conservation
- Active Open Space: Right-of-Way and Access



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# 3B: COMMUNITY HOUSING



Resort communities across the globe suffer from a severe shortage of housing for the local workforce. As a resort becomes more successful and mature, the options for the local workforce become increasingly scarce and unaffordable so workers move out of the resort area. This phenomenon is often called the “hollowing out” of a community. The workforce that the community depends on to meet the customer-service needs of this world class resort cannot afford to live here and must commute long distances to get here, thus, adding financial burdens while increasing related emissions. The result is a highly unstable workforce that fails to provide the quality experience one expects. Worse, without a steady and stable full-time population, the community loses its soul.

Throughout the planning process there was much discussion over what the Town’s role should be in enabling housing development for those who fill the high-impact jobs and live year-round in Mountain Village. Although there are no simple answers to this question, this plan provides thought provoking options.

The community learned from the Comparable Communities Study that having a healthy year-round population not only ensures that key jobs are filled with quality employees, but that it remains a

vibrant town, and thus, adding to the visitor experience. Places like Whistler exemplify that philosophy. Visitors want to ride the gondola with a local to hear about the mountain’s secret stash, or sit next to them at the bar to hear what it’s like to be lucky enough to live in the greatest place on earth. At the opposite end of the spectrum is the world’s most famous private ski resort, The Yellowstone Club in Montana. Its critics believe that it has struggled to survive largely because it is just too lonely - it has no soul. Visiting Mountain Village is a social experience and the town’s permanent population is essential to maintaining that. A plan that enables people to live closer to where they work can have one of the most significant positive impacts on a community’s sustainability, possibly more than any other strategy.

From the Town’s initial Planned Unit Development through its Settlement Agreement with the County, the Mountain Village remains a leader as it relates to the existence, creation and development of affordable and attainable housing. The original PUD required that 15% of the population of the PUD be provided as community housing. This equates to about 401 community housing units. Today the Town has 539 built community housing units, 156.5 platted and unbuilt, in excess of the 15% requirement.

The Town of Mountain Village recognizes that with economic growth and as our community builds out, the ability to house our workforce is a critical element that supports expansion of services and tourist accommodations. Community housing along with transportation and childcare, are critical community needs that support our economic, tourist, and accommodation aspirations. The Town believes a multi-faceted approach to increasing and diversifying community housing is vital no matter how small or great the effort.

In addition to our built and platted community housing, the Town has implemented other vital measures to achieve our community housing goals.

- The Town implemented a community housing mitigation methodology associated with new construction so that new development will mitigate the associated employees attributable to future development projects with town approvals.
- The Town created a housing department and are actively pursuing land acquisition, partnerships and development of community housing both within Mountain Village and the region.
- The Town continue to own and operate Village Court Apartments, a 222 unit





rental apartment project so that the Town can maintain reasonable rental rates to support our workforce.

- The Town will actively encourage construction of community housing units.
- The Town will actively look for zoning opportunities to encourage community housing.

### THE ROLE OF DEED RESTRICTED HOUSING

Deed-restricted housing is a central element to the community vibrancy and the economic viability of Mountain Village. Throughout the Comprehensive Plan amendment process, residents and staff have expressed concern about the lack of housing attainable for local employees and about the additional demand that new development would create on an already tight and expensive housing market. Expanding the supply of housing is critical to the community, and the Town is committed increasing the supply through a variety of programs, investments, and developments.

In terms of a housing policy structure, the highest priority for the Town is to have housing constructed on the same site as future development, which applies to both commercial and residential projects. Second, the Town will promote solutions that generate funding and/or construction

of new dwelling units that are located within the jurisdiction. As options within the Town become limited, it will seek regional housing solutions, recognizing that regional solutions are viable, due to the interconnected nature of the region as well as the very practical element of public transportation.

Deed-restricted housing commitments are not new to the Town, as mitigation requirements have been integrated into the land use policies from its inception. Additionally, the Town has committed land and funding for projects that many local employees call home. The past contributions, while successful, are not enough to address the needs moving forward.

Looking forward, the Town will continue to refine the tools it has used historically to expand the housing inventory, that includes higher levels of funding commitments, land banking, public private partnerships, land use policy, and development mitigation standards that increase the net contribution towards housing from developers. The tools will be structured to reinforce the policy goals articulated above. Some of the specific mitigation tools that have been implemented include constructing residential and commercial linkage program.

A linkage program involves determining employee generation rates. A strong linkage analysis requires documenting the impact of housing needs from employees that are, in fact, generated by new development. The methodology is documenting employment generation patterns by use type (commercial, lodging, and multifamily) and their associated housing demands to establish a rational nexus and identify the proportions of employee housing demanded by an increment of commercial and multifamily residential development, providing the legal basis for the linkage program. In effect, the analysis seeks to:

- Estimate the number of jobs generated by commercial and residential development;
- Convert new jobs to new households and housing units;
- Determine household income levels based on expected wage levels;
- Estimate total housing demand based on job generation associated with new development.

Once the employee generation and mitigation rates are determined, there are a number of ways that community housing mitigation requirements can be



met. These options are consistent with the larger priorities and include providing units onsite, providing units off-site, dedicating land, existing deed-restricting units, or paying a fee-in-lieu of providing units. Cash is the last option, and the standards will be incentive to generate product as opposed to dollars. There is also a geographic component, as units may be provided in or out of the Town.

**EXISTING DEVELOPMENT AND ZONING INCENTIVES**

The Town has a number of existing development and zoning incentives related to community housing including waived development fees, half-price tap fees, waived Real Estate Transfer Assessment (RETA), opportunity for waived design guidelines, permitted accessory dwelling unit (ADU) development, lack of zoning limitations, and more. The initiatives listed on this page were approved by the Town Council on Thursday, May 20, 2021.

**YOUR EQUITY SUPPORT (YES) DEED RESTRICTION PROGRAM**

The 2011 Comprehensive Plan specifically identifies a deed-restriction program as a strategy to maintain attainable market rate housing at affordable rates. The YES Program aims to promote affordability, help permanent residents purchase a home in Mountain Village, and prioritizes expanding housing options for employees working in San Miguel County at least 30 hours a week.

The program offers up to \$200,000 to interested homeowners in exchange for a deed restriction on their property. Currently, two-thirds of the full-time occupied housing units in Mountain Village are deed-restricted, the highest deed-restricted to free- market housing ratio in the region. However, the Town understands there is still more to be done to ensure anyone who wishes to make Mountain Village their home has the opportunity to do so.

**CDC AMENDMENTS**

At the time of the 2022 plan amendment, the Town is continuing to find ways to maximize zoning incentives to further community housing options. These zoning incentives would be amendments to the CDC and potentially could include:

- Removing the “mother-in-law suite” definition and combine the definitions under Accessory Dwelling Units (ADUs). This would clarify that ADUs are permitted in detached condominiums and increase flexibility related to access and the allowance of a kitchen.

**COMMUNITY HOUSING DEPARTMENT**

To adequately pursue these initiatives as well as maintain the robust community housing program already in place, a Community Housing Department is being formed with dedicated staffing to support the Community Housing Initiatives, Village Court Apartments, programs, policies,

compliance, and regulations for the Town of Mountain Village.

**COMMUNITY HOUSING INVENTORY**

The table below contains an inventory of community housing units in February 2022. These numbers are subject to change as density is built, through planned unit developments (PUDs), or through density transfer and rezoning applications. Chapter 3A: Land Use of this Comprehensive Plan includes more information about town-wide density, but regarding the density of community housing:

Community housing density (also known as workforce housing density in the CDC) does not count against the Town’s total maximum density of 8,027 person equivalents.

“Unbuilt” includes units in the density bank that are platted but unbuilt. “Bonus Density” is community housing density created by Town Council during the rezoning and development application review process that is above the town’s platted and assigned employee housing requirements.

The total person equivalent of built community housing is 1,234, which is 15.4% of the total density cap of the Mountain Village. The original County PUD settlement agreement required 15% of the overall density cap of 8,027 to be platted and allocated as workforce housing density throughout the community.

HOUSING UNIT TYPE	2020 CENSUS BUILT	BONUS DENSITY BUILT	UNBUILT	BONUS DENSITY UNBUILT	TOTALS:
Employee Apartment/Condominium	249	141	81.5	57	528.5
Employee Dormitory	149	-	17	-	166
Employee Single Family	-	-	1	-	1
<b>TOTALS:</b>	<b>398</b>	<b>141</b>	<b>99.5</b>	<b>57</b>	<b>695.5</b>
	<b>TOTAL BUILT: 539</b>		<b>Total Unbuilt: 156.5</b>		

Source: Town of Mountain Village



## DEED-RESTRICTED HOUSING TYPES

The original County PUD requires that 15% of the allowed person equivalent density in Mountain Village be developed as deed-restricted units, with specific lots required to provide a set number of deed restricted units. This original deed-restriction requirement carried over into the town's zoning, with a detailed list of lots that must provide deed restricted housing. The deed restriction requires the dwelling unit to be occupied by a qualified employee, someone who works within the geographic boundaries of the Telluride R-1 School District. This requirement was put into place to ensure that a percentage of the workforce generated by Mountain Village development would live within Town limits. This allows for reductions in traffic and regional sprawl and for the creation of a more active and vibrant community.

Deed-restricted housing has been provided in Mountain Village through the following mechanisms:

1. Private development of deed-restricted housing units either as a whole project or as a required number of deed-restricted units as set forth by the Town's zoning that are integrated into a free-market project.
2. PUD agreements whereby housing mitigation is provided as the public benefit that in part allows for the consideration of variations to the specific requirements of the CDC.
3. Publicly backed debt for the development of Village Court Apartments, with rents historically covering operating expenses and paying off the debt over time.
4. Federal or state tax incentives for developing deed restricted housing.
5. Town subsidy of deed-restricted housing where the Town develops for-sale housing units and then sells them to qualified employees.



Historically, Mountain Village has been remarkably successful in realizing the development of deed restricted units with little or no taxpayer subsidization. The key to its success has been planning for and reserving land specifically for deed restricted housing and then encouraging free market development of such housing. Continuing this tradition, the Comprehensive Plan identifies key parcels (existing and new) of land for the future development of deed restricted units to help ensure a stable, competent, professional workforce has the opportunity to live locally while increasing economic vitality and creating a more sustainable community.

Deed-restricted units in Mountain Village are classified and characterized as follows:

### Dormitory

- Shared living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be seasonal and fairly transient.
- May be subsidized through state and/or federal programs; no town subsidies.
- Approximately 28% of total inventory as of 2022.

### Rental Apartment

- Individual/family-living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be less seasonal and/or transient than those in dormitory; many are permanent residents and eventually migrate into ownership situations elsewhere.
- Approximately 62% of total inventory as of 2022.

### Deed-Restricted Condos in Individual Ownership

Individual/family-living environment.

- Individually-owned (often owner-occupied, but may be owned by a landlord and rented).
- For sale on the open market.
- Generally, no financial means-testing, price caps, or lottery system involved.
- Generally, no Town of Mountain Village subsidization involved pay property taxes the same as free-market homes (although exempt from the TMVOA RETA).
- Approximately 11% of total inventory as of 2022.

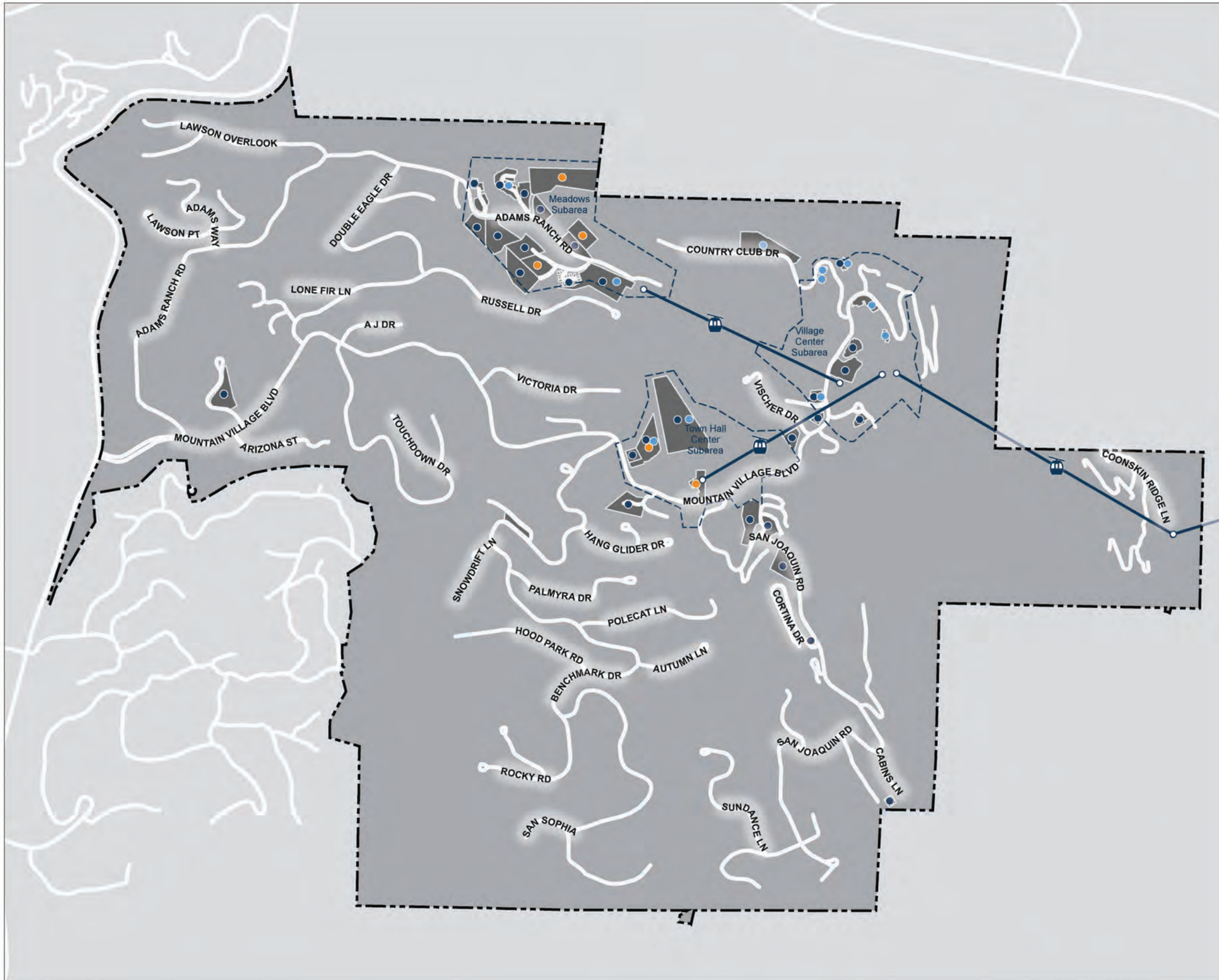




# COMMUNITY HOUSING

## LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea
- Community Housing**
  - Community Housing Site
  - Platted & Unbuilt Community Housing Site
  - Potential Future Community Housing Site (per Town-Owned Parcels Plan)
  - Related Parcels





# COMMUNITY HOUSING PRINCIPLES AND POLICIES

- I. Mountain Village strives to infuse vibrancy into the town by providing a broad spectrum of affordable, high quality, rental and for-sale deed restricted housing to include housing for employees as an integral part of hotbed development, which is essential to Mountain Village's economy and sustainability. Mountain Village strives to be as equally successful in the provision of deed-restricted housing over the next 30 years as Mountain Village has been for the last 30 years.
- A. Strive to provide deed restricted housing for 2,408 person equivalent, which represents 30% of the 8,027 person equivalent density permitted in Mountain Village.
  - B. Develop a program to identify and bank land for deed restricted housing, with the goal of facilitating the private, free-market housing development on banked land.
  - C. Create deed restricted housing regulations that implement the Comprehensive Plan.
  - D. Identify funding sources for a housing program, especially funding to purchase deed-restricted housing units, that are in the foreclosure process to ensure housing is not lost to the free market.
  - E. Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.
  - F. Encourage the provision of secondary dwelling units for deed restricted housing on single-family lots (i.e. caretaker units) by the creation of incentives, such as water and sewer tap waivers and other fee waivers.
  - G. Develop strategies to ensure Village Court Apartments are economically sustainable.

## WORKFORCE SUPPORT PROGRAMS

In order to better support employees in the community, certain initiatives can be pursued that can connect the Town's workforce to a set of resources that will increase their ability to maximize their quality of life. Such resources may include:

- Educational and job training opportunities
  - Career counseling
  - Regional transportation passes and first-and-final mile transportation assistance
  - Financial assistance for additional barriers to employment (i.e. uniforms, licenses, etc.)
  - Assistance with employment applications and interview coaching
  - Resume guidance
  - Employment referrals and recruiting services
  - Networking events and job fairs
  - Access to a local job board
  - Tax credit assistance and training reimbursement for employers
- Strategic partnerships may be considered to help organize and better facilitate access to valuable resources such as these.



MOUNTAIN VILLAGE HOUSING STRATEGY		
FUNDING	PRODUCTION	PROGRAMS
Fees from development mitigation	Evaluate Town owned parcels for small infill housing development	Consider providing incentives to lease to locals, using rooms/units that would otherwise be vacant
Fees from short-term rental employment impacts	Expand existing local housing developments, by increasing density, limiting parking, or other innovative measures	Initiate/expand ADU program, with funding incentives
Consider partnerships with other governing bodies for revenue share	Land bank sites in the region for future housing development	Downpayment assistance for locals
General fund set-aside	Consider regional efforts to construct housing outside Mountain Village, but on regional transportation routes	Buy down existing units, with tailored deed restrictions related to employment, AMI, and occupancy
	Look for innovative ways to increase the owner and rental housing stock	Review density bank for affordable housing opportunity
		Consider forming a housing trust to leverage investment over time
		Refine deed restrictions

**MOUNTAIN VILLAGE HOUSING STRATEGY**

Community housing directly correlates to the breadth of local residents who can live within Mountain Village, with benefits that include community vibrancy and economic vitality. Establishing ways to maintain and increase the level of Community housing is one of the most impactful investments Mountain Village can make, providing returns to the community for decades to come.

As shown to the left in the graphic depicting a three-pronged housing strategy, the Town should pursue funding, production, and programs to expand the housing inventory. Each of these efforts will complement the others. Securing funding will provide the Town with the resources to carry out production efforts and to expand the scope and efficacy of housing programs. Some of these efforts will be adopted in the short-term, while others set the framework for implementation over the next decade. The region remains in a housing crisis. The Mountain Village will explore housing options with priority within the Mountain Village and then priority in proximity to Mountain Village.





## COMMUNITY HOUSING MITIGATION METHODOLOGY

A central part of community housing is affordable housing mitigation. This approach seeks to determine the additional housing demand generated by new commercial and residential development, and to require that new development offset this impact either through fees or affordable housing set-asides. The diagram on the next page illustrates the methodology behind affordable housing mitigation.

The Town of Mountain Village has recognized that the community housing inventory is not sufficient to meet demand and, as the community grows, the additional demand will place additional pressure on an already constrained inventory. As part of an effort to address this, the Town is looking to implement community housing mitigation requirements for new development, including commercial, lodging, multifamily, and single family uses, to be achieved through a linkage program.

The rationale for this program is as follows:

For residential development:

- New **residential** development brings in new residents with incomes that vary according to the price or rent of their home. These new households spend disposable income on things such as retail purchases, eating out, and repair and maintenance services.
- This spending generates new jobs in these industry and occupation categories (e.g., retail worker, landscaper, plumber). The number of employees generated determines the housing need created by new development, and the wages in each occupation category determine what these new employees can afford for housing.
- For some wage levels there will be a gap between what the employee can afford and the cost of housing affordable to that income range. The linkage fee is designed to mitigate this gap.

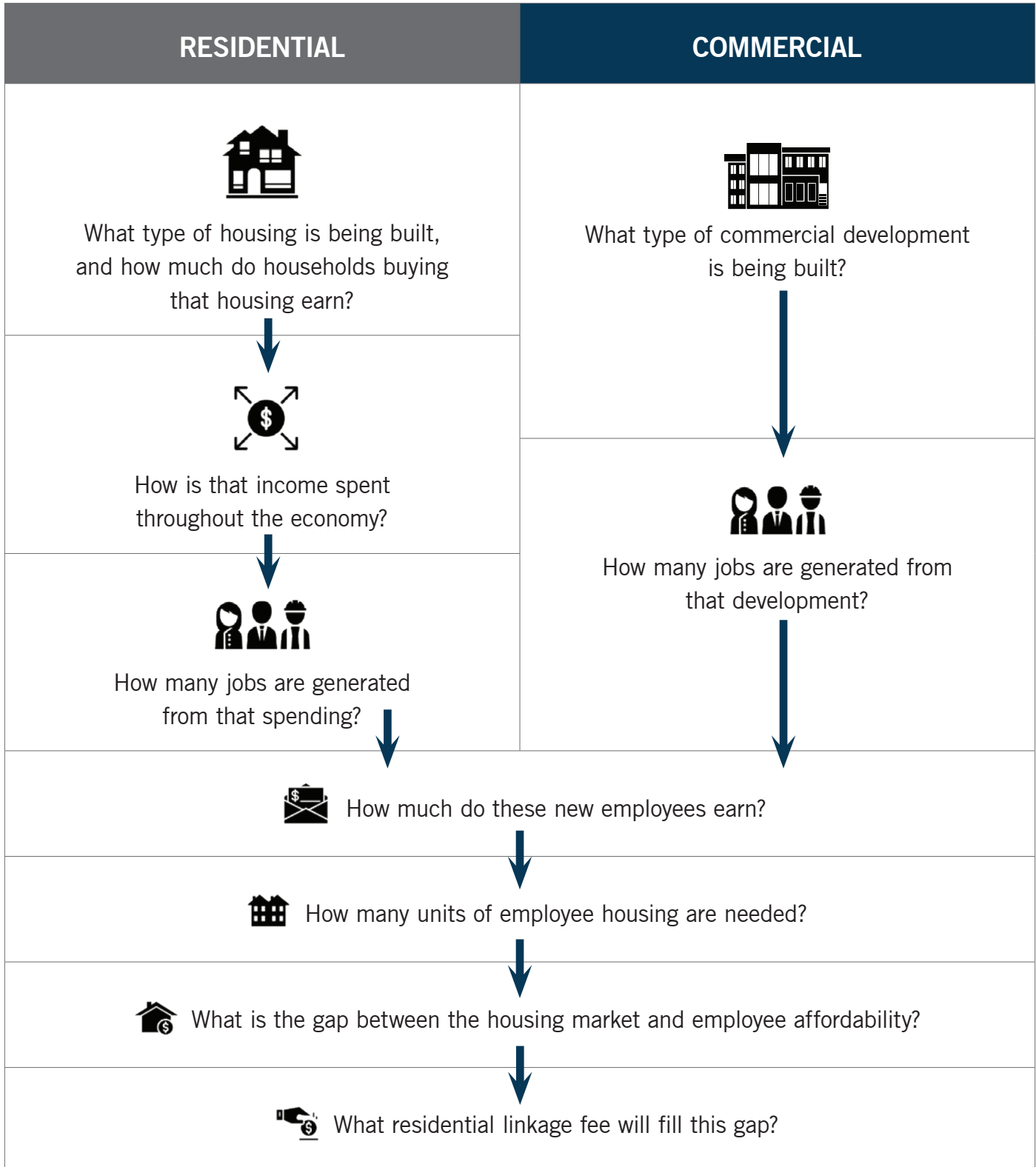
For **commercial** development:

- The jobs and wages generated are determined directly by the land use type, rather than from the indirect impacts of household spending.
- Commercial and hotel development have been evaluated to determine the number of jobs per square foot or per room, and the corresponding wage levels by the type of industry and occupation typical in these building types.
- Similar to the residential program, the number of employees generated determines the overall housing need, while the wages of these employees determines the affordability gap for these land uses.

The analysis uses development prototypes for residential and commercial development to determine employees generated, housing need, and affordability gap.



# WHAT IS THE IMPACT OF **NEW COMMERCIAL DEVELOPMENT** ON THE NEED FOR **LOCAL HOUSING**?









## 3C: ECONOMIC DEVELOPMENT



The economy of Mountain Village is ever-evolving. Just in the last half century, tourism, recreation, and real estate have replaced agriculture and mining in the Telluride region, leading to remarkable changes in demographics, social factors, land use, and economics. The establishment of the Town of Mountain Village accelerated that transition and solidified the area as a world-renowned resort destination. Over the past decade, the economy of Mountain Village and the greater Telluride region has generally thrived, reaping the benefits of growing visitation and interest in the region as a destination.

With the disruptions from the COVID-19 pandemic in 2020, the tourism-driven economy faced serious challenges. While visitation recovered quickly, employment lagged, with businesses facing strong headwinds in the effort to attract labor. Despite modest success over the past

decade, brick-and-mortar retail has also faced recent challenges related to economic viability. Mountain Village has strengthened its economic position and done well in the past decade. Looking to the next decade, there are actions it should consider to further solidify its economic potentials, which are described in greater detail below.

This Comprehensive Plan amendment recognizes that mountain resort communities, like Mountain Village, are diversifying their economic drivers. As a Comprehensive Plan that is casting a vision for the future, it is important to emphasize that the community has a strong brand as a destination location across all seasons, not just winter. Several resort communities that have formerly been recognized as 'ski destinations' are broadening their economy, and Mountain Village will be well-served to move in that direction as well.

Throughout the Comprehensive Plan amendment process, residents, business owners, and property owners have expressed the importance of sustaining a vibrant, year-round community in Mountain Village. The economic drivers in Mountain Village, including tourism, retail, and outdoor recreation, are regarded as ways to achieve greater community vibrancy. In establishing a common understanding of this, the following questions have been front and center: How can the Comprehensive Plan promote vibrancy with a focus on locals? How can the Comprehensive Plan balance the need for fiscal and economic health with preservation of community character? How can the Comprehensive Plan help ensure that the Mountain Village community is both a good place to live and a good place to work and/or run a business?



**2011 ECONOMIC MODEL**

*(Used in the development of the original Comprehensive Plan document.)*

The local economy in Mountain Village is fueled by tourism, construction and real estate. As a resort community, Mountain Village is dependent on its retail, restaurant, entertainment, and commercial enterprises to not only offer a quality off-mountain experience to guests, but also to provide employment to residents and the sales tax revenues needed to fund necessary public services and infrastructure. However, Mountain Village has a very seasonal economy. The four-month period of December through March generates approximately 65% of the total annual sales tax in town, and annual occupancy remains low at 38% due to poor visitation during the long shoulder seasons. As part of the Comprehensive Plan, a detailed economic inventory and analysis was conducted to explore how well the town is performing in terms of visitation, full-time residency, retail spending and accommodations, and how changes to land use would impact those metrics.

In 2006, Town Council created an Economic Task Force and engaged the consulting firm of Economic Planning System (EPS) to develop an Economic Sustainability Model (economic model) to

reflect Mountain Village's economy. The economic model was developed with key stakeholder input including MTI, TMVOA, and Mountain Village businesses. The purpose of the economic model is to document economic-based relationships in Town, evaluate economic/fiscal impacts regarding land use and land use changes, and evaluate fiscal sustainability. Also, the model specifically provides a quantification of detailed data that pertains to the Town's economy, such as:

- Percent occupancy for each type of dwelling unit in the town (i.e. single-family, condominium, hotbed);
- Average spending amount per day broken out by the type of dwelling unit; and
- Sales expenditure patterns in the town versus Telluride or elsewhere that provide an understanding of sales tax "leakage".

Furthermore, the economic model has the following broad capabilities:

- Quantify the relationships among visitation, housing, accommodations, retail spending, and airport utilization.
- Project the Town's major revenue sources based on land use, such as sales tax, restaurant tax, lodging tax,

- property tax, and the TMVOA RETA.
- Project an estimate of future visitation, hotbed occupancy, skier visits, and airport enplanements.
- Project retail space performance measures such as sales dollars per square foot.
- Evaluate the economic impacts of land use changes on the town's long-term fiscal health with a detailed analysis of retail/commercial supply and demand that gives guidance to the hotbed base needed to support existing, zoned, and planned retail areas.

**ECONOMIC MODEL AT WORK**

Mountain Village used the Economic Model to analyze the impacts of the Comprehensive Plan, with the goal to create a plan that achieves the Local Economy Vision Statement and the overall Mountain Village Vision. Given the Economic Model's robust capability to evaluate land use planning, it played an integral role in crafting the Comprehensive Plan. Particularly, the economic model was used to gauge the economic impacts of several land use scenarios that were generated by detailed parcel testing whereby specific areas of Mountain Village were evaluated for hotbed and recreational development, among other things, to achieve the Mountain Village Vision.







For more information regarding parcel testing, refer to Appendix A: Subarea Plans. The act of parcel testing resulted in potential “buildout” numbers that estimated the total number of units for each land use designation in the town. This buildout analysis assumed that each parcel within a subarea would be built according to the estimated density shown by the parcel testing. This land use scenario is referred to as the “Subarea Plan buildout”. Since it is highly unlikely that each subarea would be built out as parcel tested due to the big-picture nature of the analysis and individual parcel variables, the Subarea Plan buildout numbers for each parcel were rated on the likelihood of development based on several variables, such as ownership patterns, access and development constraints. A ranking of “very high”, “high”, “medium”, or “low” was applied to each tested parcel. Percentages were then applied to each ranking, such as 90 percent for very high and 50 percent for medium rankings, with a new estimated density derived from the Subarea Plan build out numbers. This land use scenario is called the “adjusted Subarea Plans”. The Subarea Plan buildout and the adjusted Subarea Plans scenarios were then input into the economic model to evaluate both scenarios and project a range of potential economic futures. The economic future of Mountain Village lies somewhere in between these two land-use scenarios.

### ECONOMIC FINDINGS

Research conducted by the Town’s consultants found that Mountain Village’s

economy is vulnerable. This is due to a combination of factors: a dispersed, inadequate hotbed base; annual occupancies that are lower than comparable ski resort communities; and a seasonal economy that has its high point centered on a relatively small number of days in the ski season and festival weekends.

As proof, Mountain Village’s average annual retail and restaurant sales per square foot are \$320. This is significantly lower than industry standards and comparable resort communities. EPS found that the \$320 per square foot is skewed by a small number of ski/sport shops that achieve higher sales per square foot and that food and beverage sales are in the low \$200 per square foot range while other retail business sales are in the \$200- to \$300- per square foot range. As for Mountain Village’s peer ski resort community, they realize much higher averages per square foot.

- Aspen, Colorado: \$750 per square feet annually
- Beaver Creek: \$450- to \$600- per square feet annually
- Vail Village: \$600- to \$800- per square feet annually
- Whistler Village: \$650 per square feet annually

With average sales of \$320 per square foot annually, Mountain Village current retail and restaurant average sales are only 70% of the \$450 per square foot

that is considered an acceptable minimum for a business to be viable. The \$450 per square foot minimum is roughly 65% of the \$600- to \$700- per square foot that will allow businesses to flourish and for the town to achieve the envisioned economic vibrancy. Refer to the Land Use Element, page 30, and other Comprehensive Plan elements to review economic development-related principles, policies and actions.

### 2022 ECONOMIC MODEL

As part of the 2021-2022 amendment process, the economic model was updated to reflect the recalibrated future hotbed count of 366 additional units (the midpoint of the ranges identified in the hotbed table in this section). The goal of this update is to estimate the economic impact of new hotbed development, and how this contributes to overall economic vitality. The addition of 366 hotbed units is estimated to result in \$4.7 million in additional food and beverage sales annually and \$5.0 million in additional general retail sales annually. With the current stock of retail space, that would elevate sales per square foot from \$524 to \$650 for food and beverage and from \$391 to \$511 for general retail. In terms of tax revenue, the additional 366 hotbed units are estimated to generate \$1.5 million in additional sales tax proceeds and \$956,000 in additional lodging tax proceeds. In addition, with the average daily rate of hotels increasing, it is realistic that lodging tax revenue will grow at an even faster rate in the coming years.







## HOTBEDS

The Comprehensive Plan recognizes hotbeds as a key economic driver in Mountain Village, but in the context of a broader set of goals that include community quality of life and economic vitality. This plan establishes a goal for new hotbeds in Mountain Village, based on their importance as an economic driver. The target reflects the possible expansion of hotbeds – it does not prescribe the outcome. Even with the guidance on hotbed development provided by this plan, other factors will ultimately determine the extent of hotbed development, including entitlements, market feasibility, and the characteristics of individual projects. The hotbed goal set in this section does not serve as an end in itself.

A central issue in the plan is to provide direction on the optimal number of hotbeds, or visitor accommodations, in the community. A question asked during the Comprehensive Plan review was, “why would we plan for more accommodations (i.e. hotbeds) when we already have so many rooms to fill?” The answer lies in the historic trends and in the long-term picture. Trends show significant increases in the utilization of the existing inventory, as measured both in occupancy rates and room rates. Mountain Village’s brand has strengthened as measured by both indices.

Looking to the future, the Comprehensive Plan suggests the need to diversify the types of hotbed properties found in Mountain Village and broaden the resort’s appeal to a greater range of visitors. Mountain Village expects to see a luxury flagship hotel in the near future based on recent land sales and stated expectations regarding the imminent entitlement process. Providing a targeted capacity that aligns with peer communities and is balanced relative to the permanent population are the guideposts used to frame future hotbed targets.

The Comprehensive Plan recognizes that a key driver of economic vitality In

Table. 3 Existing Hotbeds/Condos

Parcel	Existing Hotbed Mix	Existing Warmbed*	Total Units
Parcel B, Lot 108 Shirana	0	5	5
Parcel, Lot E Le Chamonix	0	7	7
Parcel H Columbia Condos	0	8	8
Parcel I Village Creek	0	10	10
Parcel N, Lot 27A, Belvedere	0	29	29
Lot 159R: Bear Creek Lodge	36	51	87
Lot 43: Inn at Lost Creek	8	24	32
Lot 28: Lumiere	11	18	29
Lot 28, 50 15R, Madeline	96	63	159
Lot 1006R: Mountain Lodge	57	83	140
Lot 128: Peaks	174 <sup>1</sup>	24	198
Lot 42B: Blue Mesa Lodge	13	10	23
Lot 61C & 61D: Franz Klammer	0	63	63
<b>Total Existing Hotbeds</b>	<b>395</b>	<b>395</b>	<b>790</b>
Source: Town of Mountain Village *Warmbeds are lodge and condominium units <sup>1</sup> Includes lodges and efficiency lodge units.			

Table. 4 High Priority Proposed Hotbed Sites

Parcel	Targeted Hotbed Mix
<b>High Priority Hotbed Sites</b>	
1) Parcel A-1 Lots 122, 123, 128, OS-1R1: Peaks North Peninsula	50-100
2) Lot 109 R	113
3) Parcel D: Pond Lots	60-71
4) Parcel F: Lot 161 CR	100-125
<b>Council Proposed Target Range</b>	<b>323-409</b>
<b>Existing Hotbeds</b>	<b>790</b>
<b>Total</b>	<b>1,113-1,199</b>
Source: Town of Mountain Village, Economic & Planning Systems	

Mountain Village is visitation, which provides the dollars that flow through the local economy. Visitor accommodations, or hotbeds, are essential to driving visitation and establishing economic vitality. Hotbeds have consistently come up as a point of interest for residents,

businesses, and other stakeholders in Mountain Village. They occupy a central role in the local economy, having direct linkages to retail viability, the local tax base, and ski resort success. At the same time, hotbeds have a significant influence on community vibrancy and





character, in ways that can be both positive and negative. The goal of the Comprehensive Plan amendment process, as it relates to hotbeds, has been to recognize the importance of hotbeds in sustaining a healthy local economy, while also considering the constraints and implications of new hotbed development.

As the Town seeks to continue to support economic vibrancy, it will need to provide ways to expand the base of hotbeds above the existing stock of 790. The former Comprehensive Plan identified a target future hotbed count of 1,918. Through a detailed analysis of sites, that number was determined to be untenable, and target future hotbed count was brought down to a range of 1,113-1,199.

The High Priority Proposed Hotbeds table is not meant to be exclusive of other new opportunities for hotbed development, but rather to identify the most feasible locations based on current analysis. This

table was determined through a detailed evaluation by the Comprehensive Plan Team (MIG, EPS, Mountain Village staff) as to the feasibility and likelihood of hotbed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, access, and the ability to achieve critical mass and thus generate economic viability. A map of these sites is provided on this page.

This evaluation was coupled with a comparison to the peer communities of Aspen, Crested Butte, and Sun Valley which are all destination mountain resort communities, with little day-usage. When looking at ratios of permanent population to visitor population, the data suggest that Mountain Village could expand its hotel inventory by another 323-409 units and remain within the balance between guests and locals. This is a relatively simple metric, but provides a consideration as to the ceiling that maintains balance.

In arriving at 1,113-1,199 high priority future hotbeds, the recommendation reflects the evaluation of sites and capacity, overlaid with the benchmark related to local/visitor balance. It is important to note that the Town will continue to require a rigorous review process for any development proposal. Moreover, various owners will have various levels of motivation to pursue development. Thus, not every site identified will come to fruition as a hotel development during the planning horizon of this plan.

Mountain Village occupies a unique position in the lodging market as a destination-driven place with a strong brand. While expanding the hotbed inventory is a worthwhile goal, Mountain Village needs to recognize the importance of room rate and occupancy in driving economic vitality. The lodging market in Mountain Village is well-positioned to make progress on increasing occupancy and sustaining high room rates, which if successful, will generate additional spending potential.



## DISPERSED HOTBEDS

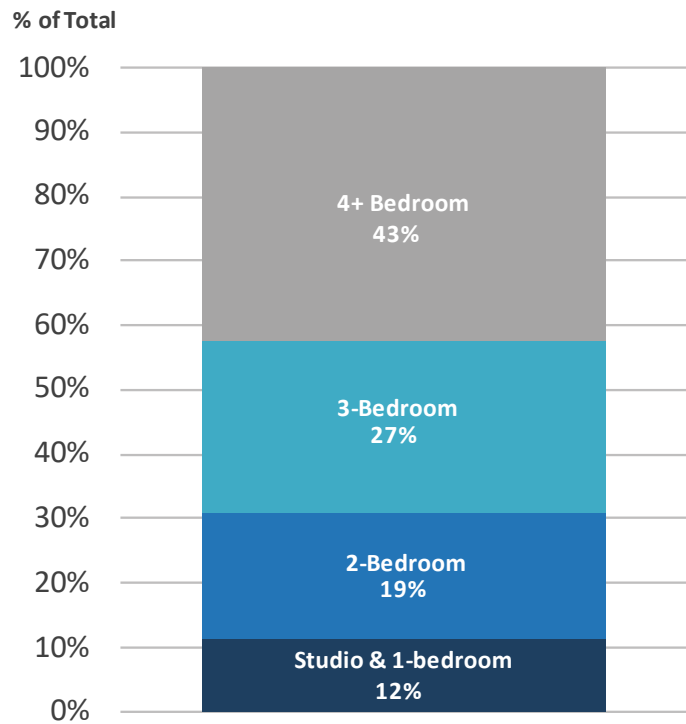
In addition to hotbeds within hotel units, there is an inventory of dispersed hotbeds that is important to recognize. When the Comprehensive Plan was created in 2011, the market for visitor accommodations in Mountain Village had not experienced the breadth of the impact and growth in dispersed short-term rentals (DSTRs), which are guest rentals that are listed and rented through platforms such as Airbnb and VRBO. Since 2011, this type of guest rental has expanded and evolved into a major segment of the market for visitor accommodations in Mountain Village, with guest rentals emerging in places where they previously had not existed, such as in single family homes.

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units. This is one-fifth of the overall housing stock.

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units, comprising one-third of the overall bed base, and one-fifth of the overall housing stock. This type of accommodation does not occupy the same market position as traditional hotbeds (i.e., hotels), given that it is unfixed and subject to removal from the lodging market per the discretion of the owner, or through local regulation. In this way, DSTRs are a less reliable component of the overall bed base than traditional hotels. DSTRs are nonetheless important, as they contribute to the overall critical mass needed to sustain economic vitality in Mountain Village and have become a preferred type of accommodation for certain segments of the market. DSTRs also differ from traditional hotels in the type of lodging experience they offer, as they typically provide guests with a lower level of service and a more private space suitable for larger groups. As shown in the figure to the right, 43% of DSTRs in Mountain Village have four or more bedrooms, and the overall DSTR inventory has an average bedroom count of 3.26, reflecting the fact that many DSTRs are located in homes and condos.

The expansion of the DSTR market has also elevated the need for the Town to identify ways to proactively manage the impacts of inventory, focusing on ways to reduce potential negative impacts to residents as well as the effects on the housing stock. The Town will continue to monitor hot bed inventory and otherwise supports the existing diverse hot bed Inventory that includes traditional hotel rooms, and VRBO/AirBNB, rental of homes, and condominium units within the Mountain Village.

Bedroom Count of Dispersed Short-Term Rentals in Mountain Village



Source: Town of Mountain Village, Economic & Planning Systems

## BENEFITS AND TRADEOFFS OF DISPERSED AND TRADITIONAL HOTBEDS

### DISPERSED HOTBEDS

#### Benefits

- Expand the bed base but require no new development or investment
- Owners in Mountain Village can generate revenue.
- The 'sharing economy' creates greater utilization of existing assets, which many see as a positive attribute.

#### Tradeoffs

- A less stable and less consistent component of the bed base.
- Have the potential to create nuisances for residents.

### TRADITIONAL HOTBED (HOTEL ROOMS)

#### Benefits

- Consistent, long-term source of bed base, which sustains economic vitality.
- Well managed hotels provide consistent, reliable source of guest expenditure that supports local business.

#### Tradeoffs

- Employees generate additional housing demand.
- Requires significant development and investment.
- The market for building traditional hotbeds is challenging, and often requires the addition of for-sale condos to be feasible.

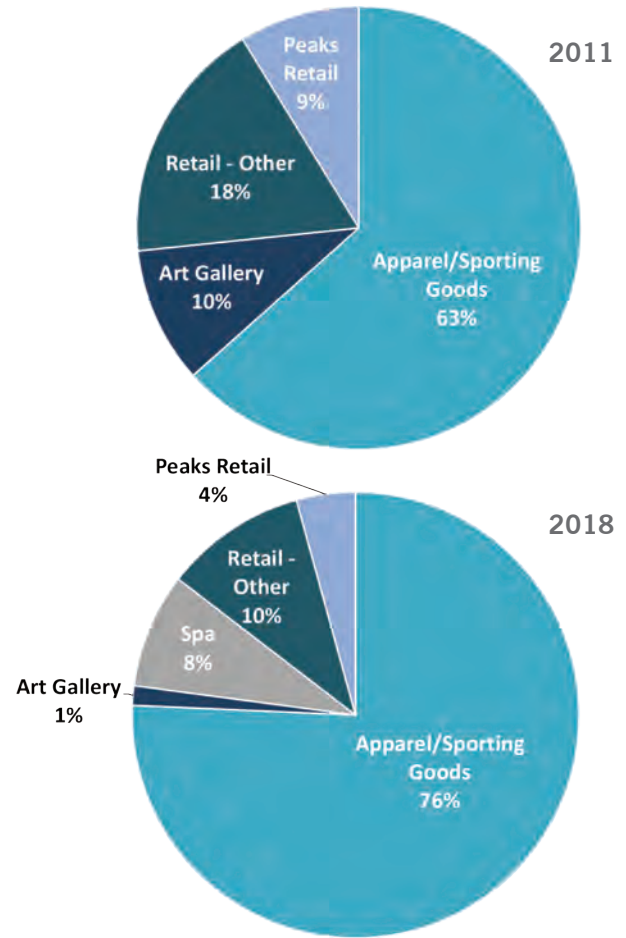


**RETAIL**

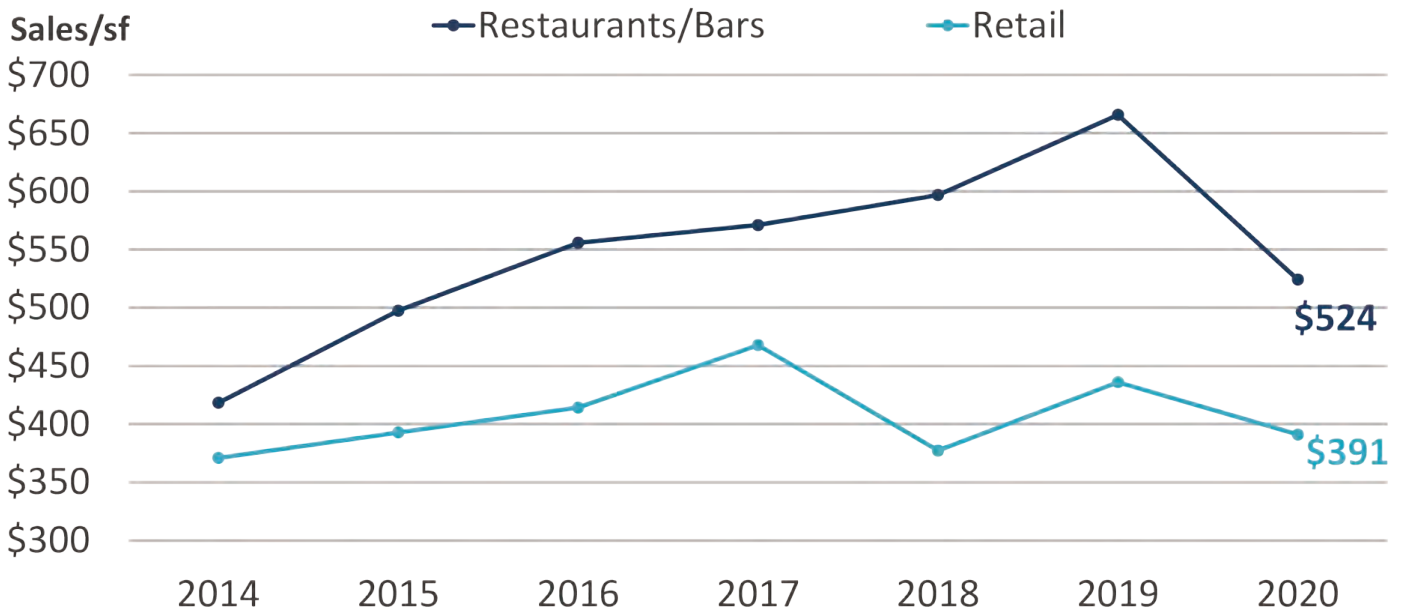
A strong base of retail is foundational to community and economic vibrancy in Mountain Village. Retail circulates dollars within the local economy and creates employment opportunities, while also providing residents and visitors alike with venues to experience the local community. Moreover, the presence of retail is essential to providing residents with a high quality of life. Throughout the amendment process, the community expressed an appetite for a larger base of locally focused and diverse retail establishments. An analysis of retail space in Mountain Village affirms this sentiment: Over three-quarters of retail space in Mountain Village is used for apparel and sporting goods, up from 63% in 2011. This points to a lack of diversification in the Mountain Village retail mix, and to the predominance of a type of retail that is generally not considered to be locally focused.

While locally focused retail is desirable for both the economy and community, it faces challenges related to long-term viability in Mountain Village. Taxable sales for brick-and-mortar retail have stagnated, with recent overall taxable retail sales buoyed by e-commerce sales. Meanwhile, sales per square foot of traditional retail have been stagnant over the past several years, while sales per square foot for restaurants and bars has steadily grown, with the exception of the pandemic-induced contraction in 2020. Both local and national trends put local retail in a vulnerable position and its long-term sustainability will require creative approaches from local entities.

Retail Mix, 2011 & 2018



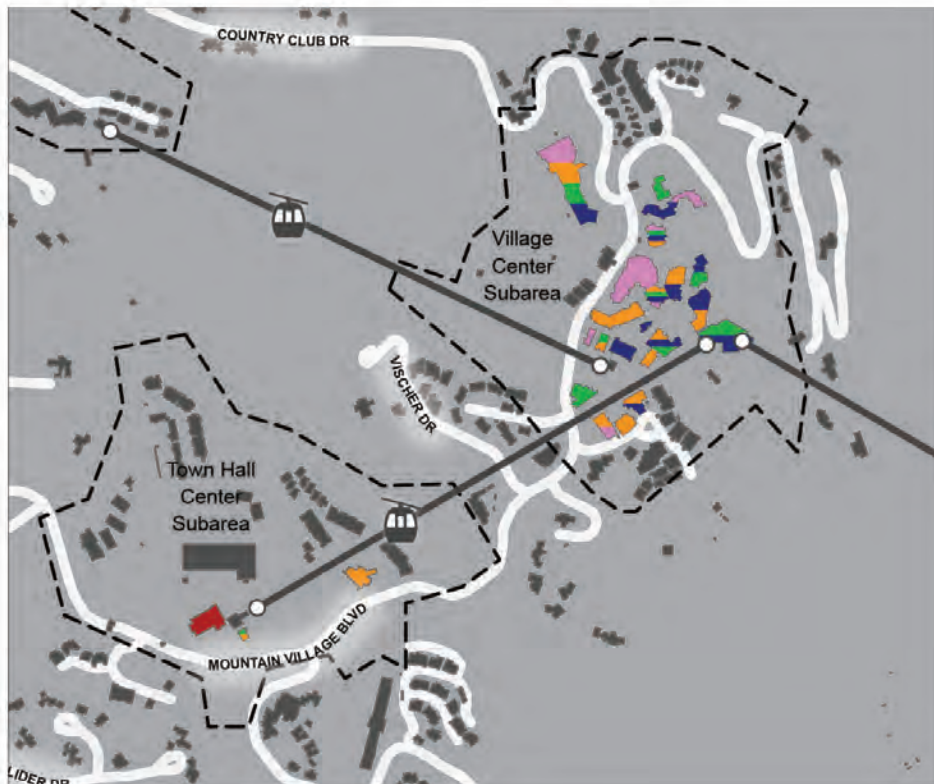
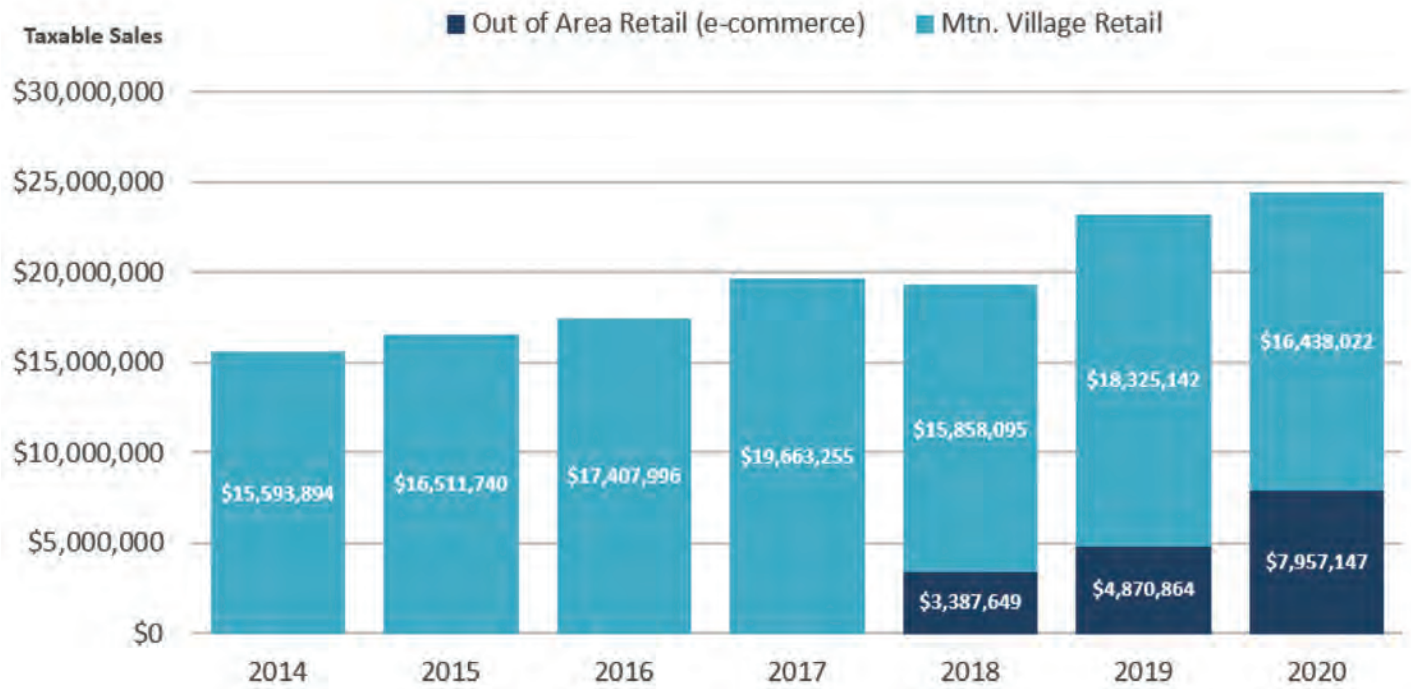
Sales per Square Foot, Mountain Village, 2014-2020



Data Sources: Town of Mountain Village, Economic & Planning Systems



Taxable Retail Sales, Mountain Village, 2014-2020



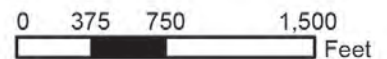
**RETAIL AND RESTAURANTS**

LEGEND

- Plan Subarea Boundary
- Streets
- Gondola & Chondola

Retail

- Beauty, Health & Wellness
- Food & Drink
- Recreation Services & Amenities
- Retail & Manufacturing
- Grocery & Liquor



Data Sources: Town of Mountain Village, Economic & Planning Systems





**PARTNERSHIPS**

The use of incentives and public-private partnerships is an approach that Mountain Village can take to catalyze desired forms of commercial expansion or development. Given the recent strong performance of lodging businesses, the Town should focus its lodging incentives on entitlements that provide market-based solutions to active feasibility, such as a sufficient number of on-site branded condominium residences that can be sold to reduce debt. Additional incentives should be provided judiciously. Retail, especially locally focused retail, is facing headwinds, and is in a position that warrants consideration of financial incentives and partnerships. It is recommended that the Town consider opportunities for these partnerships and philanthropic participation in supporting various development types. In Colorado, several tools are available at the municipal level to provide incentives and establish public-private partnerships. These include, but are not limited to:

- **Telluride Mountain Village Owner's Association (TMVOA)** – As a major owner of commercial property in Mountain Village, TMVOA is well-positioned to channel resources into supporting local retail businesses. The Village Market and Telluride Brewery are examples of locally-focused retail in which a partnership with TMVOA was needed to ensure long-term viability.
- **Downtown Development Authority (DDA)** - DDAs are established to

promote development and redevelopment, and to finance improvements. Forming a DDA requires approval by a majority of electors residing, owning, or leasing property within a district. To generate DDA funding, a city or town can issue revenue bonds on behalf of the DDA as well as utilize TIF (both sales and property tax increments) to cover costs related to infrastructure and community benefits. The benefit of a DDA is that it can generate funds for public improvements, marketing, events, and anchor tenants that would otherwise not be available. The proceeds and corresponding improvements can catalyze development within the DDA contribute to the overall vibrancy of local retail.

- **Urban Renewal Authority (URA)** – A URA within a city or town can be created a project area that meets the state statute requirement for finding of blight. URAs can use tax increment financing (TIF) to pay for eligible redevelopment and public improvements. TIF redirects the incremental property taxes from willing taxing entities (such as municipal, county, school district, and any special districts) to a new development within a URA to pay for eligible expenses including costs for remediation and infrastructure.
- **Business Improvement District (BID)** – BIDs are districts formed to construct

and maintain public improvements in established commercial areas and to provide additional services to businesses within the district. The goal is to enhance the quality of the commercial area and improve overall activity and vitality. Funding can be generated through a levy of ad valorem taxes or special assessments.

- **General Improvement District (GID)** – A GID is public infrastructure district that applies an additional property tax or assessment to a specific improvement area to pay for new public infrastructure and/or programs. It is commonly used to fund infrastructure facilities (such as roads, utilities, parking garages, pedestrian improvements, and/or storm water) in a defined district area.
- **Philanthropic contributions** – Given the level of interest and resources by individuals and organizations in the Mountain Village community, there is the potential to direct philanthropic gifts into an organization that could manage it on behalf of the community, providing incentives to local business districts and/or individual business endeavors.

It is ultimately up to the Town to evaluate the incentives, partnerships, and financing tools that could be most effective in achieving its goals. It is recommended to establish a process to delineate needs, vet options, evaluate implementation logistics, and identify an entity that can support local business.





TELLURIDE  
SPORTS

CABINS

CABINS

SANITIZATION  
STATION







# 3D: NATURAL ENVIRONMENT

There is an emphasis throughout the Comprehensive Plan to protect the natural landscape that is found within and around Mountain Village. The visitor experience that draws so many people to Mountain Village would not be possible without the town's spectacular setting. But it is not only the aesthetic appeal of the area's natural resources that make their protection so important, it's their role in maintaining regional ecological health that make conservation policies so significant to Mountain Village's future. The natural areas found throughout Mountain Village provide important wildlife habitat for a myriad of alpine-dwelling species; the wetlands ensure that the hydrology of the area is protected; and the riparian corridors provide important habitat linkages to the national forest that surrounds Mountain Village. Wetlands and riparian areas provide several key functions and values including wildlife habitat, water quality protection, floodwater attenuation, and maintenance of surface water flow. The following principles, policies and actions provide a foundation to protect natural resources within and around Mountain Village and recognize the role that the Town plays in sharing this responsibility with neighboring communities, public agencies, non-governmental organizations, and other regional partners.

- I. **Mountain Village is committed to the protection of its sensitive natural resources from incompatible development and activities. Town Council should consider the creation of regulations in the CDC and the Design Regulations that include the following policies and actions and also ensure ongoing town monitoring for compliance and protection of sensitive resources.**

## WETLANDS AND WATER QUALITY

- A. Avoid disturbance to wetland areas to the maximum extent possible, and minimize and mitigate impacts where site conditions preclude the ability to avoid wetland impacts.

- B. Provide appropriate setbacks to wetland areas where possible.
- C. Create water quality protection regulations in the Community Development Code that provide simple regulations to ensure water quality protections.

## WILDLIFE

- A. Protect important wildlife habitat and movement corridors, to the extent possible, in open space areas identified per the Future Land Use Map.
- B. Celebrate natural resources with wildlife interpretation and viewing stations along recreational trails and/or at other key scenic viewpoints.
- C. Develop town policies for wildlife, as appropriate, such as rules to protect bears and humans.
- D. Develop programs and/or regulations to protect wildlife from human activities such as requirements for bear-proof trash containers in Mountain Village Center and bear-proof dumpster enclosures for multiunit or mixed-use projects.

## FORESTS AND VEGETATION

- A. Encourage early detection, prevention and rapid response to invasive plant species in cooperation with San Miguel County and the State of Colorado and in conformance with applicable regulations.
- B. Work towards good stewardship of the forests by actively managing the forests within the town to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation and scenic views.
- C. Work collaboratively with landowners to ensure that forested areas adjacent to trails and other recreational amenities are free from potential hazard trees and thinned of dead, diseased, and infested trees.

- D. Collaborate with land owners and state and federal agencies to acquire grant funding for forest health/wildfire mitigation projects on open space areas within the town.
- E. Protect the Prospect Creek drainage, and all its tributary streams, during any forest cutting activity to prevent sediment from entering drainages; do not remove any trees from any designated wetland without a tree removal permit from the town. Obtain any needed federal or state approval for such tree removal.
- F. Work with property owners to help maintain scenic views along roadways and open space vistas.
- G. Manage the forests to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation, and scenic views.

## AIR QUALITY, WATER RESOURCE CONSERVATION, AND CLIMATE

- A. Utilize the Climate Action Plan to reduce greenhouse gas emissions and conserve water resources in Mountain Village and the region.



# 3E: OPEN SPACE AND RECREATION



Residents of Mountain Village are privileged to be able to live in a recreational paradise. Recreation is integral to the Mountain Village way of life. The Town needs to make strides in terms of its basic level of service for year-round opportunities for a wider range of activities. As identified in the Comparable Communities Study, providing expanded

areas near to them. More specificity concerning open space uses is provided within the Land Use Element section of the Comprehensive Plan.

**I. Mountain Village continues to provide a world-class recreational experience by strengthening its existing facilities and programs and exploring opportunities for new ones.**

Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space.

recreational amenities, such as a recreation center, not only improves the quality of life for residents, but also broadens the town's appeal to visitors with family members of all ages. Furthermore, places like Breckenridge have found that having expanded recreational amenities increases the time that second homeowners spend there. Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space. Modifications to open space categories and to open space areas are made only to realize the Mountain Village Vision and to increase the predictability of what can occur on those lands, allowing the town to better plan for civic improvements, and land owners to better understand what is possible for

A. Consider completing a needs assessment for expansion of parks and recreation facilities to provide easy access for all residents and a variety of amenities to better serve residents and visitors. This assessment should include a review of the need and community desire for the following facilities and programs:

- Indoor public recreational opportunities
- Diversified winter outdoor recreational amenities and programs
- Increased summer outdoor recreational amenities and programs
- Expanded pond facilities and associated amenities and programs
- Additional recreational and sporting events
- Additional neighborhood, town center, and pocket parks



**II. Mountain Village continues to work with regional partners to provide a world-class recreational experience.**

- A. Address recreational projects and programs of mutual benefit with TSG, the Town of Telluride, and San Miguel County.
- B. Strengthen existing partnerships and forge new ones with local and regional land agencies and recreational groups to expand and enhance the town's recreational programs throughout the year.
- C. Provide residents and visitors with diverse and exciting recreational opportunities throughout the year with the Town of Telluride and San Miguel County collaboration, where possible, recognizing that neither towns nor the county provides a comprehensive set of amenities and programs on their own, but together they can.



**III. Mountain Village expands its community-wide trail network through collaboration with public agencies, regional partners, and private developers.**

- A. Improve the trail network and wayfinding system throughout Mountain Village, collaboratively with landowners and public agencies, in order to encourage non-vehicular transportation, greater access to recreation, and overall community connectivity.
- B. Refer to the Trails Master Plan for recommended new trails and spot improvements.
- E. Obtain easements and construct and maintain trails as shown on the Potential Recreation Projects Plan and within the Trails Master Plan.



**IV. Mountain Village provides access to open space and opportunities for recreation to residents and visitors of all ages, incomes, and abilities.**

- A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of Universal Design principles when investing in new parks and open spaces or retrofitting existing recreational amenities.





THE CABINS  
FIRST COME, FIRST SERVED  
ENJOY THE LOVE  
WAIT IT OUT  
BAPTIZE IT  
Please enjoy responsibly!

THE CABINS  
BAPTIZED BUSES  
ART BY CHRISTOPHER WARDEN  
ARTIST STATEMENT  
I have always loved the look of a bus and the idea of a mobile art gallery. I wanted to create a piece that was both functional and artistic. The Cabins is a mobile art gallery that is designed to be a fun and interactive experience for everyone. The bus is covered in a vibrant, wavy, abstract pattern that is both eye-catching and unique. The bus is also equipped with a sound system and a video screen, so you can enjoy the art and the music while you travel. The Cabins is a true work of art that is sure to leave a lasting impression on everyone who sees it.

YOU  
ARE  
HERE



# 3F: CULTURAL ENHANCEMENT



Cultural arts, events, heritage, and history contribute to the creation of a vibrant, educated, entertaining and attractive community. Residents and visitors desire additional cultural activities besides recreation as a part of living in and visiting a well-rounded community. Cultural activities and events increase the diversity of the economy while supporting the tourism economy and local arts and cultural programs.

## I. Mountain Village strives to provide additional cultural facilities and activities.

- A. Work with regional partners to provide and expand the region's cultural opportunities.
- B. Support public and cultural arts through the Mountain Village Public Art Commission (PAC) and

partnerships with regional arts councils such as the Telluride Council for the Arts and Humanities.

- C. Explore need and community desire for specific community events, cultural, and arts facilities, and educational outreach events.
- D. Promote the use of projection art and encourage events and/or festivals within Mountain Village Center to celebrate digital art and emerging digital technologies.
- E. Increase and diversify festival programming to help increase the number of visitors outside of the winter and summer seasons.
- F. Create cultural arts and events that differentiate from and complement Telluride's cultural arts and events.

- G. Consider recommendations from the Telluride School District, Telluride Historical Museum, Telluride Council for the Arts, and Humanities and the Telluride Library District regarding placement of buildings, historical displays, public art, and library satellite facilities that provide educational and cultural uses.

## II. Mountain Village takes pride in celebrating its unique identity and culture and strives to communicate a welcoming environment to its visitors.

- A. Identify opportunities for enhanced gateway signage, landscaping, and wayfinding in locations where residents and visitors enter or exit Mountain Village.
- B. Increase and diversify the types of amenities located at or near the gondola, trailheads, and major vehicular routes to foster a greater sense of place and highlight primary connections as gateway moments.
- C. Utilize consistent branding on all signage and wayfinding - varying the size and type of signage in order to communicate an appropriate hierarchy, as appropriate - to promote a cohesive sense of place throughout the community.
- D. Identify opportunities to highlight uniquely Mountain Village places and public spaces throughout the community, and employ a diversity of placemaking strategies to further help those spaces making a lasting impression on visitors to Mountain Village.



# 3G: TRANSPORTATION AND INFRASTRUCTURE



The provision and planning for needed infrastructure is critically important for a community. Loosely defined, infrastructure refers to all of the base facilities and services needed to sustain the common needs of a community, such as water and sewer systems, roads, police and fire protection, and mass transit systems. Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan. Mountain Village establishes the following principles, policies, and actions, as a part of the Comprehensive Plan, in order to provide the needed infrastructure for a sustainable community.

In the creation of the Comprehensive Plan, the Town hired a traffic consulting firm to analyze the transportation and parking systems. This analysis was based on the

- Town of Mountain Village no longer must operate and maintain the gondola, as well as provide bus service during the normal gondola shutdown periods in the shoulder seasons.
- TMVOA no longer must fund gondola operations, maintenance or capital
- TSG no longer must contribute 1% of lift ticket sales to fund the gondola.

As of 2021, the gondola committee has made significant progress in methodically progressing through the strategic planning process.

- Phase 1 – Understanding the current system and its capabilities
- Phase 2 – Assessing future needs, defining and understanding system options
- Phase 3 – Plan for funding the gondola after 2027

Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan.

The committee is targeting the end of 2022 to have a community wide approved plan.

**I. Mountain Village strives to provide world class and efficiently planned and maintained infrastructure needed to support the town and realize the principles and policies of the Comprehensive Plan.**

- A. Pursue and abide by recommendations and policies from specific transportation Plans and Studies such as the Town of Mountain Village Comprehensive Plan Transportation Study and TMVOA's Telluride/Mountain Village Gondola Use, Economic Impact Analysis & Ridership Forecast.
- B. Create a detailed capital plan for all town infrastructure that ensures adequate reserves are built up to maintain, improve and construct required infrastructure.
- C. TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience.



full buildout and implementation of the Subarea Plans, presuming all of the planned density generated by the Subarea Plans would be built. The end result is the *Town of Mountain Village Transportation Plan*, which shows that Mountain Village has more than adequate road and parking infrastructure to support the full buildout of the Comprehensive Plan. It also recognized that the Town will need to monitor, maintain and potentially improve key intersections to ensure adequate levels of service.

The gondola system has been serving Telluride and Mountain Village for over 25 years, since 1996. In 2015, a committee comprised of regional stakeholders began collaborating on a long-term strategic plan for the gondola given that the operating agreement expires at the end of 2027. In summary, the expiration of the agreement results in:



**GONDOLA SYSTEM**

- A. Provide a world-class, truly unique inter-town gondola and bus mass transit system that connects Mountain Village to Telluride and all areas of Mountain Village.
  - 1. Plan for the continued operation of the gondola system linking the towns of Mountain Village and Telluride and linking Mountain Village Center and Town Hall Center subareas.
    - i. The gondola will provide adequate capacity to serve the land uses and associated density envisioned by the Comprehensive Plan.
    - ii. Consider the creation of a long-term capital improvement plan that ensures the successful maintenance operation of the gondola system. Determine if and when the gondola system will need to be completely replaced with a new system.
- B. Provide a year-round gondola or pulse gondola connection between Meadows and Mountain Village Center Subareas either along the current gondola alignment or in between Meadows Subarea and Town Hall Center Subarea, on the west side of Chair 10. For more details, refer to the Town Hall Center and Meadows Subarea Plans in Appendix A.

**BUS MASS TRANSIT**

- A. Maintain and expand as needed rubber tire mass transit service to link Mountain Village to Lawson Hill and Telluride when the main gondola system is not in operation.
- B. Work with San Miguel County, Telluride, Norwood, Rico, Ridgway, Montrose, Ouray County, Dolores County, Montrose County, and other jurisdictions on the creation of a regional transit authority that links all communities together.

- C. Provide a bus mass transportation system that connects all neighborhoods in Mountain Village in order to significantly reduce vehicular trips, improve sustainability, and offer convenient, efficient transportation for residents and guests.
  - 1. Determine the feasibility of operating a bus system year-round in Mountain Village that works in conjunction with the gondola system.
    - a. Evaluate the need for bus service on San Joaquin Road and Benchmark Drive.
    - b. Provide bus shelters and bus stops where needed.
  - 2. Recognize the importance of Dial-A-Ride service and seek ways to improve and maintain such service.

- 1. Evaluate the parking requirements of the CDC by a detailed parking study that looks at parking supply and demand. Refer to “TMV Parking Needs Assessment” dated February 5, 2021.
- 2. Evaluate all possibilities for expanding and/or improving employee parking options in the town and the Telluride region.
- 3. Periodically update the Town’s Transportation Plan which includes a parking study to ensure an adequate and efficient supply of parking spaces is available.
- 4. Ensure resident parking needs are addressed.
- 5. Ensure all parking areas are constructed, maintained and improved in accordance with the Design Regulations.
- 6. Provide a bilateral courtesy referrals between the Town of Telluride and Mountain Village for any changes in a Town parking policy to facilitate cooperative planning.

**PARKING**

- A. Provide convenient, efficient and appropriately priced parking to meet the parking needs of residents, visitors and employees.

Existing Public Parking		Number of Spaces
1)	Meadows Surface Lot	110
2)	Gondola Parking Garage (Paid Parking)	460
3)	Heritage Parking Garage (Paid Parking)	116
4)	South Village Center Surface Lot	18
5)	Market Plaza Surface Lot	60
6)	Mountain Village Blvd/Country Club Drive Surface Lot	11
<i>Total</i>		<b>775</b>
Existing Public Parking Subject to Redevelopment		Number of Spaces
7)	North Village Center Parking Surface Lot (Lot 109R)	25
8)	Surface Lot (Pond Lots)	50
9)	Surface Lot (Lot 161CR)	40
<i>Total</i>		<b>115</b>
<b>Total Existing Public Parking</b>		<b>890</b>

Source: Town of Mountain Village





- a. Evaluate the possibility of creating a Telluride region parking policy to ensure adequate ski resort, special event, and visitor parking.
- 7. Parking variance requests are discouraged for free market, large scale mixed use, and hotbed development.
- 8. Any existing surface parking on undeveloped lots in the Village Center Subarea are expected to be provided as public parking within the development and not constitute a community benefit but a requirement.
- 9. Alternative parking solutions can be considered to minimize parking challenges with development such as shuttle services, the provision of off-site parking, valet parking or other alternative parking agreements, arrangements, or considerations.

**ROADS, SIDEWALKS, AND TRAILS**

- A. Ensure the road, sidewalk, and trail systems in Mountain Village are maintained and improved, as needed.
  - 1. Periodically evaluate road intersection safety and capacity, road maintenance needs, and associated sidewalks and trails installation and maintenance to ensure safe levels of service, overall safety, and the provision of well-maintained roads, sidewalks, and trail systems.

- a. Consider drainage improvements on all roads that will protect property and improve water quality and attenuate stormwater flows, such as drainage pans and retention ponds.
- 2. Promote the pedestrian nature of Mountain Village by providing sidewalks along roads where needed in high density areas and provide trails in lower density areas consistent with the Trails Master Plan.
  - a. Maintain plowed sidewalks only in high density areas during the winter months. Sidewalks in low density areas should not be plowed during the winter months.

**WATER SUPPLY**

- A. Ensure an adequate water supply and water system capacity.
  - 1. Prepare a study to evaluate the town's water and sewer systems and ensure the systems are designed and upgraded as necessary to accommodate the land uses and density envisioned by the Comprehensive Plan.
  - 2. Reference and leverage previous engineering studies (such as the Hydrology Report for Water Rights Application and Plan for Augmentation).
  - 3. Support efforts and look at alternatives regarding the Town and Telluride Ski & Golf's water rights.

**FIRE PROTECTION**

- A. Ensure adequate fire protection infrastructure by cooperatively working with the Telluride Fire Protection District (TFPD).
  - 1. Ensure adequate fire flow is available as part of a water system analysis, with an emphasis on ensuring adequate storage capacity for required fire flows.
  - 2. Ensure adequate fire access to all areas in accordance with the Town's adopted fire code.
    - a. Develop road and driveway standards in cooperation with the TFPD and the town's consulting engineer.
  - 3. Provide certain referrals to the TFPD for new construction or substantial alteration of any multiunit, mixed-use or commercial building.
  - 4. Work with the TFPD to determine how it can acquire specialized equipment for fighting fires in Mountain Village.
  - 5. Develop a long-term capital plan for the fire station by cooperatively working with the TFPD.
  - 6. Strive to provide integrated housing with any new fire station expansion.
  - 7. Work with the TFPD to designate deed restricted housing for fire fighters as new projects are under consideration.
  - 9. Work with the TFPD to implement and update as needed the Community Wildfire Protection Plan and the regional All Hazard Mitigation Plan.

**II. Mountain Village strives to ensure, through its infrastructure, that the Town is accessible to residents and visitors of all ages, incomes, and abilities.**

- A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of universal design principles when investing in new infrastructure or retrofitting existing infrastructure.







# CHAPTER 4: PUBLIC BENEFITS



Community benefits are infrastructure improvements, service enhancements, public facilities, and amenities that contribute to the wellbeing of the community. These projects can be both public or private, but are often built as part of development agreements. The CDC identifies when development or rezoning require the provision of community benefits, but in most instances, community benefits are required with a Planned Unit Development (PUD).

This section of the Comprehensive Plan focuses on public benefits. Public Benefits are a subcategory of community benefits that can contribute to Town Councils evaluation of adequate community benefits for the purposes of proposed development through PUD's including rezoning of open space for hotbed development. The original 2011 Comprehensive Plan included a table of public benefits and associated timing triggers which emerged from Town Council's review of the Comprehensive Plan and coordination with TSG. The table

has been updated to be current and feasible in 2022. The public benefits listed as priorities and within the Public Benefits Table do not represent a comprehensive list of all public benefits that a developer or owner can provide or that Council may require as a condition of approval to satisfy the adequate community benefit provision with a development application. Council may, in its discretion, include or exclude any listed public benefit, and Council may further require additional community benefits not listed in this section.

The Mountain Village community, through both an online survey and a community open house in spring and summer of 2021, identified their top desired amenities that would most benefit the public in each of the three subareas. Although they are prioritized by subarea, these benefits each provide a larger community benefit and should be considered throughout the community, as feasible. Desired amenities are included in this section to provide context to Town

Council as to which public benefits may be most desired by the community in different subareas in Mountain Village.

In addition to realizing the community's desired community benefits through development and infrastructure investment, the Town of Mountain Village may be uniquely positioned to pursue philanthropic partnership opportunities to help realize some of those community-serving benefits. Potential philanthropists — whether those are long-term or seasonal residents, frequent visitors, or first-timers to Mountain Village and the region — who may want to make a lasting investment in the Mountain Village community should work closely with Town staff to identify opportunities to help achieve the specific public benefits included in this Plan. Creativity in realizing those public benefits should be encouraged, including the identification of opportunities to achieve various phases of implementation independently over time, as necessary.



# PUBLIC BENEFITS POLICIES

- A. The Public benefits priorities and table in this section provide a set of recommended benefits to current and future councils that should be achieved for the benefit of the community as specific parcels or areas are developed. These recommendations, as established by the Mountain Village community, will be codified in the CDC through regulatory mechanisms.
- B. Public benefits should be required with a PUD and requirement should be considered for other Town applications.
- C. Public benefits should be provided should be associated with proposed development and within the same subarea or in close proximity to the parcel being developed or with requests requiring the provision of public benefits.
- D. Council should find adequate community benefits, which includes the subcategory of public benefits, in order to approve CDC requirements that are varied through a PUD process.
- E. Consider providing ways to incentivize and strive to achieve the listed public benefits and other community benefits that further the vision of the Comprehensive Plan, so that these benefits are realized sooner rather than later, such as a bonus menu in the CDC. Nothing will prohibit the provision of a public benefit prior to a request requiring the provision of public benefits.





# PUBLIC BENEFIT PRIORITIES



Any public benefits listed as Tier 1 or Tier 2 priorities are considered supplemental to the public benefits table and can be required at the discretion of Town Council specific to the context of the request requiring provision of adequate public benefits.

These lists represent community and Town Council priorities upon review of the public benefits table, for improvements to Mountain Village that may be associated with new development.

Tier 1 public benefits provide the greatest level of benefit. Tier 2 public benefits provide a lesser yet still significant public benefit.

## **TIER 1:**

1. Conveyance of land to the Town of Mountain Village (TMV) for creation of community-serving facilities at the Town Council's discretion (such as community housing, a recreation/multipurpose center, parks/ recreation areas, and an expansion of the conference center).
2. Construction of community housing in excess of the amount required by the CDC and Community Housing Mitigation Methodology for a proposed development.
3. Conveyance of open space land to the TMV that is designated on the Future Land Use Map as Passive Open Space for preservation and public ownership purposes.

4. Provision of a high-quality, year-round mass transit system to connect the Town Hall Center to the Meadows.
5. Desired amenities as identified by the community and listed on the following page, prioritizing those listed per subarea.
6. Permanent elimination of any private parking agreements for public parking facilities to allow the TOMV to manage public parking.
7. Enhancements to the skier experience such as lift upgrades and on-mountain amenities.

## **TIER 2:**

1. Conveyance of perpetual trail easements or land to the TOMV for TOMV-maintained existing and proposed trails as shown on the Potential Recreation Projects Plan or for pedestrian paths/sidewalk facilities along any roadway.
2. Provision of public parking in excess of private parking required by the CDC for a proposed development.
3. Provision of public loading docks, trash collection facilities, back of house access, and other infrastructure to improve TOMV access, maintenance, and management capabilities of the Gondola and Village Center public spaces.
4. Provision of enhanced riparian areas.





## DESIRED AMENITIES

The following are the top three public benefits selected by the community for each of the three Mountain Village subareas. These should be considered priorities for public investment within the subareas and throughout Mountain Village and could be encouraged through use of a bonus table or a similar tool in the CDC. Beyond these top three, other benefits that scored consistently high and should be considered for the community include: New and improved bike routes and facilities; parks and recreation amenities; and enhanced public and private transportation. Additional desired amenities include medical facilities, pharmacy, and employee housing. See the Future Land Use Map or the Subarea Plan maps for boundaries of the three subareas.

### VILLAGE CENTER

1. Expanded parking facilities
2. New and improved pedestrian paths and facilities
3. Natural, wildlife, and riparian areas / protected open space

### THE MEADOWS

1. Natural, wildlife, and riparian areas / protected open space
2. New and improved pedestrian paths and facilities
3. New and improved bike routes and facilities

### TOWN HALL CENTER

1. New and improved pedestrian paths and facilities
2. Expanded parking facilities
3. Natural, wildlife, and riparian areas / protected open space



# PUBLIC BENEFITS TABLE

- A. The following public benefits table provides a set of recommended benefits to the community that should be achieved as specific parcels or areas are developed. These recommendations, as established by the Mountain Village community, will be codified in the CDC through regulatory mechanisms.
- B. There could be additional active open space areas rezoned. At Town Council discretion, these could trigger public benefits identified in the public benefits table. This should be specifically considered for active open space areas identified on the hotbed map (Chapter 3) that are outside of the three subareas.
- C. The public benefits and their associated timing triggers are proposals that have emerged from Town Council's review of the Comprehensive Plan and are memorialized here to record the views of Town Council serving at the time the Comprehensive Plan was amended (2022). The proposed public benefits and the associated timing triggers may be changed by a future Town Council during a future development review process. If a proposed timing trigger is changed by a future Town Council, it should strive to ensure that the public benefits are realized.
- D. It is envisioned that provisions will be made for the proposed public benefits with a rezoning, PUD, subdivision or other application requiring general conformance with the Comprehensive Plan for a Subarea Plan parcel listed in the public benefits table.
- E. Consider creating ways to incentivize and strive to achieve the public benefits in the public benefits table, and other public benefits that further the Comprehensive Plan, so that these benefits are realized sooner rather than later and prior to the timing/trigger listed in the public benefits table. Nothing will prohibit the provision of a public benefit prior to the timing/trigger listed in the public benefits table. If a public benefit is provided earlier than the timing/trigger, then the entity providing the public benefit will be given credit for the provision of the public benefit in a subsequent, future development review.

Table 5. Public Benefits Table

PROPOSED PUBLIC BENEFIT	PROPOSED TIMING TRIGGER
1. Telluride Ski & Golf or successors in interest (TSG), conveys Parcel J Active Open Space Parcel in the Mountain Village Center Subarea to the Town of Mountain Village (TOMV). TSG vacates any easements and interest it holds on Parcel J, as needed.	Concurrent with redevelopment of the Peaks (Lot 128) Lot 122, 123 and/or OS12R.
2. TSG provides any needed easements from current or proposed public pedestrian paths or multi-use trails in the Mountain Village Center to Parcel J Active Open Space Parcel.	Concurrent with the dedication of Parcel J Active Open Space Parcel as set forth in Item 1 above.
3. TSG conveys perpetual trail easements or land conveyance to the TOMV for TOMV maintained existing and proposed trails as shown in the Trails Master Plan that are located on TSG open space or TSG lots.	Concurrent with any redevelopment by TSG within the associated subarea the trails are located.
4. TSG will convey all TSG open space land to the TOMV that is designated on the Land Use Plan Map as Passive Open Space or as Resource Conservation Active Open Space.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
5. TOMV rezones TSG open space to limit currently allowed uses consistent with the six open space classifications shown on the Land Use Plan Map.	Prior to or concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
6. Permanently eliminate any TSG parking agreements related to the Gondola Parking Garage, Meadows Run Parking lot, and any other parking location in the town to allow the TOMV to manage these public parking areas.	Concurrent with any development, redevelopment, or land conveyance or transfer of land currently owned by TSG within the associated subarea.





Public Benefits Table (continued)

<p>7. TSG conveys land area in Parcel A-4 Telluride Conference Center Expansion to the TOMV to expand the Telluride Conference Center per the Mountain Village Center Subarea Plan. Hotbed expansion may be considered here so long as a portion of the expanded development on A-4 is used for community facility/conference center use.</p>	<p>Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea or a development application on Lot 128. This condition becomes moot should the Telluride Conference Center Expansion already have happened and if necessary easements or other require property interests have been obtained.</p>
<p>8. TSG conveys easement to the TOMV for the paved trail to Mountain Village Center as a non-motorized pathway to Country Club Drive as shown on the Trails Master Plan.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>
<p>9. Concurrent with the TOMV decision to redevelop Parcel C Lot 644 in the Meadows Subarea. Conveyance of the Meadows Park and year-round chondola operation is required with development.</p>	<p>TSG develops and constructs Parcel D Lot 651-A in the Meadows Subarea for primarily deed restricted housing. Public private partnerships are encouraged.</p>
<p>10. TSG conveys public easements (or similar legal instrument agreed to by both parties) to the TOMV for a new pulse gondola, tramway or other similar mass transit system on either: (i) the west side of Chair 10 from the base of Chair 10 to close proximity to Town Hall Plaza; or (ii) the existing chondola or new tramway to the north of such chondola from the base terminal to the top terminal facility in the Mountain Village Center Subarea. Necessary public easements will be provided to and from the terminal facilities to adjoining public spaces and/or right-of-way.</p>	<p>Concurrent with any development, redevelopment, or land conveyance or transfer of land currently owned by TSG in the Meadows Subarea.</p>
<p>11. Ski Area Capacity Improvements: TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience along with proposed timing triggers for such improvements. Such ski area improvements to maintain the skier experience may be connected to any upzoning of open space for hotbed development to ensure improvements are installed or completed concurrent or prior to such hotbed development being occupied.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan. Timing and triggers to be developed concurrent with the creation of the first PUD agreement or other agreement associated with the first rezoning of TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>
<p>12. TSG conveys the amount of land necessary for the envisioned community park adjacent to Parcel G Mountain View Apartments.</p>	<p>Concurrent with any development, redevelopment, or land conveyance or transfer of land currently owned by TSG in the Meadows Subarea.</p>





# CHAPTER 5: SUBAREA PLAN SUMMARIES



The Future Land Use Map depicts three specific subareas: Mountain Village Center, Town Hall Center, and Meadows. Each Subarea Plan and its associated principles, policies and actions provide detailed guidance for the development or redevelopment of certain sites in Mountain Village. The following pages of the plan include summaries of the three Subarea Plans. The complete Subarea Plans are located in Appendix A: Subarea Plans.

The Subarea Plans and their associated principles, policies and actions are not development plans; they represent possible scenarios that meet a targeted level of efficiency in the objectives stated in the Comprehensive Plan.

Early on in the creation of the Comprehensive Plan it was determined by the Comprehensive Plan Task Force and Town Council that it was necessary to identify appropriate parcels for desired development that would enable economic and social vibrancy, such as hotbeds and community facilities, without compromising the town's character, open space, and environmental quality. After this parcel identification process, the Town took the next step and conducted detailed, parcel-specific testing utilizing architects, designers and Town planners to evaluate what could "fit" onto a parcel given a broad range of considerations, such as surrounding development patterns; development constraints including wetlands and steep slopes; visual impacts; access; appropriate height; and pedestrian, vehicular and mass transit connections. In addition, the Town based its parcel testing on the eight key Land Use Values to determine appropriateness of use and fit. As testing progressed, various parcels were placed into logical geographic groupings,

— subareas — so that they could be considered more holistically. The key outputs of parcel testing were estimates of square footage and density that would be appropriate for each parcel. Once the specifics of each subarea were agreed upon by the Task Force and Town Council, the resultant subarea plan density was combined with built and unbuilt zoned density to develop an approximate estimate of future buildout, with the number of units then plugged into the Town's 2011 Economic Model. The end goal of parcel testing and the ensuing Economic Model analysis was to create a land use plan that achieved the Mountain Village Vision. In conclusion, the 2011 Land Use Plan and Subarea Plans represent the culmination of at least three rounds of parcel testing and subsequent analysis by the Economic Model, with each land use scenario carefully vetted by the Task Force and Town Council.

As part of the amendment process, the economic model was updated to reflect the revised number of additional hotbeds that are designated for potential future development.

In total, there are three Subarea Plans included in the Comprehensive Plan Amendment A: Subarea Plans:

- 1. Mountain Village Center**
- 2. Town Hall Center**
- 3. Meadows**

The Subarea Plans and their associated principles, policies and actions are not development plans; they represent possible scenarios that meet a targeted level of efficiency in the objectives stated in the Comprehensive Plan. It is understood that each parcel within a Subarea Plan will be fully evaluated during a future development review process.



# MOUNTAIN VILLAGE CENTER SUBAREA PLAN



## OVERVIEW

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural, and landscape amenities. The following actions will lead the way to achieving the principles, policies and actions of the Mountain Village Center Subarea Plan.

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities.

- Focus high density, mixed-use development in Mountain Village Center to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.

- Expand the existing Telluride Conference Center in order to remain competitive in the industry with larger conference groups. This, in turn, improves the year-round economic viability of Mountain Village Center. The Town wishes to capitalize on the town owned asset, the conference center, to maximize its use and value to the community. The Town will undertake a study regarding this in the near future.
- Redevelop plaza spaces at the gondola terminals.
- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project.
- Connect the Village Center to the Meadows with a year-round chondola or pulse gondola.
- Enhanced recreational and cultural activities.
- Accommodate required construction parking on-site.
- Prioritize pedestrian circulation to and within Mountain Village Center.
- Integrate deed restricted dorm units into future hotbed projects.



# TOWN HALL CENTER SUBAREA PLAN

## OVERVIEW

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

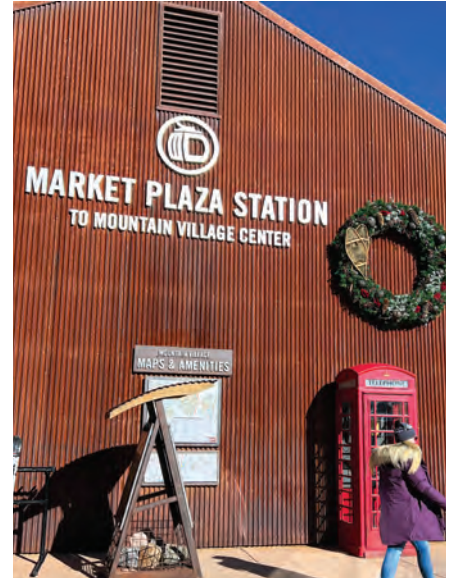
The following overall goals are identified for the Town Hall Center Subarea Plan:

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

The Town of Mountain Village is looking for ways to support local amenities for the residents of Mountain Village, which could be located or incorporated in the community hall and/or the mixed-use

buildings which might include health services, education, and additional community recreational amenities. The Town Hall Center Subarea will be developed as the civic center for the residents and guests of Mountain Village. The following actions will lead the way to achieving the principles, policies and actions of the Town Hall Center Subarea Plan.

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



<sup>1</sup> **Civic services** are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

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





# MEADOWS SUBAREA PLAN

*The Meadows Subarea Plan is dedicated to the memory of Abbott Smith. Abbott was a passionate and beloved community member and leader. His contributions to this planning effort during his time on the MRAB are greatly valued.*



## OVERVIEW

The Meadows Subarea is envisioned to continue as a neighborhood with primarily deed restricted housing, the chair 10-chondola base area, parking in the Meadows Parking Lot, and neighborhood-serving commercial uses. Thus, the Meadows Subarea will continue to be a main focal point for year-round residents that form the heart of the community. While the Meadows has historically contained a significant amount of

deed-restricted and employee housing in Mountain Village, it is not envisioned as the only location for such housing and cannot realistically fill the housing gap for the entire Town.

The 2022 update to the Meadows Subarea Plan was guided by input from the Meadows Resident Advisory Board (MRAB) and the community. The plan begins with subarea-wide principles and policies which provide guidance for the

Meadows as a whole. Following these, the site-specific policies and development table provide guidance for potential future development and improvements within the Meadows. Lastly, the action plan identifies prioritized key next steps for the Town and key implementation partners to pursue in order to implement the principles and policies of this Subarea Plan.

The principles, policies, and actions in the Meadows Subarea Plan highlight goals and priorities of Meadows residents. Key themes from this plan include:

- Expanded and improved transportation infrastructure, community amenities, and public park space to serve the existing and future resident population.
- Balancing density with infrastructure capacity, open space, and neighborhood character.
- Improved mass transit and pedestrian connections between the Meadows and both the Mountain Village Center and the Town Hall Center subareas.
- Dedication to preservation of open space, sustainability, and resiliency.

Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.









# A RESOLUTION

## Adopting the Town of Mountain Village Comprehensive Plan

### RESOLUTION OF THE TOWN COUNCIL OF MOUNTAIN VILLAGE, COLORADO, AMENDING THE 2011 COMPREHENSIVE PLAN

#### RESOLUTION NO. 2022-1208-17

#### RECITALS:

- A.** The Town of Mountain Village, Colorado (“Town”), has the power and authority pursuant to C.R.S. § 31-23-201, *et seq.* to create a planning commission and, through that planning commission, to enact a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof; and
- B.** The Home Rule Charter of the Town, at Section 12.1(a)(2), provides that the Design Review Board (“DRB”) serves as the Planning and Zoning Commission with such powers and duties as provided by C.R.S. §§ 31-23-202 and 301, except as modified by the Charter and any land use ordinance; and
- C.** The Town Council, by land use ordinance, has adopted the Community Development Code (the “CDC”), which is codified as Title 17 of the Mountain Village Municipal Code; and
- D.** CDC Section 17.8.1 provides that the DRB shall serve as a Planning and Zoning Advisory Board and that the Town Council shall act as the Planning and Zoning Commission; and
- E.** The Town Council has previously adopted a 2011 Comprehensive Plan for the Town as the master plan authorized by C.R.S. § 31-23-206, which has been amended from time to time including, most recently, amendments adopted on February 15, 2018, pursuant to Resolution 2018-0215-04; and
- F.** CDC Section 17.1.5(E) authorizes the Town Council to initiate amendments to the Comprehensive Plan in accordance with the requirements of C.R.S. § 31-23-206, and CDC Section 17.1.5(F) sets forth the process for such amendments; and
- G.** Through a request for proposals process in late 2020, the Town hired MIG, a national firm with offices in Durango and Denver, to reassess the 2011 Comprehensive Plan, and the Town Council exercised its power to initiate further amendments to the 2011 Comprehensive Plan; and
- H.** MIG also consulted with Economic and Planning Systems (EPS) to update the Town’s economic data and modeling with a public forum held on June 16, 2021 associated with the Comprehensive Plan amendment process; and
- I.** During 2021 and 2022, in consultation with MIG, the Town issued three draft Amended Comprehensive Plans for public review and public comment, and public meetings to review and consider proposed amendments and public comments were held by the DRB on March 25 and October 14, 2021 and by the Town Council on March 18, May 20, June 17, October 14, and December 9, 2021 and on January 20, March 17, and November 17, 2022; and
- J.** Members of the public had additional opportunities to review and comment on the proposed amendments via meetings, surveys, public study sessions, and other means during 2021 and 2022; and
- K.** The Town Council held a duly-noticed public hearing on November 17, 2022, to consider the proposed amendments to the 2011 Comprehensive Plan, copies of which were available for public inspection at the office of the Town Clerk and via the Town’s website, and considered any further public comments; and



L. The Town Council finds and determines that the community vision and factors affecting land use have substantially changed since the prior adoption and amendments of the 2011 Comprehensive Plan and that adequate financing and resources are available to complete the additional proposed amendments, that the procedures, findings and requirements set forth in Section 17.1.5 of the CDC and C.R.S. § 31-23-201, *et seq.* have been satisfied, and that it would be in the best interests of the Town to adopt the amendments to the Comprehensive Plan described below.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO:**

1. The 2011 Comprehensive Plan, 2022 Amendment, including all new amendments and all maps referenced therein, as attached hereto as **Exhibit A**, is hereby adopted by the Town Council, acting as the Planning Commission and also as the governing body of the Town pursuant to Section 17.1.5 of the CDC and C.R.S. § 31-23-208.

2. The amended and restated 2011 Comprehensive Plan, 2022 Amendment adopted by this Resolution supersedes all prior versions of the Comprehensive Plan.

3. The 2011 Comprehensive Plan, 2022 Amendment as approved by this Resolution shall apply to any land use application authorized by the CDC or Colorado Statutes and submitted to the Town on or after November 1, 2022, except for any application that has already been issued a final approval pursuant to the CDC prior to the effective date of this Resolution.

4. The action of the Town Council adopting the amended 2011 Comprehensive Plan, 2022 Amendment shall be recorded by the identifying signature of the Town Clerk on the final version of the amended Comprehensive Plan as approved by this Resolution.

5. An attested copy of the amended 2011 Comprehensive Plan, 2022 Amendment shall be and hereby is certified to the San Miguel County Board of Commissioners pursuant to C.R.S. § 31-23-208.

6. Town Staff is authorized to correct non-substantive or immaterial typographical errors if any are discovered in the 2011 Comprehensive Plan, 2022 Amendment after the date of this Resolution without further action by the Town Council.

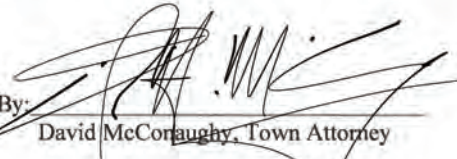
7. In the event that any provision of this Resolution is declared to be invalid or unenforceable by a court of competent jurisdiction, all remaining provisions shall remain in effect, and the provisions of this Resolution shall be deemed severable.

Approved by a supermajority vote of 7 (for) to 0 (against) comprising at least two-thirds of the Town Council on this 8th day of December 2022.

**Town of Mountain Village, Town Council**

By:   
Laila Benitez, Mayor

**Attest:**  
By:   
Susan Johnston, Town Clerk

**Approved as to form:**  
By:   
David McCornoughy, Town Attorney



# APPENDIX A: SUBAREA PLANS



## MOUNTAIN VILLAGE CENTER SUBAREA PLAN

### OVERVIEW

Mountain Village Center is the heart of the Town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural, and landscape amenities. The following actions will lead the way to achieving the principles, policies and actions of the Mountain Village Center Subarea Plan.

Mountain Village Center is the heart of the Town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural, and landscape amenities.

- Focus high density, mixed-use development in Mountain Village Center to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.
- Expand the existing Telluride Conference Center in order to remain

competitive in the industry with larger conference groups. This, in turn, improves the year-round economic viability of Mountain Village Center. The town wishes to capitalize on the town owned asset, the conference center, to maximize its use and value to the community. The town will undertake a study regarding this in the near future.

- Develop a new recreation center/multipurpose facility where the tennis courts are currently located.
- Redevelop plaza spaces at the gondola terminals.
- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project.
- Connect the Village Center to the Meadows with a year-round gondola or pulse gondola.
- Enhanced recreational and cultural activities.
- Accommodate required construction parking on-site.
- Prioritize pedestrian circulation to and within Mountain Village Center.
- Integrate deed-restricted dorm units into future hotbed projects.



# MOUNTAIN VILLAGE CENTER SUBAREA PLAN

## Principles, Policies and Actions

- I. Mountain Village Center is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan to reinforce its role as the center of tourist accommodations, activity, and conferencing in addition to locally-serving commercial, cultural, recreational, and civic spaces in order to maintain year-round vibrancy.**
- A. Provide enhanced pedestrian connectivity between Sunset Plaza and Heritage Plaza by creating a new pedestrian connection that is parallel to the western façade of the Inn at Lost Creek with a new skier bridge over this pedestrian area.
    - 1. Create a new commercial façade on or near the west elevation of the Inn at Lost Creek and consider small, freestanding commercial buildings that provide pedestrian interest in Sunset Plaza from Heritage Plaza. Integrate public art, or other high quality design elements, into the bridge to create pedestrian interest.
  - B. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Mountain Village Center Development Table (development table). The development table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height “fits” on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the development table, during a future development review based on the criteria listed in the Land Use Principles and Policies (page 34) and/or the applicable criteria in the Community Development Code (CDC). Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.
    - 1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan does not need to meet the requirements of the Development Table or the parcel-specific policies that follow.
  - C. Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting.
  - D. Amend the Town’s sign regulations to enhance sign program options and provide more creative sign design, character, activity, and vitality.
  - E. Evaluate the recommendations of the *Telluride Mountain Village Phase 1b Village Revitalization Strategy* in cooperation with the TMVOA, commercial space owners, and business owners. Implement recommendations as directed by Town Council.
  - F. Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center.
  - G. Significantly expand recreational and cultural opportunities in Mountain Village Center.
  - H. Provide a musical arts park in an appropriate location in Mountain Village Center or another area approved by Town Council to entertain children, families, and visitors, promote the arts, and create more activity.
    - I. Provide a town park with a gazebo, picnic tables and play equipment in an appropriate location in Mountain Village Center. Such park may be combined with a small concert venue, such as the Sunset Concert Series.
    - J. Provide a chapel in Mountain Village Center or in Town Hall Center to promote spiritual activities, create a better sense of community, and provide an alternative wedding venue for enhanced economic development opportunities.
    - K. Evaluate the inclusion of small, iconic, architecturally interesting commercial buildings in Heritage Plaza to provide a human scale and interconnect this wide open space.
    - L. Encourage deed-restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options.





Table 6. Mountain Village Center Development Table

Parcel Designation	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128	50-100	0	3	Existing in The Peaks	128
Parcel D Pond Lots	60-71	9	2	5,000 square feet	82
Parcel F Lot 161-CR	100-125	32	6	6,500 square feet	280

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 square feet per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 square feet per dorm unit, each with ideally four separate bedrooms. Refer to Chapter 3, Section 3A: Land Use.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

**1. THE PEAKS**

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive

Plan only requires the provision of hotbed units and dorm units as outlined in the Mountain Village Center Subarea development table.



- a. Parcel A-1 Lots 122, 123 & 128
    - i. Provide updated wetland delineation as part of any subdivision.
    - ii. Allow for a connected, enclosed bridge to The Peaks Resort & Spa from the new building.
  - b. Parcel A-2 The Peaks
    - i. Encourage and provide incentives for The Peaks Resort & Spa hotbed expansion and the Telluride Conference Center expansion on Parcels A-1, A-3 and A-4.
    - ii. Any redevelopment or addition to The Peaks Resort & Spa will only need to ensure that the additions themselves are compliant with the exterior material requirements of the Town, or the Town will need to grant a design variation due to the large amount of stucco and lack of stone.
  - c. Parcel A-3 Peaks Northwest Addition
    - i. Ensure that the view from the existing grass deck area to the San Sophia Ridge is not interrupted.
  - d. Parcel A-4 Telluride Conference Center Expansion
    - i. Allow for wetland fill of the small wetland area with appropriate approvals and small creek segment where such daylighting is out on Parcel A-4 Telluride Conference Center Expansion provided: (1) Gorroneo Creek is rerouted in between Parcel A-4 Peaks Conference Center Expansion and Parcel I Village Creek; (2) the creek is put into a new open creek channel as close as possible to Mountain Village Boulevard; (3) a small riparian corridor is created along the new creek with appropriate and significant riparian plantings; and (4) the creek is lined only between Parcel A-4 Telluride Conference Center Expansion and Parcel I Village Creek to prevent groundwater intrusion. Required wetland mitigation should occur along the newly created creek segment or in the area along the creek above Meadows.
  - ii. Reconstruct new pedestrian bridge over Gorroneo Creek on The Peaks ski back trail that has a higher quality design consistent with the Design Regulations.
  - iii. Provide for conference center expansion with the design of building on Parcel A-4 Telluride Conference Center Expansion as a cooperative planning effort with The Peaks Resort & Spa developer, TSG and the town (due to the use of its right-of-way which is necessary for the connection to the existing Telluride Conference Center) concurrent with the development review of Parcel A-4 Telluride Conference Center.
    - a) Only require the Telluride Conference Center Expansion to be designed into a building if such facility has or may have public, private or public-private financing.
    - b) Ensure the Telluride Conference Center expansion is designed to include the necessary floor area for the Telluride Conference Center expansion, with the amount of needed floor area determined through a study.
    - c) If the Telluride Conference Center moves forward to actual development, enter into a private/public partnership agreement with all involved parties that establishes the financing, ownership, and operating details for the Telluride Conference Center prior to issuing any building permits.
    - d) Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea or a development application on Lot 128, TSG conveys land area in Parcel A-4 Telluride Conference Center Expansion to the TOMV to expand the Telluride Conference Center per the Mountain Village Center Subarea Plan.
  - e) If the Telluride Conference Center moves forward to actual development, require Americans with Disabilities Act compliant enclosed and above grade connection between Parcel A-4 Telluride Conference Center expansion and Parcel J recreation center/ multipurpose facility to ensure the conference center is connected to such facility.
- 2. PARCEL B SHIRANA**
- a. Encourage the owner or developer of the Mountain Village Hotel PUD and Shirana owners to consider an inclusion into the Mountain Village PUD in order to provide the efficient and holistic development of the entire area.
  - b. Determine if the current parking garage entry for Palmyra and Westermere can be legally used to access parking for the Mountain Village Hotel PUD and consider positive and negative impacts of such access.
  - c. Ensure the trash facility is relocated to an efficient and compatible location.
- 3. PARCEL C 89 LOTS**
- a. Parcel C-1 89 Lots
    - i. Protect the views from the Crystal Condominiums, to the extent practical, by placing most of any future development's mass and scale to the east of a line that is extended southwest in the same bearing as the eastern line of Lot 89-1A.
    - ii. Step the eastern side of any future development down as it extends onto Lot 89-2B and 89-3D to mitigate visual impacts to Lots 100-103.
    - iii. Design main pedestrian connections across Mountain Village Boulevard to funnel a



majority of the pedestrian traffic through the Mountain Village Hotel PUD as allowed by an existing pedestrian easement. Provide secondary pedestrian access to Parcel F Lot 161-CR or Parcel D Pond Lots provided a pedestrian easement is in place for such access.

- b. Parcel C-2 89 Lots Ridgeline Condos
  - i. The development of Parcel C-2 89 Lots Ridgeline Condos is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
  - ii. Create alternative access to Parcel C-2 89 Lots Ridgeline Condos from upper Mountain Village Boulevard; access to other parts of Parcel C 89 Lots is prohibited to reduce traffic flow into this area.
  - iii. Allow for demolition or alteration of existing single-family homes to facilitate parcel development.
- c. Parcel C-3 89 Lots transitional Condos
  - i. Strive to create one access to the transitional condos to limit the number of access points onto Mountain Village Boulevard.
  - ii. Limit the maximum ridgeline to an elevation of 9,590.

#### 4. PARCEL D POND LOTS

- a. Encourage the owner of Parcel D Pond Lots to participate in good faith with the owners of 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 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 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 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 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 F 161-CR and Parcel G Gondola Station.

- b. Determine if exchange land should be provided for any Town-owned Mountain Village Center open space that is included in a development plan.
- 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 F Lot 161-CR and Parcel G Gondola Station.

- 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 F Lot 161-CR and Parcel G Gondola Station; consider positive and negative impacts of such access.
- e. Determine the best alignment for Gorrone Creek through Parcel D Pond Lots to the pond. Provide 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 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.
- f. 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.
- g. 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.
- h. Explore the creation of a deck area next to the pond for restaurant and entertainment use.
- i. 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.



- j. Concurrent with the development of Parcel D Pond Lots, provide needed access and infrastructure easements to Parcel E Le Chamonix through Parcel D Pond Lots. Parking may be provided on Parcel D Pond Lots and/or Parcel F 161-CR through a coordinated development plan with Parcel D Pond Lots that is memorialized in a PUD or a development agreement and appropriate easements or other legal agreements. If a parking garage is not planned under Parcel E Le Chamonix to provide required parking, and such parking is provided on Parcel E Le Chamonix or Parcel F 161-CR, a bridge connection to Parcel E Le Chamonix may be proposed as a part of the Parcel E Le Chamonix development plan.

**5. PARCEL E LE CHAMONIX**

- a. Determine the best alignment for Gorrone Creek through Parcel E Le Chamonix 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.

**6. PARCEL F LOT 161-CR**

- a. Encourage the owner of Parcel F Lot 161-CR to participate in good faith with the owners of the Parcel D Pond Lots 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 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 Le Chamonix, 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. Provide an access and infrastructure easement through Parcel F Lot 161-CR to Parcel G Gondola Station as part of any PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station.

- b. Determine the best alignment for Gorrone Creek through Parcel D 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 Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.
- 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.
- d. Continue to provide parking and access for the Ridge project as required by legal agreements.
- e. Provided the town ownership of any public areas on the Gondola Plaza that extend out onto Parcel F 161-CR through a condominium subdivision.
- 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.
- 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.
- h. Provide any parking and access and other facilities for the Ridge project as may be required by legal agreements.

**7. PARCEL G GONDOLA STATION**

- a. Encourage the owner of Parcel G Gondola Station to participate in good faith with the owners of the Parcel D Pond Lots, 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 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 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).
- b. Prohibit vehicular access from any point on Mountain Village Boulevard beyond (above) the point at which the boulevard intersects Parcel F Lot 161-CR or from the ski area. Encourage access to Parcel G Gondola Station through Parcel F Lot 161-CR and Parcel D Pond Lots, or through existing or new underground structures or by a remote vehicular intercept and parking location.
  - c. Provide pedestrian, ski-in/ski out easement for Parcel F 161-CR, Parcel D Pond Lots and Parcel E Le Chamonix through Parcel G Gondola Station to the ski area.
  - d. Allow for required parking for Parcel G Gondola Station to be provided on Parcel D Pond Lots or Parcel E Le Chamonix, Parcel F Lot 161-CR consistent with the policies in 7a. Consider allowing off-site parking in another appropriate location.
  - e. Provide a new space in Parcel G Gondola Station, or in another appropriate location in Mountain Village Center, for the TSG Club, which is currently located in the Plaza Building, so that the commercial space in the Plaza

Building will convert to new retail space with the goal of increasing the amount of activity in this busy plaza area.

- f. Provide the Town ownership of the public areas on the Gondola Plaza through a condominium subdivision of the Gondola Plaza.
- g. Ensure geotechnical conditions are fully evaluated and mitigated for Parcel G Gondola Station due to past observations of potential slope and/or soil instability.
- h. Strive to push the building mass on Parcel G Gondola Station towards the beach and Chair 4 terminal to the extent practical.
- i. Reroute existing trails in this area to ensure continued trail connectivity and access.
- j. Provide reasonable pedestrian/skier access to the east of the eastern boundary of Parcel G Gondola Station from the ski resort to Lots 94, 95R, 96, 97 and 139R to the base of Chairlift 4. Such ski access shall serve as an open space buffer from Parcel G Gondola Station and the homes to the east.

## **8. PARCEL J RECREATION CENTER/ MULTIPURPOSE FACILITY**

- a. Allow for a wide range of indoor and outdoor recreational uses to serve the Telluride region, such as a recreation center, tennis courts, volleyball courts, aquatics center, and performing arts amphitheater.
- b. Allow for a free standing multipurpose facility that accommodates indoor recreation, such as tennis courts, volleyball courts, and climbing wall that also allows for exposition space for conferencing, performing arts events, conference activities, wedding events, and similar activities. Such facility may be built prior to or concurrent with the recreation center.
- c. Ensure Parcel J Recreation Center/ Multipurpose Facility is conveyed to the Town by TSG as set forth in the Public Benefits Table to allow for the development of a recreation center and/or multipurpose facility.
- d. Ensure public access and any

required easements are provided from the main pedestrian routes in Mountain Village Center to Parcel J Recreation Center/Multipurpose Facility.

- e. Ensure that any required consents or modifications arising under the easements and covenants established in the deed recorded at Reception Number 279648 (Peaks easement) that burdens Parcel J Recreation Center/Multipurpose have been secured to enable the development of a multipurpose facility, a recreation center, or other uses as provided for in the Comprehensive Plan. The Peaks easement was granted for the benefit of certain parties inclusive of Telluride Resort and Spa L.L.C. (TRS) or its successor, assigns, or designees.
  - i. In the event that TRS is participating in the ownership, operation or development of Parcel J Recreation Center/ Multipurpose Facility, TRS shall be responsible for providing any required consents or modifications to the Peaks Easement necessary to accommodate the Parcel J Recreation Center/Multipurpose Facility uses except for hotbed development.
  - ii. In the event TRS is not participating in the ownership, operation or development of Parcel J Recreation Center/ Multipurpose Facility, the town or an assigned agent will be responsible for addressing any required consents or modifications to the Peaks easement, or otherwise removing the Peaks easement as allowed by law, necessary to accommodate the Parcel J Recreation Center/Multipurpose Facility. TRS has indicated its support for the recreational land uses envisioned for Parcel J Recreation Center/Multipurpose Facility and is willing to consent to the development of only recreational uses on Parcel J Recreation Center/Multipurpose



Facility only to the extent of its interests under the Peaks Easement, provided that the plans for the buildings and other improvements are reasonably acceptable to TRS, and the Town, in good faith, addresses reasonable issues and concerns identified by TRS relating to potential impacts arising from the development of the Parcel J Recreation Center/Multipurpose Facility to Lot 128.

- f. Allow for a multipurpose facility on active open space.
- g. Allow for an Americans with Disabilities Act compliant enclosed connection between The Peaks Resort & Spa and the recreation center and/or multipurpose facility.
- h. Encourage the developer or owner of Parcel J Recreation Center/ Multipurpose Facility to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel J Recreation Center/ Multipurpose Facility and Parcel K Meadows Magic Carpet since such access provides for year-round access to Parcel J Recreation Center/Multipurpose Facility without constructing a tunnel under the Meadows ski run and reducing trips on Visher Drive.
  - i. Allow for access to Parcel J Recreation Center/Multipurpose Facility by either (1) Visher Drive via a tunnel under the Meadows ski run that also provides for adequate clearance for semis, fire equipment, and construction equipment and a minimum five-foot wide pedestrian sidewalk through the tunnel; or (2) access via Mountain Village Boulevard based on a detailed, engineered study with Town Council determining the required access during the required development review process.
- i. Evaluate parking requirements and parking locations for envisioned uses based on a future parking study. Consider allowing required

parking to be located in Heritage Parking Garage, with pedestrian access to the recreation/ multipurpose facility provided at the time of development.

- j. Allow an above grade, above right-of-way connection from Hotel Madeline on Lots 50-51 to the recreation center/multipurpose facility that also provides connectivity to Parcel L Heritage Parking Garage Entry. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
- k. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs, and appropriate dark-sky lighting.
- l. Ensure that golf course parking, currently located on Parcel J Recreation Center/Multipurpose Facility, is entitled and approved by the town to be relocated to Parcel K Meadows Magic Carpet when the town determines it needs to use the parking lot land in Parcel J Recreation Center/Multipurpose Facility for a use envisioned by the Comprehensive Plan. The entitlement, approval, and relocation process of the parking lot on Parcel J Recreation Center/ Multipurpose Facility to Parcel K Meadows Magic Carpet will be at the expense of TSG. TSG will not unreasonably delay the relocation of parking from Parcel J Recreation Center/Multipurpose Facility to Parcel K Meadows Magic Carpet upon notification by the town, with such notification ensuring the continued, uninterrupted operation of the golf course. When Parcel J Recreation Center/Multipurpose Facility is conveyed to the town, the TSG golf course parking within such parcel may remain by easement until such point in time that the town needs the land for a use envisioned by the Comprehensive Plan.

#### **9. PARCEL K MEADOWS MAGIC CARPET**

- a. Allow for development to extend up to Mountain Village Boulevard if

The Peaks ski-in easement is preserved or modified.

- b. Evaluate Parcel K Meadows Magic Carpet to determine if access can be provided from the preferred road – Mountain Village Boulevard – based on a detailed, engineered study with Town Council determining access during the required development review process.
  - i. Encourage the developer or owner of Parcel K Meadows Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.
- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

#### **10. PARCEL L HERITAGE PARKING GARAGE ENTRY**

- a. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/ Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the Town's design regulations.

#### **11. PARCEL O TSG CLUBHOUSE**

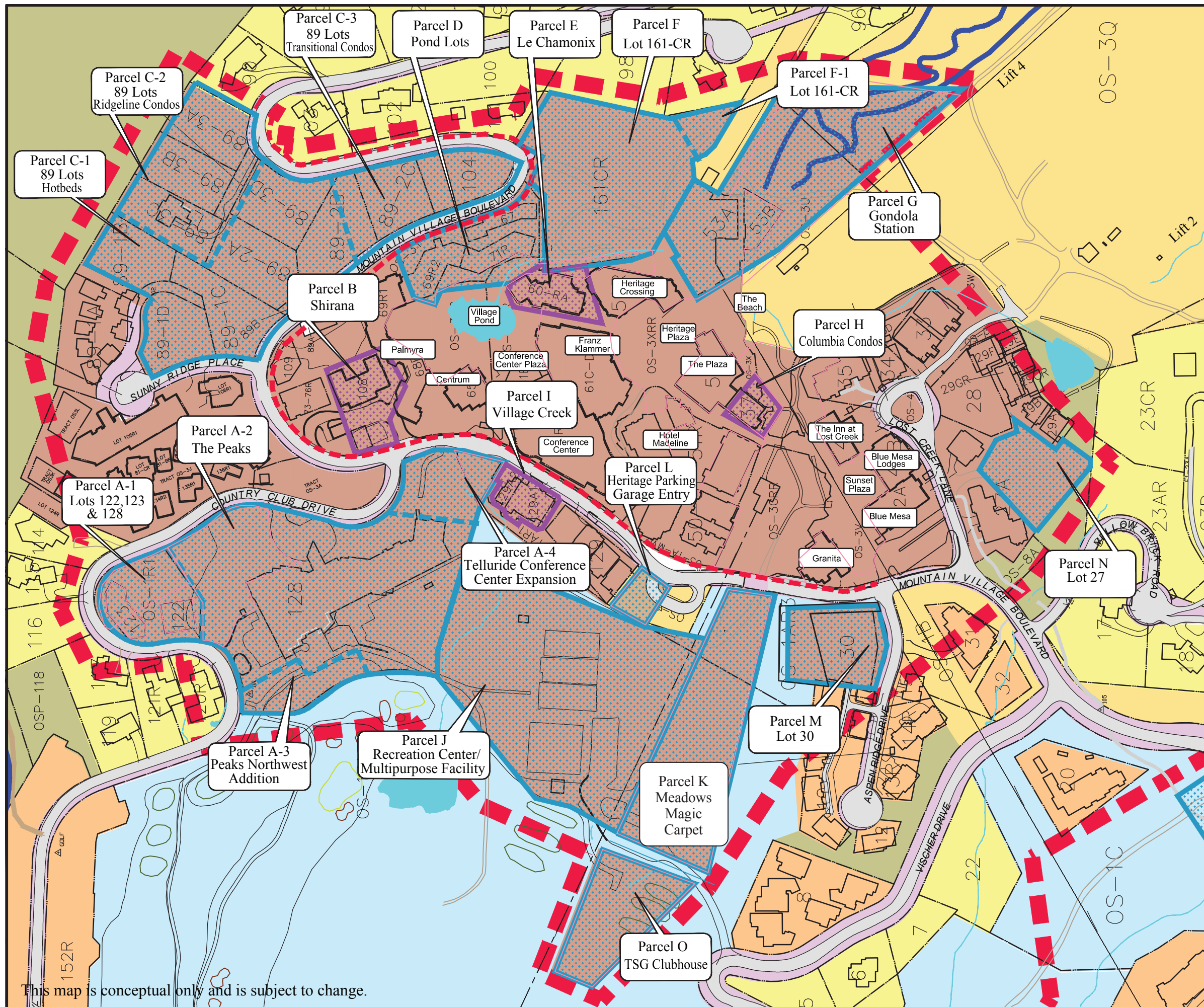
- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.



# Mountain Village Center Subarea Plan Map

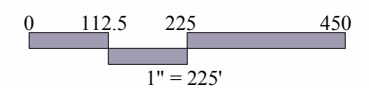
Please see the Future Land Use Map within the Comprehensive Plan for updated future land use designations.

Please see Village Center Subarea Plan development table for updated redevelopment sites.



## Legend

- Redevelopment Site
- Subarea Parcel Boundary
- Civic
- Mixed-Use Center
- Multiunit
- Municipal Public Works
- Single-Family
- Passive Open Space
- Limited Use Golf Course Active Open Space
- Full Use Ski Resort Active Open Space
- Limited Use Ski Resort Active Open Space
- Resource Conservation Active Open Space
- Right-of-Way and Access Active Open Space
- Existing Trail
- Proposed Trail
- Existing Sidewalk
- Proposed Sidewalk
- Subarea Boundary



This map is conceptual only and is subject to change.



# COMPREHENSIVE PLAN CHAPTER TOWN HALL CENTER SUBAREA PLAN

## OVERVIEW

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

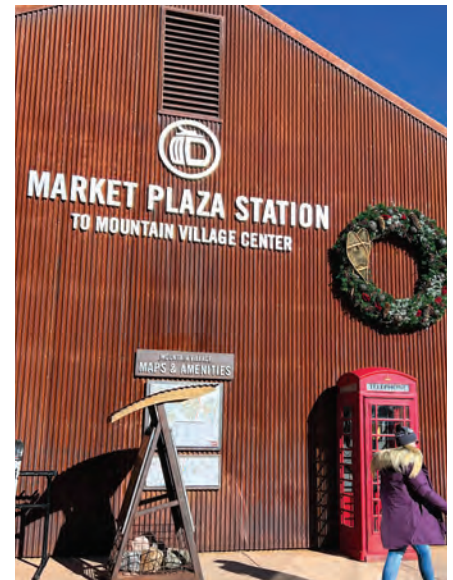
The following overall goals are identified for the Town Hall Center Subarea Plan.

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

The Town of Mountain Village is looking for ways to support local amenities for the residents of Mountain Village, which could be located or incorporated in the Community Hall and/or the Mixed-Use

buildings which might include health services, education, and additional community recreational amenities. The Town Hall Center Subarea will be developed as the civic center for the residents and guests of Mountain Village. The following actions will lead the way to achieving the principles, policies and actions of the Town Hall Center Subarea Plan.

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



<sup>1</sup>**Civic services** are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

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





# TOWN HALL CENTER SUBAREA PLAN

## Principles, policies and actions

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

A. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strive to reach the target density outlined in the Town Hall Center Development Table (development table). The development table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the development table, during a future development review based on the criteria listed in Chapter 3, Section 3A: Land Use, and/or the applicable criteria in the design regulations.

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

B. Improve the Elk Pond area by installing an arrival roundabout and creating a Community Park. Connect the subarea to the park with pedestrian paths and a pedestrian tunnel under Mountain Village Boulevard. The park's large grassy village green will allow for informal active recreation opportunities. At Elk Pond's edge, preserve and restore wetlands, native grasses, and wildflower meadows. Improve the boardwalk so users can walk out on the pond, fly fish, and stage for ice skating in the winter. Create picnic pavilions, a covered trellis with informal seating, and a fire pit for community gathering, year-round.

C. Require any applicant who proposes a rezoning, density transfer, subdivision, or any other application that requires general conformance with the Comprehensive Plan meet the following site-specific policies at the appropriate step in the development review process.

#### 1. PARCEL A

a. Allow for a wide range of municipal and community facilities such as a fire station, municipal offices, deed-restricted housing, and similar municipal and community uses.

b. Allow for an above-grade bridge connection from the arrival roundabout to the Gondola Parking Garage with adequate clearance provided for required vehicles and providing architectural interest consistent with the Design Regulations.

#### 2. PARCEL B

a. Continue to provide deed-restricted housing consistent with the Town Housing Authority policies and federal or state mandated

programs applicable to Parcel B.

b. Continue the measured development of vacant, buildable land at Village Court Apartments (VCA).

c. Maintain the community garden within Parcel B.

d. Reconfigure parking organization at VCA to optimize parking and density of units.

e. Allow for measured redevelopment of existing apartment buildings in VCA to better utilize existing land base with required parking provided in enclosed garages versus surface lots to provide more land use efficiency.,

f. Consider rezoning the undevelopable hillsides into resource conservation active open space.

#### 3. PARCEL C

a. Allow for a wide range of municipal and community facilities such as day care, municipal offices, deed-restricted housing, and similar municipal and community uses.

b. Strive to create a multi-tax district that provides facilities for the School District, the Library District, the Museum District, the Town, or similar governmental and quasi-governmental entities in order to promote the efficient use of limited tax dollars, shared multi-use facilities, and create more economic development and community vibrancy.

c. Work with TMVOA as the landowner to create a new mixed-use civic services facility adjacent to Mountain Village Boulevard. Provide space for day care at ground level, creating a strong relationship with the wetland to the north for educational opportunities. The upper two levels of the building should allow for expanded space for civic services, possible expanded



Table 7. Town Hall Center Development Table

Parcel Designation	Target Condo/ Apt. Units	Target Townhome Units	Target Dorm Units*	Target Restaurant/Commercial Area square feet (SF)	Total Target Units
Parcel A	NA	NA	NA	NA	NA
Parcel B	272**	NA	NA	NA	272
Parcel C	NA	NA	NA	36,000 SF Mixed-Use Bldg(s)	NA
Parcel D	NA	NA	NA	21,000 SF Community Hall	NA
Parcel E	NA	NA	NA	NA	NA
Parcel G	NA	NA	NA	NA	NA

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 sq. ft per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 sq. ft. per dorm unit, each with ideally four separate bedrooms. Refer to Chapter 3, Section 3A: Land Use.

\*\*Deed Restricted Condo Apartments

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



- q. Allow for community-serving commercial and ancillary uses such as day care and offices for Town of Mountain Village staff that complement other permitted municipal and community uses. Incorporate some of these commercial uses into new buildings in this parcel.
- r. Evaluate providing an improved connection to the Meadows Subarea with a year-round chondola and/or pulse gondola connection with an enhanced rubber tire system, as needed.

#### 4. PARCEL D

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

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

#### 5. PARCEL E

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

in funding the construction of the additional parking garage floors in the Gondola Parking Garage.

#### 6. PARCEL F

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

#### 7. PARCEL G

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



# Town Hall Center Subarea Plan Map

## Legend

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

----- Parcel Boundary

■■■■■■ Subarea Boundary

NORTH



0 100 200 400



1"=200'







Conceptual Rendering of the Proposed Community Hall





Conceptual Rendering of the Proposed Community Park



# MEADOWS SUBAREA PLAN

*The Meadows Subarea Plan is dedicated to the memory of Abbott Smith. Abbott was a passionate and beloved community member and leader. His contributions to this planning effort during his time on the MRAB are greatly valued.*



## OVERVIEW

The Meadows Subarea is envisioned to continue as a neighborhood with primarily deed restricted housing, the chair 10-chondola base area, parking in the Meadows Parking Lot, and neighborhood-serving commercial uses. Thus, the Meadows Subarea will continue to be a main focal point for year-round residents that form the heart of the community. While the Meadows has historically contained a significant amount of

deed-restricted and employee housing in Mountain Village, it is not envisioned as the only location for such housing and cannot realistically fill the housing gap for the entire Town.

The 2022 update to the Meadows Subarea Plan was guided by input from the Meadows Resident Advisory Board (MRAB) and the community. The plan begins with subarea-wide principles and policies which provide guidance for the

Meadows as a whole. Following these, the site-specific policies and development table provide guidance for potential future development and improvements within the Meadows. Lastly, the action plan identifies prioritized key next steps for the Town and key implementation partners to pursue in order to implement the principles and policies of this Subarea Plan.

The principles, policies, and actions in the Meadows Subarea Plan highlight goals and priorities of Meadows residents. Key themes from this plan include:

- Expanded and improved transportation infrastructure, community amenities, and public park space to serve the existing and future resident population.
- Balancing density with infrastructure capacity, open space, and neighborhood character.
- Improved mass transit and pedestrian connections between the Meadows and both the Mountain Village Center and the Town Hall Center subareas.
- Dedication to preservation of open space, sustainability, and resiliency.

Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.





# MEADOWS SUBAREA PLAN

## Subarea-Wide Principles and Policies

### **I. The Meadows plays an important role in Mountain Village as a neighborhood for locals and provides primarily deed-restricted housing opportunities serving many year-round residents.**

- A. The primary land use within the Meadows Subarea should be residential with priority for employee housing.
- B. Deed-restricted housing should be provided, primarily through the free market without a town housing subsidy.
- C. Carefully consider specific deed restriction types for all new residential development for the purpose of maintaining affordability over time as well as to prevent the loss of any units through foreclosure.
- D. Provide visual buffers, or physical buffers if feasible, for any light industrial uses adjacent to residential uses within the Meadows and provide solutions for noise pollution.
- E. Assess the impact of light industrial uses on infrastructure and neighborhood character. If deemed necessary and feasible, continue to consider relocation of light industrial uses to other areas in Mountain Village.
- F. Town Council may consider updating Meadows zoning to allow for mixed-use development on any parcel, in order to allow for the provision of neighborhood-serving commercial uses, pending relevant development applications. This may take the form of vertical (i.e. commercial on the ground floor with residential above) or horizontal mixed use (i.e. commercial building next to residential building on the same parcel). Mixed-use development and neighborhood-serving commercial (such as a small market or convenience store) would reduce vehicular trips out of the Meadows for residents.

### **II. Multimodal transportation infrastructure and amenities ensure that the Meadows is accessible and well-connected internally and to other prominent destinations in Mountain Village.**

- A. Ensure existing and future multimodal transportation infrastructure within the Meadows is well-maintained.

#### **Mass Transit**

- B. Better connect the Meadows to the Town Hall Center by acquiring an easement for a new, year-round, publicly accessible pulse gondola or other mass transit system that connects the Meadows to the Town Hall Center Subarea. Alternatively, upgrade Chair 10 to a year-round pulse gondola or chondola and provide a drop-off point at the Town Hall Center.
- C. Better connect the Meadows to the Village Center by running the existing chondola as a pulse chondola or gondola with year-round service.
- D. Provide a new shared non-vehicular paved pathway connecting the Meadows to Country Club Drive and the Mountain Village Center Subarea, as shown on the Meadows Subarea Plan Map, to create a direct, safe, accessible, year-round paved pedestrian connection for Meadows residents.
- E. Evaluate the San Miguel Authority for Regional Transportation (SMART) transit service and other local transit options serving the Meadows and assess the frequency, convenience, and transit stop locations to ensure that Meadows residents can utilize the service at necessary times, get up-to-date timing and route information, and take the route to priority destinations.

#### **Vehicular Traffic and Parking**

- F. Evaluate vehicle parking supply and demand in the Meadows and look for

opportunities to provide additional parking to ensure adequate supply for residents and their visitors. Consider additional parking solutions such as residential parking permits, shared parking agreements, off-site parking with shuttle service, and HOA support of parking management. Parking within the Meadows should be prioritized for residents and their visitors.

- G. Evaluate options for an additional roadway connection in/out of the Meadows. Evaluate feasibility for right-of-way acquisition and topographical design constraints. Both full multimodal use and limited multimodal use options should be considered (such as limiting use to only public transit and micromobility users through a gate or other means).
- H. Evaluate route options for and provide at least one additional emergency ingress/egress route for the Meadows, which may be along a new roadway.

#### **Active Transportation**

- I. Ensure pedestrians and cyclists can safely and easily access the transit stops by providing a complete sidewalk network to the stops, ensuring there are crosswalks to accommodate all necessary crossings, and that bike storage and pedestrian amenities are available at all transit stops.
- J. Provide safe pedestrian travel along all roads within the subarea by filling any sidewalk gaps, providing crosswalks and signage at all pedestrian and bicycle crossings, and by creating additional connections as shown on the Meadows Subarea Plan map.
- K. Ensure all sidewalk connections and parking areas within the Meadows meet ADA accessibility requirements and best practices.



**III. The Meadows serves as a community base for access to the ski area and other outdoor recreation. Mountain Village promotes a healthy, active lifestyle through provision of recreational amenities in the Meadows, direct access from the Meadows to surrounding outdoor recreation opportunities, and preservation of open space.**

**Natural Systems and Open Space**

- A. Preserve, maintain, and support open spaces and natural areas within the Meadows.
- B. Continue to require the conservation and preservation of the Prospect Creek wetland area.
- C. Explore strategies to support local ecology and wildlife while balancing impact on surrounding neighborhood. Consider options to mitigate beaver damage to trees near the Prospect Creek wetland.
- D. Expand the tree canopy in the Meadows through public investment and incentivizing private investment into tree planting.

**Trails and Trailheads**

- E. Ensure existing and future trails within the Meadows are well-maintained and retain surface conditions that are functional for pedestrians and cyclists.
- F. Build new trail connections as shown in the Trails Master Plan and on the Meadows Subarea Plan map.
- G. Ensure existing and future trailheads and trail access points include amenities such as signage and wayfinding, trash receptacles, and dog waste stations.
- H. Provide appropriate signage and wayfinding at trail intersections and crossings to ensure the trail network is safe and easily navigable.

**Recreational Amenities**

- I. Explore opportunities to provide additional public park space within the Meadows, including expanding and enhancing the Jeff Jurecki Memorial Playground.

- J. Explore opportunities to partner with private owners of recreation amenities, such as the play areas at The Boulders and Mountain View Apartments to facilitate public access and provide Town support for their continued use and maintenance.
- K. Explore a public-private partnership with the owner of Parcel G 640-A and the owner of OSP 35-A to facilitate public access and provide Town support to maintain and add appropriate amenities to the private park space and ball field at the Mountain View Apartments.
- L. Assess ecological feasibility and explore partnerships with private land owners to provide a recreational fishing pond within the Meadows at the beaver pond within Prospect Creek.

**IV. Essential amenities and services that improve the quality of life for local residents are provided in the Meadows.**

- A. Ensure proper maintenance of new and existing community amenities and services.
- B. Evaluate community desire for a community garden within the Meadows Subarea and possible locations, programming, and management opportunities. Explore pairing the community garden with a community composting service and recycling hub with expanded recycling opportunities as available.
- C. Provide additional landscaping and beautification improvements throughout the Meadows Subarea.
- D. Evaluate existing pedestrian lighting and provide additional lighting as needed to ensure the safety of Meadows residents at night. Ensure lighting is well-spaced and compliant with dark skies standards.
- E. Explore additional access opportunities to connect residents and visitors from the Meadows Parking Lot and Adams Ranch Road to Chair 10 and the chondola station and improve and provide Town support to maintain

the existing access points.

- F. Explore opportunities to provide additional goods and services within the Meadows Subarea, such as a public restrooms, neighborhood-serving retail, and public gathering or event space.
- G. Through public investment, strive to provide the community’s desired amenities for the Meadows, as identified in the public benefits section of the Comprehensive Plan and specified in Policy V.I. on the following page.

**V. Strategic development and redevelopment enhances the Meadows. New development in the Meadows serves the full-time residential population and transitions sensitively to the surrounding neighborhood. New development provides public benefits as required and appropriate, prior to construction. The Town of Mountain Village ensures infrastructure capacity and maintenance needs are met related to any new development prior to construction.**

- A. Ensure any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strives to reach the site-specific policies and does not exceed the target density outlined in the Meadows development table (development table).
- B. An applicant or developer may propose a reduced density compared to that listed than in the development table. The Town may also limit the maximum density in the development table during a future development review based on the criteria listed in Chapter 3, Section 3A: Land Use, and/or the applicable criteria in the CDC or Design Regulations.
- C. Require infrastructure impact analysis with significant new development in the Meadows to assess increased traffic, parking, or utility needs.
- D. Require new development within the



Meadows to provide the necessary parking per Town requirements with any development approval, and variances which allow reduced parking provisions should not be permitted.

- E. Following completion of a parking assessment, consider increasing parking requirements in the Meadows for new development.
- F. Ensure new development provides attainable community housing opportunities per the Town's Community Housing Mitigation Methodology.
- G. Ensure new development preserves existing trail connections or provides suitable re-routed trails, if necessary.
- H. Encourage new development to preserve existing trees as feasible or, if necessary, require developers to plant new native trees to offset any tree canopy loss as much as possible pursuant to fire mitigation regulations.
- I. Through private investment or required public benefit, strive to provide the

community's desired amenities for the Meadows, as identified in the public benefits section of the Comprehensive Plan. Public benefits of particular community desire and relevance to the Meadows include:

- Provision of new or enhanced mass transit/gondola connections between the Meadows and both the Village Center and Town Hall Center subareas.
- Conveyance of land or easements to the Town of Mountain Village for community-serving facilities such as public parks and recreation and a community garden.
- Conveyance of land to the Town of Mountain Village for preservation and public ownership purposes of natural, wildlife, and riparian areas.
- New and improved pedestrian and bike trails, paths, and facilities.
- Public parking in excess of private parking requirement and prioritized for Meadows resident use.

- Conveyance of land to the Town of Mountain Village for new road or emergency route in/out of the Meadows.

- J. Ensure the necessary wildfire risk and disaster mitigation assessments and techniques are completed for new development within the Meadows, as identified in other policy documents. Proactively educate residents on communication protocols, evacuation routes, and other emergency resources.
- K. Consider cohesivity and appropriate transitions in density, height, and architectural character between any new development and neighboring existing development(s). Building heights for new development are regulated by the CDC and Town Council, but are envisioned in the Meadows to be cohesive with nearby parcels subject to the 35 foot building height limit of the Ridgeline Development regulations.





# Site-Specific Policies and Development Table

The following site-specific policies and associated development table are intended to provide the community's vision for potential future development in the Meadows and direction to Town Council on associated future decision making and public investment.

## Density

The Meadows development table (right) highlights six primary parcels and indicates the vision for those parcels based on MRAB and community feedback. Parcels envisioned with total target units higher than their total platted units indicate key locations where additional density may be appropriate in exchange for adequate public benefits, as determined by Town Council at the time of any potential development proposal related to these six parcels. As shown in the Meadows Development Table, **up to 28 additional units are targeted beyond what is currently platted**, which may be appropriate in exchange for public benefits.

## Infrastructure Impacts

Any new development will have an impact on transportation and utility infrastructure in the Meadows. When comparing to existing development (as of July 2022), as is shown in the Meadows development table, **up to 99 total new units may be developed**. Potential infrastructure impacts to consider with this additional density include approximately:

- **297 additional residents** (assuming 3 people per unit and employee condo/apartment housing types, source: CDC Section 17.3.7 C. Table 3.2)
- **44 additional cars on the road during the peak P.M. hour** (assuming .44 vehicle trips generated per unit during P.M. peak hour) (source: Institute of Transportation Engineers Common Trip Generation Rates Multifamily Housing (Mid-Rise) in General Urban/Suburban Setting)
- **149 required on-site parking spaces** (assuming 1.5 spaces per unit and employee condo/apartment housing types, source: CDC Section 17.5.8 Table 5-2)

Table 8. Meadows Development Table

Parcel Designation	Existing Units (total)	Platted Units (total)	Target Units (total)
<b>Parcel A Prospect Plaza (Lot 648)</b>	7	7 (deed restricted condominiums)	20
<b>Parcel B Town Shops (Lot 650)</b>	0	0	15*
<b>Parcel C (Lot 644)</b>	0	41 (deed restricted condominiums)	41
<b>Parcel D (Lot 651-A)</b>	0	15 (free market condominiums)	15*
<b>Parcel E Big Billie's Apartments (Lot OS35B)</b>	150	150 (149 employee dormitories and one employee apartment)	150
<b>Parcel G Mountain View Apartments (Lot 640 A)</b>	30	45 (deed restricted condominiums)	45
<b>Total Units</b>	<b>187</b>	<b>258</b>	<b>286</b>
<b>Total Additional Units (beyond plat)</b>			<b>28</b>
<b>Total Additional Units (beyond existing)</b>			<b>99</b>

\*These could be rezoned to deed restricted units.

## Site-Specific Policies

Any application that proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan shall consider the following site specific policies. For any properties listed that are not envisioned for additional density and do not require general conformance with the comprehensive plan, the policies listed are recommendations that Town of Mountain Village should pursue other methods to support, incentivize, or require.

### 1. PARCEL A PROSPECT PLAZA (LOT 648)

- Any redevelopment of Parcel A Prospect Plaza is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).
- Along with any redevelopment of Parcel A, connections to Boulders Way should be explored.
- Ensure any new development proposed on Lot 648-BR is subject to the Ridgeline Development Regulations, including a maximum

building height of 35 feet. Lot 648-AR is not subject to the Ridgeline Development regulations.

- Utilize existing underground parking with any new development.
- Pursue public-private partnership opportunities to maximize deed-restricted housing units in any new residential development.
- Consider prominent visibility and frontage of Parcel A Prospect Plaza along Adams Ranch Road.

### 2. PARCEL B TOWN SHOPS (LOT 650)

- Any redevelopment of Parcel B Town Shops is envisioned as low to medium density residential.
- Ensure any new development proposed on Lot 650 is subject to the Ridgeline Development Regulations, including a maximum building height of 35 feet.
- First assess impact of light industrial uses and then explore options for relocating light industrial uses from Parcel B Town Shops to elsewhere in the Mountain Village.
- If light industrial uses remain and new residential development is pursued on the eastern half of the lot, consider connectivity



improvements between any new development on the eastern half of the parcel to Adams Ranch Road.

- E. If light industrial uses remain and new residential development is pursued on the eastern half of the lot, consider appropriate tenants for any new residential units given the proximity to Town functional uses, such as Town employees or emergency responders.
- F. If light industrial uses are moved off the parcel, a higher density of residential development may be appropriate.
- G. Due to the public ownership of this parcel, pursue 100% deed-restricted housing units with any new development.

### **3. PARCEL C (LOT 644)**

- A. Any redevelopment of Parcel C Lot 644 is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).
- B. Participate in a public-private development of Parcel C Lot 644 for deed restricted housing.
- C. Reroute Jurassic Trail as necessary.

### **4. PARCEL D (LOT 651-A)**

- A. Any development of Parcel D Lot 651-A is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).
- B. Pursue public-private partnership opportunities to maximize deed-restricted housing units in any new residential development.

### **5. PARCEL E BIG BILLIE'S APARTMENTS (LOT OS35B)**

- A. Explore public-private partnership opportunities to encourage the operation and maintenance of a pulse gondola or other tramway or

mass transit system from the Meadows Subarea to Mountain Village Center Subarea with the hours and dates of operation closely tied to the town's operation of the gondola system.

- B. Explore public-private partnership opportunities to encourage the operation and maintenance of a pulse gondola or other tramway or mass transit system from the Meadows Subarea to the Town Hall Center Subarea with the hours and dates of operation closely tied to the town's operation of the gondola system.
- C. Explore public-private partnership opportunities to provide a new pedestrian connection and all needed easements between Parcel F Meadows Parking Lot, Adams Ranch Road, and the chair 10-chondola base area as envisioned by the Meadows Subarea Plan.
- D. Encourage enhanced maintenance of all pedestrian connections on Parcel E Big Billie's Apartments.

### **6. PARCEL F MEADOWS RUN PARKING LOT (LOT OSP35E)**

*See pages 122-123 for graphics illustrating the development concept for this parcel.*

- A. Due to the public ownership of this parcel, prioritize Meadows resident/visitor parking as needed over skier day-use parking.
- B. After other parking assessment is completed and other parking management strategies are implemented, if additional parking is determined to be needed, provide additional parking opportunities with a two-story parking structure.
- C. Ensure the parking structure is constructed below grade.
- D. Design parking structure to accommodate taller vehicle heights, in particular school and commuter buses.
- E. Complete a park master plan to rehabilitate and expand Jeff Jurecki Memorial Playground into a neighborhood park with park

equipment desired by Meadows residents. Expand park onto a green roof of the garage.

- F. Provide permanent public bathroom facilities to serve the public park space and parking lot/garage. Pursue a dedicated sewer line extension to the site or an agreement with neighboring property owner(s).
- G. Consider a neighborhood-serving use on Parcel F Meadows Parking Lot provided such does not compromise the ability to construct a parking structure. Further analysis and community engagement should be conducted to assess desired neighborhood-serving use, feasibility, and infrastructure impacts.

### **7. PARCEL G MOUNTAIN VIEW APARTMENTS (LOT 640A)**

- A. Pursue opportunities to either convey/purchase a subdivided portion of the property or a Town easement for a publicly owned or publicly accessible, well-maintained park on the northern portion of Parcel G Mountain View Apartments.
- B. In the interim, or if an agreement as listed in Policy 7A is not reached, explore public-private partnership opportunities for the Town to provide maintenance and new equipment to the privately-owned park space in exchange for enhanced public access and expansion of permanent park features.
- C. Prioritize park equipment desired by Meadows residents.
- D. Any additional development of Parcel G is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).
- E. Pursue public-private partnership opportunities to maximize deed-restricted housing units in any new residential development.



# Action Plan

The following table includes the specific action items that will be critical to progress the implementation of the Meadows Subarea Plan principles and policies. The table is intended to provide guidance to Town Council and staff for future work plans, decision making, and allocation of public funds. These actions are grouped by estimated timeframe to completion and ranked by priority of implementation, based on the feedback of the Meadows Resident Advisory Board and community. Each action item is accompanied by additional information to provide context and assist in its completion, including estimated cost and key implementation leaders and stakeholders.

**TIMEFRAME:** Action Items are grouped by possible timeframe to completion. This timeframe is dependent upon Town staff capacity and funding availability. Additional time may be required to begin and/or complete listed Action Items.  
 Near-Term = 1-2 Years  
 Mid-Term = 3-4 Years  
 Long-Term = 4+ Years

**PRIORITY ORDER:** Within each timeframe, action items are ranked by priority of implementation, based on Meadows Resident Advisory Board and community feedback. Low numbers are highest priority.

**ACTION ITEM:** A description of the action item to implement the principles and policies within the Meadows Subarea Plan.

**ORDER OF MAGNITUDE COST:** An initial planning-level cost estimate. This cost does not reflect additional allocation of public funds towards Town staff capacity expansion or consultation services required to complete listed Action Items.  
 \$ = less than \$50,000  
 \$\$ = \$50,000-500,000  
 \$\$\$ = \$500,000- \$1 million  
 \$\$\$\$ = \$1 million or more

**IMPLEMENTATION LEADERS AND KEY STAKEHOLDERS:** Those who should champion the action item and those who should be consulted and partnered with in the implementation and decision making process, with **blue** representing Town departments and **orange** representing private entities. Town Council is an assumed partner as appropriate in all actions.

Table 9. Meadows Action Table

Timeframe	Priority Order	Action Item (Short Name)	Action Item	Order of Magnitude Cost	Implementation Leaders and Key Stakeholders
<b>NEAR-TERM ACTIONS</b>					
Near-Term	1	<b>Conduct Parking Assessment</b>	Conduct a Meadows parking assessment, including analysis of supply, demand, and an evaluation of current parking requirements. <i>(Principle II)</i>	\$	Public Works & Utilities, Transportation, Town Manager, <b>property owners</b>
Near-Term	2	<b>Plan Upgraded Chondola to Village Center</b>	Partner with TSG to fund and design a Meadows/ Village Center year-round connection through upgrading the chondola to a year-round pulse gondola. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, TSG, <b>TMVOA, property owners</b>
Near-Term	3	<b>Plan Gondola Connection to Town Hall Center</b>	Partner with TSG to evaluate alternatives, fund, and design a Meadows/ Town Hall Center year-round mass transit/gondola connection. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, TSG, <b>TMVOA, property owners</b>
Near-Term	4	<b>Assess Additional Road and/or Emergency Route</b>	Evaluate opportunities, including preliminary engineering and design, to provide a new multimodal road (in addition to Adams Ranch Road) in/out of the Meadows for year-round use. If an additional year-round road is determined to be infeasible, evaluate opportunities to provide an additional emergency ingress/egress vehicular route. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, Town Manager, Police, Fire Department, <b>TMVOA, property owners</b>



Timeframe	Priority Order	Action Item (Short Name)	Action Item	Order of Magnitude Cost	Implementation Leaders and Key Stakeholders
<b>NEAR-TERM ACTIONS, CONTINUED</b>					
Near-Term	5	<b>Explore Short-Term Rental Regulations</b>	Explore regulations for short-term rentals in the Meadows and provide resources to HOAs to manage related impacts. <i>(Principle I)</i>	\$	Planning & Development Services, HOA's, STR companies
Near-Term	6	<b>Mitigate Beaver Damage to Trees</b>	Mitigate and prevent additional beaver damage to trees through wrapping/fencing of trees in close proximity to wetlands and/or another appropriate method. <i>(Principle III)</i>	\$	Public Works & Utilities, Parks & Recreation, Environment, property owners
Near-Term	7	<b>Install Additional Landscaping and Plant New Trees</b>	Through a combination of public investment and partnership with private property owners, plant new trees and install additional landscaping elements, including: <ul style="list-style-type: none"> <li>» The north side of Adams Ranch Road, especially between Coyote Court and the Boulders entrance.</li> <li>» The south side of the existing sidewalk on Adams Ranch Road.</li> <li>» Flowering shrubs such as lilacs in all public and private parking areas.</li> <li>» Replace unhealthy trees and plant new trees and landscaping as part of the proposed improvements to the Meadows Run Parking Lot and Jeff Jurecki Memorial Playground.</li> <li>» Replace the wetland bridge decking with a green building material.</li> </ul> <i>(Principle III and IV)</i>	\$\$	Public Works & Utilities, Parks & Recreation, Environment, property owners
Near-Term	8	<b>Assess and Construct Community Garden and Composting and Additional Recycling Receptacles</b>	Assess the desire for a community garden and composting program and potential location options and construct per assessment recommendations. Ensure recycling receptacles are provided adjacent to all public and private trash bins and dumpsters within the Meadows. <i>(Principle IV)</i>	\$\$	Public Works & Utilities, Environment, property owners, Meadows residents
Near-Term	9	<b>Assess ADA Accessibility</b>	Assess the ADA accessibility of public pedestrian facilities. <i>(Principle II)</i>	\$	Public Works & Utilities, Transportation, Meadows residents
Near-Term	11	<b>Add Amenities to Bus Stops</b>	Provide bus stop improvements & amenities, including dedicated lighting, route and schedule signage, real-time tracking, and bicycle parking, collaborate with SMART as needed. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, SMART, TMVOA



Table 9. Meadows Action Table Continued

Timeframe	Priority Order	Action Item (Short Name)	Action Item	Order of Magnitude Cost	Implementation Leaders and Key Stakeholders
<b>MID-TERM ACTIONS</b>					
Mid-Term	1	<b>Fill Sidewalk Gaps and Add Pedestrian Connections</b>	Working with private property owners as needed, construct new sidewalks and pedestrian connections to fill existing gaps and increase safety: <ul style="list-style-type: none"> <li>» The south side of Adam's Ranch Road from the Meadows Run Parking to Big Billie's and through or around Big Billie's to the Chondola/Lift 10 base.</li> <li>» The south side of Adam's Ranch Road from Coyote Court to at least Double Eagle Lane.</li> <li>» Spring Creek Drive to Fairway Four.</li> <li>» Install guard rail on Adams Ranch Road above Coyote Court.</li> </ul> <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, property owners
Mid-Term	2	<b>Construct Upgraded Chondola to Village Center</b>	Partner with TSG to construct a Meadows/Village Center year-round connection through upgrading the chondola to a year-round pulse gondola. <i>(Principle II)</i>	\$\$\$\$	Public Works & Utilities, Transportation, TSG, TMVOA, property owners
Mid-Term	3	<b>Construct Gondola Connection to Town Hall Center</b>	Partner with TSG to construct a Meadows/ Town Hall Center year-round mass transit/gondola connection. <i>(Principle II)</i>	\$\$\$\$	Public Works & Utilities, Transportation, TSG, TMVOA, property owners
Mid-Term	4	<b>Increase Trailhead Amenities</b>	Amenitize trailheads and trail access points: <ul style="list-style-type: none"> <li>» At the north side of Adam's Ranch Road across from Big Billie's (where the shared use paths meet the road), create a combined trailhead with signage, a trail map, and trash and recycling.</li> <li>» On Adam's Ranch Road, between Coyote Court and Lupine Lane (where the multiuse path and proposed footpath cross the road), create a more defined trailhead with signage, a trail map, and trash and recycling.</li> </ul> <i>(Principle III)</i>	\$\$	Public Works & Utilities, Parks & Recreation, Transportation
Mid-Term	5	<b>Conduct Light Industrial Study</b>	Conduct study to assess light industrial impact on adjacent residential uses, mitigation strategies, and potential for relocation. <i>(Principle I)</i>	\$	Planning & Development Services, Town Manager, Design Review Board, Public Works & Utilities, TSG, property owners, Meadows residents
Mid-Term	6	<b>Improve ADA Accessibility</b>	Construct necessary ADA accessibility improvements to public pedestrian facilities. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, Meadows residents
Mid-Term	7	<b>Expand Trail Signage and Wayfinding</b>	Assess signage and wayfinding for the Mountain Village trail system, install directional signage at all key trail junctures and trail access points. <i>(Principle III)</i>	\$\$	Public Works & Utilities, Parks & Recreation, TSG
Mid-Term	8	<b>Expand Pedestrian Lighting</b>	Conduct Meadows pedestrian lighting study and install additional lighting, if necessary. <i>(Principle IV)</i>	\$\$	Public Works & Utilities, Police Department, Meadows residents, property owners



Timeframe	Priority Order	Action Item (Short Name)	Action Item	Order of Magnitude Cost	Implementation Leaders and Key Stakeholders
<b>LONG-TERM ACTIONS</b>					
Long-Term	1	<b>Assess Transit Service Improvements</b>	Partner with SMART and TMVOA to conduct an assessment of current transit service to identify priority improvements. <i>(Principle II)</i>	\$	Public Works & Utilities, Transportation, SMART, TMVOA, Meadows residents
Long-Term	2	<b>Construct new Trail Connections</b>	Partner with TSG to construct new trail connections as shown on the Subarea Plan Map and in the Trails Master Plan. <i>(Principle III)</i>	\$\$	Public Works & Utilities, Parks & Recreation, property owners, TSG
Long-Term	3	<b>Construct New Road or Emergency Route</b>	Based on prior evaluation, complete engineering, design, and construction of either a new multimodal year-round road or a new emergency ingress/egress vehicular route in/out of the Meadows. <i>(Principle II)</i>	\$\$\$\$	Public Works & Utilities, Transportation, Town Manager, Police, Fire Department, TMVOA, property owners
Long-Term	4	<b>Expand Public Parks and Recreation Facilities</b>	Partner with private landowners to provide maintenance support and/or additional amenities in exchange for public access, an easement, or public land dedication for parks and recreation facilities. <i>(Principle III)</i>	\$\$\$	Public Works & Utilities, Parks & Recreation, property owners, Meadows residents
Long-Term	5	<b>Construct Meadows Run Parking Deck and Park Expansion</b>	Pending results of the Parking Assessment and implementation of other parking management strategies, expand and amenitize Jeff Jurecki Memorial Playground/Park and the Meadows Run Parking Lot as described in the site-specific policies for Parcel F. <i>(Principle III)</i>	\$\$\$\$	Public Works & Utilities, Parks & Recreation







# MEADOWS SUBAREA

## SUBAREA PLAN MAP

### BASEMAP

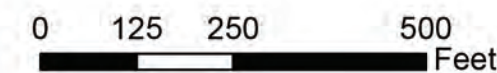
- Subarea Boundary
- Town Boundary
- Parcels
- Buildings
- 10' Contour Lines
- Chondola
- Chair Lift

### FUTURE LAND USE

- MultiUnit
- Passive Open Space
- Active Open Space: Limited Use Golf Course
- Active Open Space: Full Use Ski Resort
- Active Open Space: Limited Use Ski Resort
- Active Open Space: Resource Conservation
- Active Open Space: Right-of-Way and Access

### POTENTIAL DEVELOPMENT PARCELS

- Meadows Subarea Plan Parcel
- Parcel Subject to Ridgeline Development Regulations







# MEADOWS SUBAREA

## MOBILITY

### BASEMAP

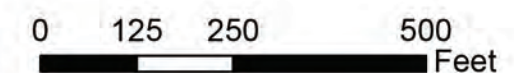
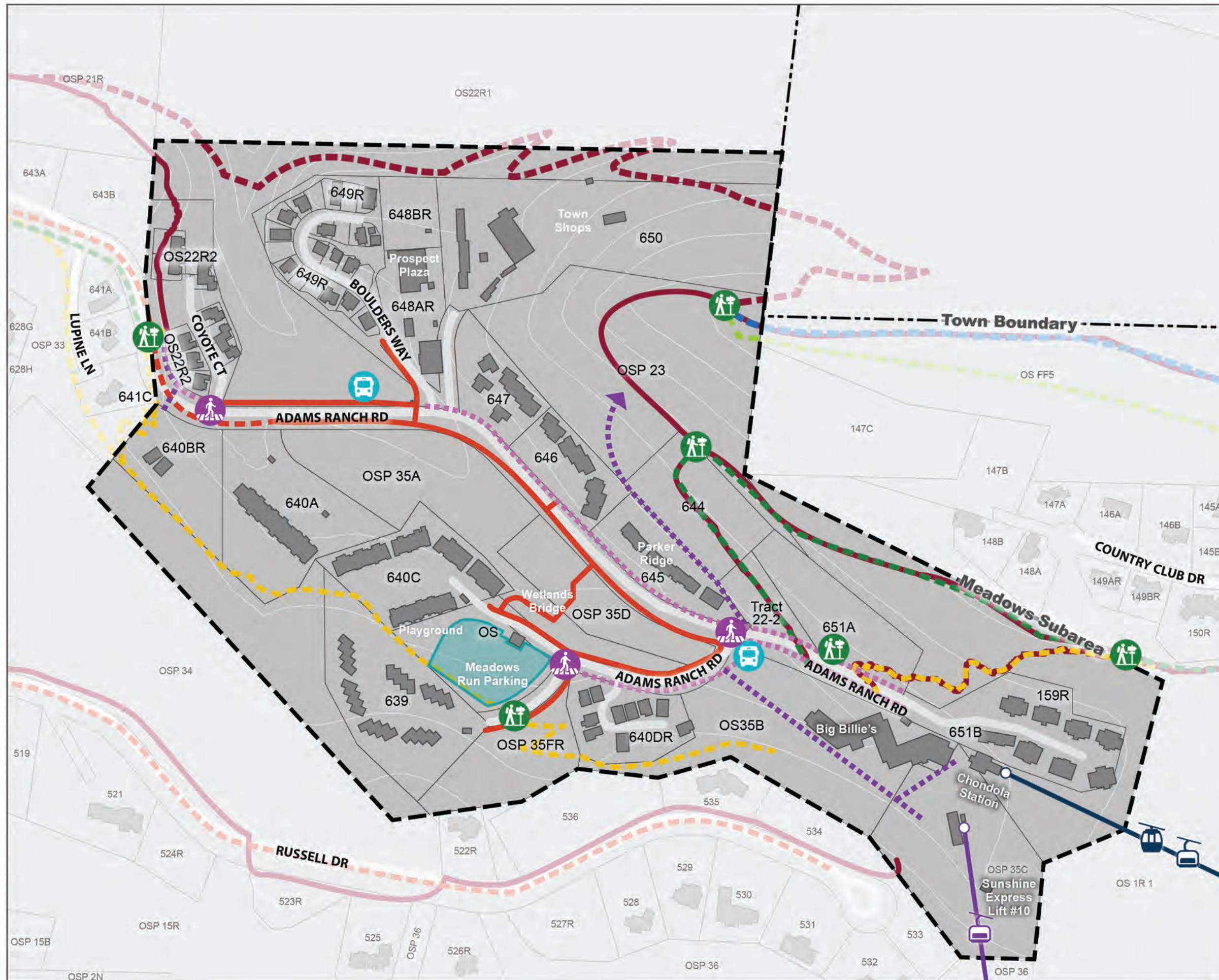
- Subarea Plan Boundary
- Town Boundary
- Parcels
- Buildings
- Streets
- 10' Contour Lines
- Chondola (identified for improvements)
- Chair Lift (identified for improvements)
- Public Parking
- Bus Stop (identified for improvements)
- Trail Access Point/Intersection (identified for improvements)

### SIDEWALK / TRAIL IMPROVEMENTS (FROM TRAILS MASTER PLAN)

- Existing Shared-Use Path
- Proposed Shared-Use Path
- On-Street Improvements
- Natural Surface Shared Use
- Uphill Bike/Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only

### OTHER MOBILITY IMPROVEMENTS

- Proposed Sidewalk from Subarea Plan
- Proposed Trail from Subarea Plan
- Intersection/Crossing Improvements





# Meadows Parking Lot - Conceptual Community Amenities Expansion

The current Meadows Parking Lot (Parcel F) provides approximately 120 surface parking spaces for Meadows residents and visiting skiers accessing the Meadows Chondola and Lift #10. The parcel also includes a small mail room and the Jeff Jurecki Memorial Playground. The parcel is publicly owned and parking is free.

Based on a concept from the original Subarea Plan and further community engagement with the Meadows Resident Advisory Board and general public, expanded parking and community amenities continue to be a possibility for this parcel, if parking demands are not met through strategies from a future parking analysis. The illustrative graphics shown on the following page are conceptual and represent how the space could be configured to accommodate these uses. Further design and engineering would be required as next steps. The conceptual design provides the following uses (numbers are approximate):

- » 70,000 square foot parking structure with 215 parking spaces
- » 45,500 square feet of expanded and improved neighborhood park (previously 8,700 square feet)

- » 1,000 square foot public restroom
- » 1,400 square foot mail room
- » 4,500 square foot neighborhood-serving use

### PARKING STRUCTURE & GREEN ROOF:

The conceptual parking structure configuration is a two-story below grade garage. The garage could be accessed from the east, off of Adams Ranch Road, where the current parking lot entrance is located. The lower level of the parking structure could be larger than the upper level and sit partially underneath the other uses. The two-level structure could provide about 100 additional parking spaces than the current lot provides. It is recommended that the parking spaces be prioritized for use by Meadows residents and their guests. The parking lot should also include spaces reserved for the neighborhood park and other uses. The parking garage design should include ADA accessible spaces, enough height to accommodate school and tour buses, and an improved facade and screening on all faces visible to the public realm.

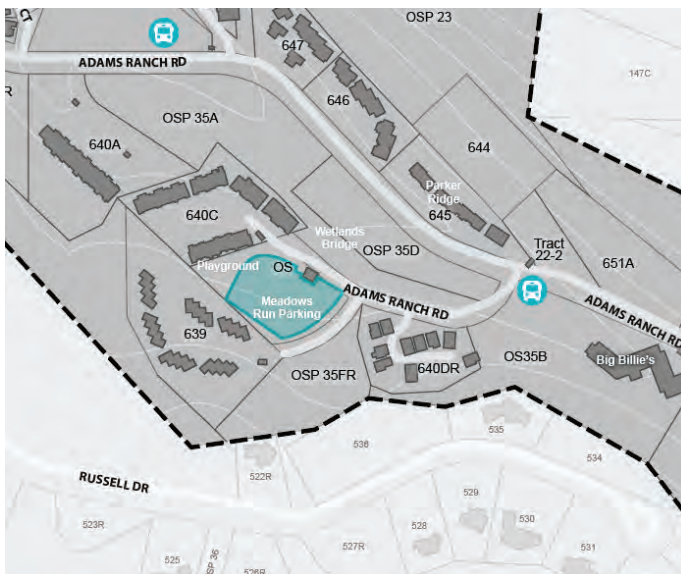
### COMMUNITY AMENITIES:

The site should include a mail room, public restroom, and neighborhood-

serving use. Dedicated utility access should be constructed to serve the uses on this site. These uses should be accessible via a separate access/short-term parking drive on the north side from Adams Ranch Road. A safe, direct, paved pedestrian path should connect these uses to the park.

### EXPANDED PARK:

A green roof can be included on the roof of the parking garage, providing space for an expansion of the existing park. This park expansion space should be primarily passive in program and sensitive to the adjacent neighbors in potential noise generation. A master plan of the expanded park space should be conducted. Facilities should reflect the desires of Meadows residents, but could include passive park space, a picnic space/enhanced seating areas, dog run, enhanced playground, bocce or horseshoe courts, a community garden, picnic shelters and grills, and additional tree canopy.



Meadows Run Parking Lot, neighborhood context



Meadows Run Parking Lot, existing layout





# MEADOWS SUBAREA

## — MEADOWS PARKING CONCEPT —

- 10' Contour Lines
- Access Drive
- Walkway
- Restroom
- Neighborhood-Serving Use
- Mail Room
- Picnic Shelter
- Parking Structure, At Grade
- Parking Structure, Underground
- Parking Entrance/Exit
- New Park Space
- New Tree
- Existing Tree (to preserve)



At grade: green roof/park expansion



Upper level: underground parking deck



Lower level: underground parking deck



# APPENDIX B: IMPLEMENTATION STRATEGIES

This appendix outlines specific actions for consideration to achieve the vision, principles, and policies within the Comprehensive Plan. Implementation of transportation and infrastructure improvements and expanded community housing options is a priority, both to serve the existing population and to adequately support any new population as a result of new development (prior to construction).

## LAND USE

- Consider creating new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.
- Consider establishing new standards for multiunit lots as needed and clarify current regulations.
- Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.
- Support expanded conference capabilities.
- Consider creating design standards and guidelines for existing zone districts as needed.
- Consider the following criteria for a rezoning, PUD, subdivision or density transfer. Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval.
  - Density fitting within the density cap.
  - Provision of open space to replace any rezoned open space.
  - Design standards to minimize and mitigate visual impacts on view corridors from existing development.
  - Appropriate scale and mass.
  - Avoiding, minimizing and mitigating environmental and geotechnical impacts.
  - Site-specific issue such as the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.

## COMMUNITY HOUSING

- Create community housing regulations and initiatives that implement the Comprehensive Plan.
- Such regulations may address the establishment of a Town policy regarding the amount of housing mitigation, the provision of housing mitigation, housing needs, employee generation, the mix of housing, and other similar housing policies.
- Add between 85 and 450 attainable housing units within Mountain Village,

- Ilium, and Norwood (with priority within Mountain Village and proximity to Mountain Village) to provide key workers in the community, affordable, safe, well maintained housing to raise their families and pets, and enjoy the things that make the Telluride region great over the next 10-15 years.
- Evaluate the possibility of creating a new person equivalent percentage as a target for the provision of additional deed restricted housing units per the CDC.
- Clean up the current deed-restricted housing requirements per the CDC and town-associated deed restrictions to make them clear, consistent and in conformance with the policies of the Comprehensive Plan.
- Consider establishing maximum homeowner association dues that can be paid by the owner of a deed-restricted unit that is integrated into a free-market project to ensure affordability.
- Create a clear housing policy that establishes the preferred funding source for the development of housing, which is the private sector with limited taxpayer dollars used to subsidize deed-restricted units.
- Identify funding sources for a housing program, especially funding to purchase deed restricted housing units, that are in the foreclosure process.
- Cooperate with the Town of Telluride and San Miguel County to provide deed-restricted housing construction.

## ECONOMIC DEVELOPMENT

- Diversify the retail base to include more locally-focused establishments. Recognizing the data that shows an increasingly homogenized retail base, invest funds that expand the commercial composition of Mountain Village.
- Form a policy framework in which the



Town can leverage resources to support more local retail opportunity. Within this framework, include traditional and innovative sources of revenue, as noted below.

- Seek out opportunities to form partnerships with potential for philanthropic participation in supporting retail. Find ways to implement best practices from other municipalities in which they seek to underwrite the cost of attracting and curating retail. Recognize the unique composition of the Mountain Village community, and the potential for individuals or organizations with financial resources to fund economic development activities.
- Explore the formation of a Downtown Development Authority, a Business Improvement District, or an Urban Renewal Authority to support commercial vitality. Use the funding proceeds offered by these districts to expand the retail base, seeking primarily to offer better options for local-serving enterprises.
- Assess the alternative districts that could be formed. Identify criteria which can be used to evaluate options. With direction from this process, form the district that reflects the highest ranked option.
- Consider permitting hotbed combinations of lock-off units that include lodge and efficiency lodge units pursuant to the PUD process, with regulations to ensure such units remain hotbeds.

Based on current zoning and community feedback, Town Council is prioritizing hotbed development on lots listed as High Priority in the Economic Development section of the Comprehensive Plan. Following development of these high priority hotbed sites, Town Council may consider hotbed development on the lots listed in the “Other Potential Hotbed Sites” table, pending future proposals.

- As new hotels are added to the Mountain Village Center, ensure the construction process is managed well to minimize negative impacts to residents and guests.

### NATURAL ENVIRONMENT

- Review the wetland regulations periodically and determine whether a wetland buffer, not just avoidance of wetlands, is needed in the future as a CDC amendment.
- Update the Forest Management Plan every five years.
- Continue robust incentive programs to encourage replacement of cedar shake roofs and creation of defensible space around structures.
- Work with the forest service and other regional entities on joint programs related to regional wildfire mitigation programs.

### CLIMATE ACTION

- Continue to find ways to reduce greenhouse gas emissions related to the built environment.
- Continue to implement programs town-wide to reduce energy, enhance local transportation, create housing, and encourage renewable energy and waste reduction.

### OPEN SPACE AND RECREATION

- Create a system of parks – pocket and neighborhood parks – and recreational facilities which allow for easy access and a number of amenities.
- Identify ongoing open space and recreational needs and issues.
- Diversify winter outdoor recreational amenities and programs to serve a broader range of visitors and residents

such as a Nordic Center for cross-country skiing and snowshoeing, with a small event space for the community.

- Increase outdoor activity programming in the summer and shoulder seasons by building upon the town’s existing facilities and the growing demand for mountain biking, hiking, photography/interpretation, tennis, climbing, horseback riding, physical and mental health and wellness, and other activities.
- Explore expanding the pond in Conference Center Plaza per the Mountain Village Center Subarea to provide a new recreational and open space amenity that adds vibrancy to this plaza area.
- Explore expanding recreation opportunities at Elk Pond as provided for in the Town Hall Center Subarea.
- Strongly consider the creation of a lift-served alpine slide from Gorrone Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrone area for residents and visitors.
- Evaluate the installation of a zip line in the area of the proposed alpine slide.
- Encourage and promote recreational races and events in Mountain Village where and whenever possible.
- Implement the Potential Recreation Projects Plan.
- Create neighborhood parks one- to two- acres in size with a primary focus on serving walk-to or bike-to

Table. 9 Other Potential Hotbed Sites

Parcel	Targeted Hotbed Mix	Targeted Warm Bed Units	Total Targeted Units
1) Parcel C-1: 89 Lot	0	39	39
2) Parcel K: Magic Carpet	115	15	130
3) Parcel O: TSG Clubhouse	51	7	58
4) Lot F: Town Hall Center	79	0	79
5) Parcel A-4 Lot 128: Telluride conference Center Expansion	68	0	68
6) Parcel G: Gondola Station	75	0	75
<b>Total</b>	<b>388</b>	<b>61</b>	<b>449</b>

Source: Town of Mountain Village, Economic & Planning Systems



Table 10. Potential Recreation Plan Projects: Amenities

Project number shown with square	Priority	Description of Potential Recreational Amenities	Landowner(s)
A.	High	Install nine additional disc golf holes adjacent to the existing course located at the intersection of Sundance and Double Cabin ski runs.	TSG
B.	High	Build a park on the south driving range of the golf course.	TSG
C.	Medium	Build a park at Telluride Apartments.	TSG/Sunshine Apartments
D.	Medium	Build a Ridge Top Park at Station St. Sophia/Coonskin Ridge.	TSG
E.	Medium	Build a nature park on Lot 420 off Touchdown Drive.	TSG
F.	Medium	Upgrade Sunset Plaza playground, located at top of the Chondola.	TSG
G.	High	Build a miniature golf course Golf in Mountain Village Center.	TOMV
H.	High	Build a recreation center.	TSG
I.	Medium	Build restrooms at tennis and platform tennis courts, located south of The Peaks Resort & Spa.	TSG
J.	Low	Build restrooms at the eighth tee box on the golf course.	TSG
K.	Medium	Build a kayak dock at the north Elk Pond outlet.	TSG
L.	Low	Build a park and community garden between the Gondola Parking Garage and Mountain Lodge Telluride.	TSG
M.	Medium	Build a park and community garden under Lift 10 at Village Court Apartments.	TSG

See the Potential Recreation Projects Plan map on page 128.

recreational needs and, where possible, locate the parks adjacent to other neighborhood services such as day care, schools or retail areas.

Neighborhood parks are generally developed areas of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.

- Construct and maintain pocket parks of less than one acre with the private sector while allowing public access. Pocket parks are small, locally-serving areas typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.
- Provide a high quality park in Mountain Village Center that acts as the central town park, understanding

land limitations will drive park size and amenities. Obtain perpetual public easements or conveyance of land wherever possible.

#### CULTURAL ENHANCEMENT

- Identify possible locations for an outdoor amphitheater that could be used as a permanent home for the Sunset Concert Series and would be able to serve as a complementary venue for the historic Telluride music festivals such as the Telluride Bluegrass Festival.
- Evaluate the feasibility of significantly improving the current venue with permanent improvements (terracing, permanent stage, etc.) prior to other sites since businesses in Sunset Plaza strongly depend on the Sunset Concert Series for economic activity throughout the summer months.
- Identify possible locations for a library and/or museum extension in Mountain Village.

- Allow for smaller displays in key public facilities and spaces.
- Provide cultural events and educational outreach programs for youth, such as the Moab Musical Festival.
- Provide a small practice theater that also is required to provide performances that serve Mountain Village residents and visitors.
- Evaluate any Telluride Conference Center expansion or alternative project to determine if such change could provide a state-of-the-art movie theater and performing arts theater that is designed with telecommunications and recording technology.
- Provide small artist studios with gallery areas in appropriate venues, if possible, and consider such a public benefit for the creation or amendment of a PUD.
- Encourage and promote performing arts in Mountain Village, such as



musicians or other artists that add animation and activity.

- Encourage and promote outdoor or indoor movies as a way to create interesting spaces, activity and vitality during peak times.
- Consider a location for performing arts events.
- Create outdoor spaces for public arts and cultural events to occur, such as a presentation area around the fire pit in Heritage Plaza, and display sites for public art.
- Create a musical arts park in Mountain Village Center in a location that is designed as an anchor to pull residents and visitors to a less utilized plaza area.
- Strive to provide a youth activity center and/or children's museum-type facility that is utilized to educate and entertain residents and visitors.
- Strongly encourage any school district facility to function as a community college during evening, weekend and summer hours when the elementary school is not in use.
- Strongly encourage the school district library to function as a community library during evening, weekend and summer hours when the elementary school is not in use.

## **TRANSPORTATION AND INFRASTRUCTURE**

- Comply with the Gondola Operating Agreement, as amended, for the Mountain Village-Telluride Gondola until such agreement expires on December 31, 2027.
- Establish a formal committee with the Town of Telluride and San Miguel County to explore the continued funding and operation of the gondola system such as the creation of a Telluride Region Transit Authority.
- Encourage and facilitate the addition of 21 gondola cabins to bring the gondola's capacity to 100%, with funding for such cabins provided by the Telluride Mountain Village Owners Association (TMVOA) and/or grants.
- Expand the gondola capacity per hour to improve reliability, flow and improve the guest experience while they wait to board the cars.
- Determine how the Station St. Sophia and Station Village Parking terminals

can be expanded to include a storage room for gondola cabins when full capacity is not needed.

- Consider changing the name of Station Village Parking to an appropriate name to reflect the overall desired land use pattern in the Town Hall Center Subarea.
- Require all new hotbed site developments, or hotbed site developments that seek a PUD modification or a modification to a development agreement, to provide (i) van, bus or limousine service to pick up guests from the Telluride and Montrose airports; (ii) van or bus service for employees living in surrounding communities outside the Telluride region; or (iii) provide equitable funds to the town, a transit district, or a cooperative of hotbed developments to the operate a regional transit services.
- Explore the feasibility of passenger rail service to Montrose from the main Amtrak line in Grand Junction, with the goal to provide an alternative means of transit to the region.
- Provide year-round bus service to Meadows until a year-round or seasonal tramway system is developed and operates on the same schedule as the gondola system.
- Require bus pullouts and bus shelters to be constructed by developers of projects where such stops are needed, and construct bus shelters.
- Require van or limousine service to Mountain Village Center and Town Hall Center Subareas if the hotbed site is located more than 1,000 feet from Mountain Village Center and bus mass transit service is not available, or provide equitable funds to the town, a transit district, or a cooperative of hotbed development to operate the transit services.
- Continue to assess Town-wide parking needs. A study is suggested to ensure we have the parking capacity for guests arriving by car.
- The Town supports expanding our existing parking Infrastructure for example, the Gondola Parking Garage and the Meadows Parking Lot.
- Cooperatively work with the TMVOA to obtain the necessary funds to expand the Gondola Parking Garage, as necessary.

- Consider parking payment in-lieu for development that occurs in the Town Hall Center Subarea to locate required parking in the Gondola Parking Garage.
- Strive to minimize on-street parking to the maximum extent practical.
- Require on-site parking as set forth in the CDC where possible unless a payment in-lieu system is approved for a specific project or provide adequate off-site parking that is connected to the intended use.
- Ensure that sites that have challenging access for fire suppression are required to provide reasonable, enhanced fire protection to the satisfaction of the town in consultation with the TFPD.
- Ensure future plaza areas are designed and constructed to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.
- Ensure existing plaza areas that are designated as fire access routes are upgraded over time to be designed and constructed so as to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.
- Consider purchasing a ladder truck with an approximate ladder height of 105 feet, wildland fire equipment, and a lower profile fire fighting unit with foam capability to fight a fire in a parking garage.
- Consider reserving the land in front of the Fire Station for a new and needed fire truck and emergency service vehicle garage with living facilities and/or offices located above, and converting the existing garage into other needed municipal, TFPD or community space.
- Consider giving preference to fire fighters in the town's required lottery process as an alternative.
- Upgrade the wastewater treatment plant to meet the new Colorado water quality requirements in 2027 without a significant additional cost to residents or commercial entities by seeking federal and state grants and through other funding sources as available.





# POTENTIAL RECREATION PROJECTS PLAN

## LEGEND

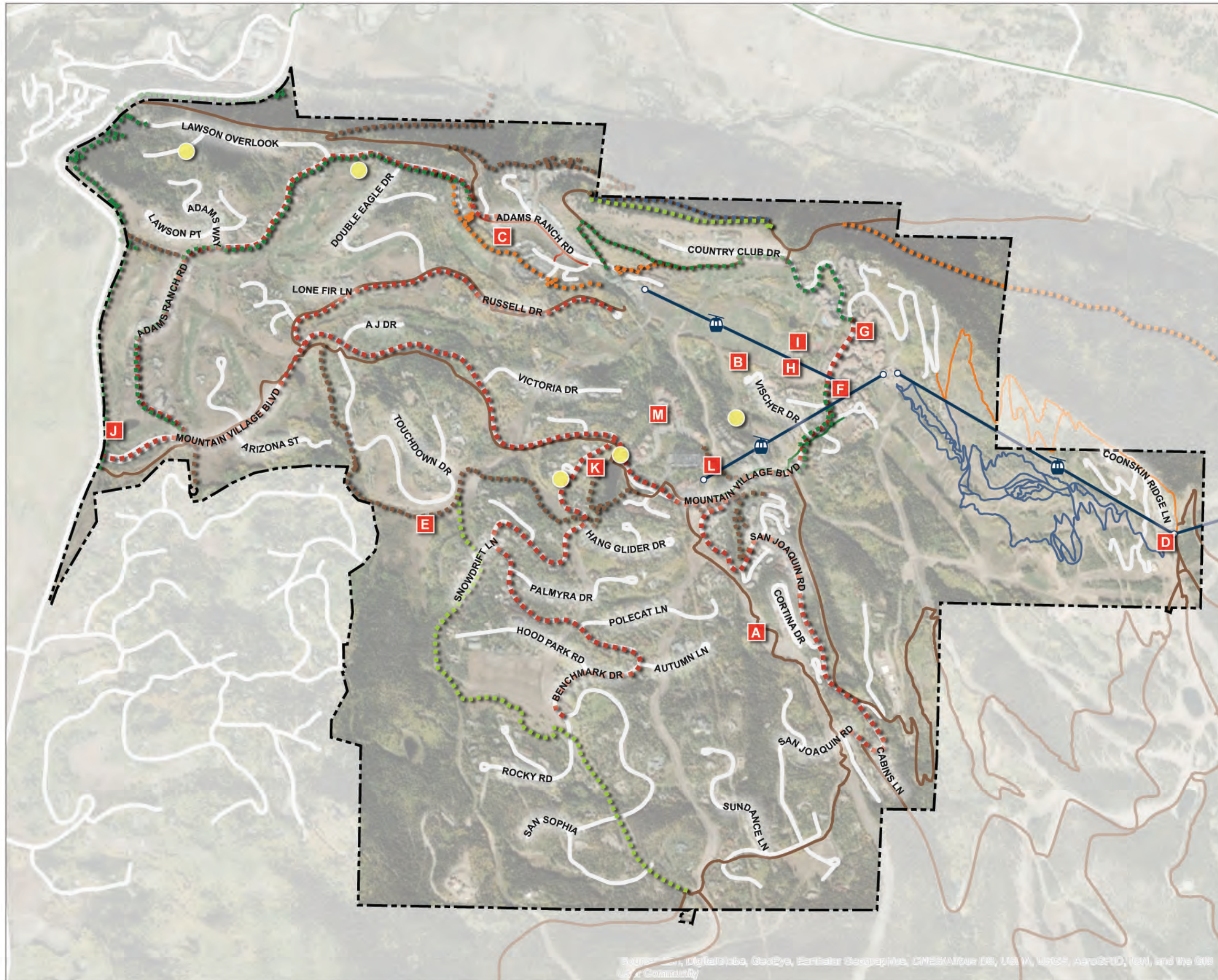
- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

## Recreation Projects

- Shared-Use Path
- On-Street Improvements
- Natural Surface Shared Use
- Uphill Bike/Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement
- Potential Recreation Amenity

\*Refer to the Trails Master Plan for details about proposed trails and proposed spot improvements.

\*Additional potential projects should be explored under separate study, this map is not intended to be final.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# COMPREHENSIVE PLAN GLOSSARY

Where there is a conflict between the definitions contained in this glossary and the town's adopted CDC, the provisions of the town's adopted CDC shall prevail.

**By-right Development:** development that is permitted by the underlying zoning and Design Regulations that does not require subdivision, rezoning, density transfer or other discretionary development review applications.

**Buildout:** the maximum number of dwelling units and commercial space in Mountain Village that is usually expressed as a percentage number of built to unbuilt dwelling units and commercial space. Refer to Land Use and Economic Development Elements, pages 30 and 49 respectively.

**Chondola:** a high line speed chairlift with a condensed version of a gondola cabin, supporting four passengers at a time during the ski season months only; connects Meadows to Mountain Village Center.

**Cold Bed:** dwelling units that are second homes or time-shares that are not part of the rental pool and sit vacant with lights off for the majority of the year.

**Community Development Code (CDC):** the Mountain Village Community Development Code.

**Community Facilities:** facilities that are intended to be used by the public or to serve public infrastructure needs, such as a recreation center, library, school and town hall.

**Community Housing:** a form of housing that is developed, subsidized, or otherwise supported by the Town and is intended to be attainable to those who work or desire to live in Mountain Village but may not be able to afford to do so within the free market. Community Housing can include deed restricted housing, employee housing, attainable housing, workforce housing, and non- deed restricted housing.

**Community Housing Initiatives:** Programs, incentives, and other efforts undertaken by the Town in order to provide resources and further opportunities for Community Housing.

**Comprehensive Plan Task Force:** a board of full-time residents, part-time residents, second-homeowners and business representatives in Mountain Village that were appointed by Town Council with the responsibility to work with town staff to steer the planning process to create the Comprehensive Plan draft for final Council review and approval. Also see the Acknowledgements, page 3, to review Task Force members.

**Comprehensive Plan:** a state-mandated advisory document, adopted by resolution, to guide future land use development decisions.

**Consent Decree:** see Wetland Management Plan.

**County PUD:** the zoning and land use requirements that applied to certain areas in Mountain Village prior to Town of Mountain Village incorporation and adoption of town land use regulations. Also refer to the Land Use Element, page 30.

**County Settlement Agreement:** a legally binding agreement between several parties including the Town of Mountain Village and San Miguel County, 1999 Stipulated Settlement Order in Case No. 97CV133, as recorded at Reception Number 329093, that sets forth land use limitations within the boundaries of the old County PUD on density, open space and ridgeline developments, and also sets forth other conditions.

**Deed Restricted Housing:** Deed Restricted Housing means housing that carries a covenant that restricts it minimally to deriving income from the R-1 School District boundary but could mean any form of covenant that achieves the aim of providing housing for employees to live and work in the same region.

**Deed Restricted Unit (DRU):** a unit that is encumbered by a deed restriction that is designed to facilitate employee housing.

**Density Bank:** holds reserved, previously approved and platted density until such time as that density is transferred onto a lot or conveyed to the town. Also refer to the Land Use Element, page 30.

**Density Transfer:** a development review process where density may be transferred from one lot to another lot within the town or into the density bank, provided that the zoning of both lots allows for the increase or decrease of density, and provided that the density transfer is approved by Town Council per the provisions of the CDC.

**Density:** The number of people or population equivalents living a given area. See also: Density Bank and Density Transfer.

**Design Regulations:** the Mountain Village Design Regulations which, among other things, regulate the exterior appearance of property in the town.

**Design Review Board (DRB):** the Mountain Village Design Review Board (DRB) is composed of seven regular members and two alternate members of the local design community that are appointed by Town Council for two-year terms. Pursuant to the Town Charter, the DRB serves as an architectural review board and a planning and zoning advisory board to Town Council.

**Development Agreement:** a legally binding agreement between the town and a developer that specifies improvements that must be made, conditions for development, such as required public improvements, and specific design considerations.

**Dial-A-Ride:** a taxi-like service that operates as another form of transportation for Mountain Village residents and visitors to and from most locations within town limits.

**Dispersed Hotbed:** An accommodation unit used for guest rental located in a home, condo, or other residential setting that operates independently of an established lodging business and is unfixed, being subject to removal from the market per the discretion of the owner. This includes most of the rentals listed on Airbnb and VRBO.

**Dwelling Unit:** a building or a portion of a building containing one or more rooms, a bathroom, and a kitchen, designed for occupancy for residential purposes.

**Easement:** the right to use property owned by another for specific purposes or to gain access to another property.

**Economic Model:** an economic sustainability model developed by the consulting firm Economic Planning System to reflect Mountain Village's economy. Refer to the Economic Development Element, page 49.

**Employee Housing:** units that are encumbered by the Employee Housing Restriction and have a zoning designation of: (i) employee single-family; (ii) employee condominium; (iii) employee apartment; or (iv) employee dormitory.

**Employee Housing Restriction (EHR):** a town ordinance that limits the use and occupancy of any individual dwelling unit or lot zoned employee apartment, employee condominium, employee single-family or employee dormitory, with such restrictions as employment within the Telluride R-1 School District and their spouses and children and, in certain instances, initial sales price limits and appreciation limits.



**Employee:** a person who is employed within the Telluride R-1 School District.

**Fire Mitigation:** the creation of defensible space around a dwelling unit by maintaining a clear zone from the structure and tree thinning a set distance away from the home pursuant to specific spacing requirements by zones. Please refer to the CDC.

**Flagship Hotel:** a hotbed project that is managed and operated by a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

**Future Land Use:** A tool used to represent the community's envisioned future through the land use palette. Future land use is a guiding tool, rather than a regulatory tool, which enables a property owner to seek zoning or entitlement changes that align with the future land use if desired.

**General Conformance:** See CDC for definition.

**Gondola Operating Agreement:** an agreement that requires the ongoing operation of the gondola system through December 31, 2027, as recorded at Reception Number 329093 and as part of the County Settlement Agreement.

**Gondola:** a free public transportation, supporting eight passenger cabins, connecting the towns of Mountain Village and Telluride; the first and only free public transportation of its kind in the United States.

**Hotbed:** a lodging/accommodation type unit that is available on a nightly basis or for short-term rentals; this would include hotel units, hotel efficiency units, lodge units and efficiency lodge units.

**Hotel Unit:** a one-room space with separate bath and limited kitchen facilities used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, and a maximum six cubic foot refrigerator. These units may be condominiumized.

**Infrastructure:** public facilities necessary to serve development including, but not limited to, roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities, and cable television facilities.

**Lodge Unit:** zoning designation that allows for the construction of a two- room space plus a mezzanine with up to two separate baths and a full kitchen; may be condominiumized.

**Neighborhood Park:** a developed area of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.

**Parcel Testing:** the parcel-specific process utilizing architects, designers and town planners to evaluate what land uses could "fit" onto a parcel given a broad range of considerations, such as surrounding development patterns, development constraints including wetlands and steep slopes, visual impacts, access, appropriate height, and pedestrian, vehicular and mass transit connections. Also refer to the Land Use Element, page 30.

**Planned Unit Development (PUD):** a development review process that allows for variations to the CDC pursuant to criteria, such as provision of a public benefit, which results in a detailed development agreement.

**Pocket Park:** a small, locally-serving area typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.

**Public Benefits Table:** Location-specific benefits that should occur based on certain development and timing triggers. See Chapter 4: Public Benefits.

**Public Benefit:** a development improvement that provides for desired community facilities, amenities, deed restricted housing or land uses, such as deed restricted housing or hotbeds.

**Rezoning:** a development review process to change either the underlying zone district or the permitted density on a site or property.

**Ridgeline Development Regulations:** specific regulations in the CDC that are intended to limit visual impacts of a development project that are located on the northern ridge of town as seen from the San Miguel Canyon that are based on the requirements of the County Settlement Agreement.

**Sales Tax Leakage:** the loss of potential sales tax revenue due to persons spending money in the Town of Telluride, the City of Montrose or other jurisdictions.

**Ski Season:** typically Thanksgiving Day through the first weekend of April.

**Subarea:** one of the three subareas in the Comprehensive Plan, including Mountain Village Center Subarea, Town Hall Center Subarea and Meadows Subarea.

**Subdivision:** a development review process used to create new lots, re-subdivide existing lots and adjust lot lines, or amend an existing plat.

**Summer Season:** typically Memorial Day weekend through September, filled with festivals and outdoor recreational events.

**Targeted Hotbeds:** Hotbeds that the Town of Mountain Village believes are the most feasible and likely to develop, and that are beneficial to the economic vitality of the community.

**Telluride Region:** the area that is generally described as lying south of San Sophia Ridge, north of Lizard Head Pass, east of the State Highway 145-62 intersection and west of Black Bear Pass.

**TMVOA:** Telluride Mountain Village Owners Association.

**Town:** the incorporated area of the Town of Mountain Village.

**Town Council:** the Mountain Village Town Council.

**Town of Mountain Village Housing Authority:** the authority charged with overseeing the housing programs within the town's boundary.

**TSG:** Telluride Ski & Golf Company, owner and operator of the ski and golf resort and facilities or successors and assigns.

**Mountain Village Vision:** series of 10 topics and statements developed and recommended by the Task Force and adopted by Town Council (June 2009) in order to drive the creation of the Comprehensive Plan. Refer to the Mountain Village Vision, page 14.

**Wetland:** jurisdictional wetlands as defined by the United States Army Corps of Engineers and Environmental Protection Agency definitions.

**Wetland Management Plan:** the Wetlands Management Plan for the Telluride Mountain Village, dated October 1996, that is shown as Exhibit 5 of the EPA Consent Decree under United States District Court for the District of Colorado, Civil Action No. 93-k-2181.





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