

Background

Lot 644 was given to the Town of Mountain Village as part of a land swap associated with the 109R Mountain Village Hotel PUD. The value in 2010 was approximately \$700,000 in exchange for .5 acres of Village Center Open Space which was replat in Lot 109R in the Village Center.

41 employee condominium density units were platted, and unbuilt, on the property since the Town of Mountain Village was first a Planned Unit Development under San Miguel County and later when we incorporated as our own community.

Recent History

In May of 2021, the Town launched a series of Community Housing Initiatives. Part of this initiative included an inventory of Town owned properties that we could pursue developing. Subsequent to May of 2021, the Town targeted three housing initiatives to make positive progress towards developing deed restricted housing: re-engage VCA Phase IV, a 42 apartment unit development. The Town acquired 37 acres which have subsequently been zoned residential and annexed into the Town of Norwood, and development of Lot 644.

Comprehensive Plan

The Mountain Village Comprehensive Plan was adopted in 2011 and identified a target density of 53 employee deed restricted units on Lot 644. Subsequent to the 2011 Comprehensive Plan adoption, the then Planning Director worked with the Meadows community to re-visit the Meadows Development Table. In a memo dated May 14, 2015, the Planning Director memo reduced the 53 density units back to 41. A Meadows Improvement Plan also was implemented around this time that created a bus stop and sidewalks amongst other amenities. The 2015 memo indicated direction to Council as to whether they wanted to move forward with the Meadows Comprehensive Plan amendment or wait until after the election. The Council waited until after the election and the Meadows amendment did not occur.

Triumph West

In December of 2021, the Town issued an RFP seeking a developer to assist the Town in developing Lot 644. The RFP Committee, consisting of Town staff, two Meadows residents and Councilors Caton and Duprey ultimately recommended the Town engage Triumph West. In April of 2022, Town Council executed a pre-development agreement with Triumph-West, the co-applicant, to commit to beginning work on Lot 644.

The town has held a series of public and community meetings regarding development of Lot 644:

- March 31, 2022 644 Community Meeting/Open House
- April 20, 2022 – MRAB Meeting
- April 21, 2022- Town Council worksession

- Pre-development Contract Executed
- May 5, 2022 DRB Worksession

Finally, concurrent with the development discussions of Lot 644 a Meadows Resident Advisory Board (MRAB) was formed, to essentially pick up where the town left off in 2015, to revisit the development Table in the Comprehensive Plan and address greater community concerns and desires in the Meadows Subarea. For more information about the MRAB here is a link to the webpage:

<https://townofmountainvillage.com/business/long-range-planning/meadows-resident-advisory-board/>

Some members of the MRAB requested designs be shown for development of associated housing on Lot 651, owned by TSG. The platted and undeveloped density is 15 condominiums on 651. That exhibit is shown as part of the packet. To be clear, the Town does not own 651, and the renderings do not represent a development proposal.

Design Plan- Nuts and Bolts

This project is not asking for height variances or parking variances as typical with some of our larger past deed restricted housing projects. We are proposing to vary a 16’ GE for a 130’ length behind the multi-family building which will be a concurrent subdivision application that is reviewed by Town Council. There are some design variations requests which is consistent with the CDC Section 17.5.2.B. Applicability which states, “Workforce housing development shall be in accordance with the Design Regulations, except that the DRB may, at its discretion, vary the Design Regulations’ requirements.”

Unit Type and Inventory Mix

Type of Units	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Garage	Carpport with storage
Multi-Family Building	3	8	2				
Townhome with Garages				2	4	320 sq ft	
Townhome without Garages			8	6			applicable
Total 33 Units	3	8	10	8	4		

Although the town could build 41 units, we are proposing to construct 33 and reserve a right to construct the remaining on the property site plan.

Parking Table

Parking Requirements	Per the CDC per Unit	Number of Units	Parking Requirement	Parking Provided
Parking Spaces	1.5	33	49.5	61*

*A minimum of 6 additional parking spaces are being provided on the access tract as parallel parking.

Square footage of units by type- range

Unit Type	Square Footage Range
Studio	465
One Bedroom	775
Two Bedroom	910-1300
Three Bedroom	1535-1850

Form of Deed Restriction

We anticipate these units will have a form of deed restriction inclusive of a price-cap. This means that the unit is limited in its appreciation each year, and that the town will establish an initial sales price. Price-capped units will be intended to diversify the inventory in the Mountain Village as we have only a handful of price-capped units currently.

Thank you for your feedback on the design in advance.

Michelle Haynes
Housing Director



VICINITY MAP



MOUNTAIN VILLAGE NEIGHBORHOOD

LOT 644,
MOUNTAIN VILLAGE, CO. 81435

FOR SALE RESIDENTIAL UNITS
1 MULTIFAMILY BUILDING
13 UNITS

- UNIT TYPES:
- 3 STUDIO UNITS
- 8 ONE BED UNITS
- 2 TWO BED UNITS

UPHILL TOWNHOMES: WITH GARAGES

- 4 TWO BED / TWO BATH UNITS
- 2 THREE BED / THREE BATH UNITS
- ALL HAVE 320SF GARAGE

DOWNHILL TOWNHOMES: NO GARAGES

- 8 TWO BED / TWO BATH UNITS
- 6 THREE BED / THREE BATH UNITS
- 14 CARPORTS WITH STORAGE

MOUNTAIN VILLAGE
SAN MIGUEL COUNTY, COLORADO

TRIUMPH WEST

105 Edwards Village Blvd
#C201
Edwards CO 81632
P.O.Box 2444
www.triumphdev.com

MV NEIGHBORHOOD

LOT 644
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO

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AA2.1	BUILDING A FIRST LEVEL PLAN
AA2.2	
AA2.3	
AA3.0	BUILDING A ROOF PLAN / DETAILS
AA4.0	BUILDING A ELEVATIONS
AA4.1	BUILDING A ELEVATIONS
AA5.0	
AA6.0	
AA6.2	
AA7.0	
AA7.1	
AA8.0	A1 TYPICAL ONE BEDROOM UNIT PLANS
AA8.1	TYPICAL ONE BEDROOM UNIT / STUDIO PLANS
AA8.2	TYPICAL TWO BEDROOM UNIT PLAN
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AA10.0	
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AB3.0	
AB4.0	BUILDING B ELEVATIONS
AB4.1	BUILDING B ELEVATIONS
AC2.0	BUILDING C LOWER LEVEL PLAN
AC2.1	BUILDING C MAIN LEVEL PLAN
AC2.2	BUILDING C UPPER LEVEL PLAN
AC3.0	
AC4.0	BUILDING C ELEVATIONS
AC4.1	BUILDING C ELEVATIONS

PROJECT DATA

OWNER: MOUNTAIN VILLAGE

OWNER REPRESENTATIVE: TRIUMPH WEST DEVELOPMENT, LLC
MICHAEL O'CONNOR (970) 688-5057
12 VAIL ROAD, SUITE 700
VAIL, CO 81657

ARCHITECT: TRIUMPH CUSTOM HOMES
MIKE FOSTER (303) 475-4413
12 VAIL ROAD, SUITE 700
VAIL, CO 81657

SOILS: TRAUTNER GEOTECH, LLC
JONATHAN BUTLER (970) 259-5095
649 TECH CENTER DRIVE, SUITE A
DURANGO, CO 81301

CIVIL / CIVIL ENGINEERING: SGM
118 W SIXTH ST. SUITE 200
GLENWOOD SPRINGS, CO 81601
JEVON POSTON 970 - 384-9058

RADON MITIGATION:

LANDSCAPE DESIGN: OUTSIDE LA
SANDI GIBSON (303) 517-9256
BOULDER / STEAMBOAT SPRINGS, CO

STRUCTURAL ENGINEERING: IMEG - GRAIG CARROLL
1400 GLENARM PLACE, SUITE 100
DENVER, CO 80202
(303) 807-8403

MEP ENGINEERING: BURGGRAAF AND ASSOCIATES
1404 HAWK PKWY,
MONTROSE, CO 81401
MARK BURGGRAAF (970) 240-5990

GREEN CONSULTANT:

PROJECT MANUAL: PROSPEC
MARIA STONE (303) 681-3611
934 TENDERFOOT DR
LARKSPUR, CO 80118

CONTRACTOR:

NOTES:

1. BUILDING CODES:

ALL WORK SHALL COMPLY WITH THE CURRENT CODES, THE INTERNATIONAL BUILDING CODE 2015, INCLUDING THE INTERNATIONAL ENERGY CODE 2018, THE INTERNATIONAL PLUMBING AND MECHANICAL CODES, THE CURRENT NEC AND ALL LOCAL CODES HAVING JURISDICTION.

2. PROPOSED BUILDING TYPE: TYPE V-A, NFPA 13R SPRINKLED BUILDING OCCUPANT GROUP:

R-2	- 200 SF / OCCUPANT
MINIMUM FIRE RESISTIVE REQUIREMENTS:	
STRUCTURAL FRAME	1 HR
BEARING WALLS	1 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR

OCCUPANCY SEPARATION: 1 HR.

FIRE PROTECTION SYSTEM SUBMITTED SEPRATELY (SECTION 903.3)

SMOKE DETECTION SHALL BE PROVIDED THROUGHOUT.

FIRE ALARM SYSTEM (SECTION 907) PROVIDED THROUGHOUT

3. PROPOSED ENERGY COMPLIANCE: CLIMATE ZONE 5A
WINDOW AND DOORS, U-0.32 OR LESS.
R-VALUES,
CEILINGS AND ROOFS, R-38
WALLS, R-21
FLOORS, R-19
SLAB PERIMETER AND DEPTH, R10/24-IN
STORAGE SPACE, R-10/13

4. AREA CALCULATIONS:

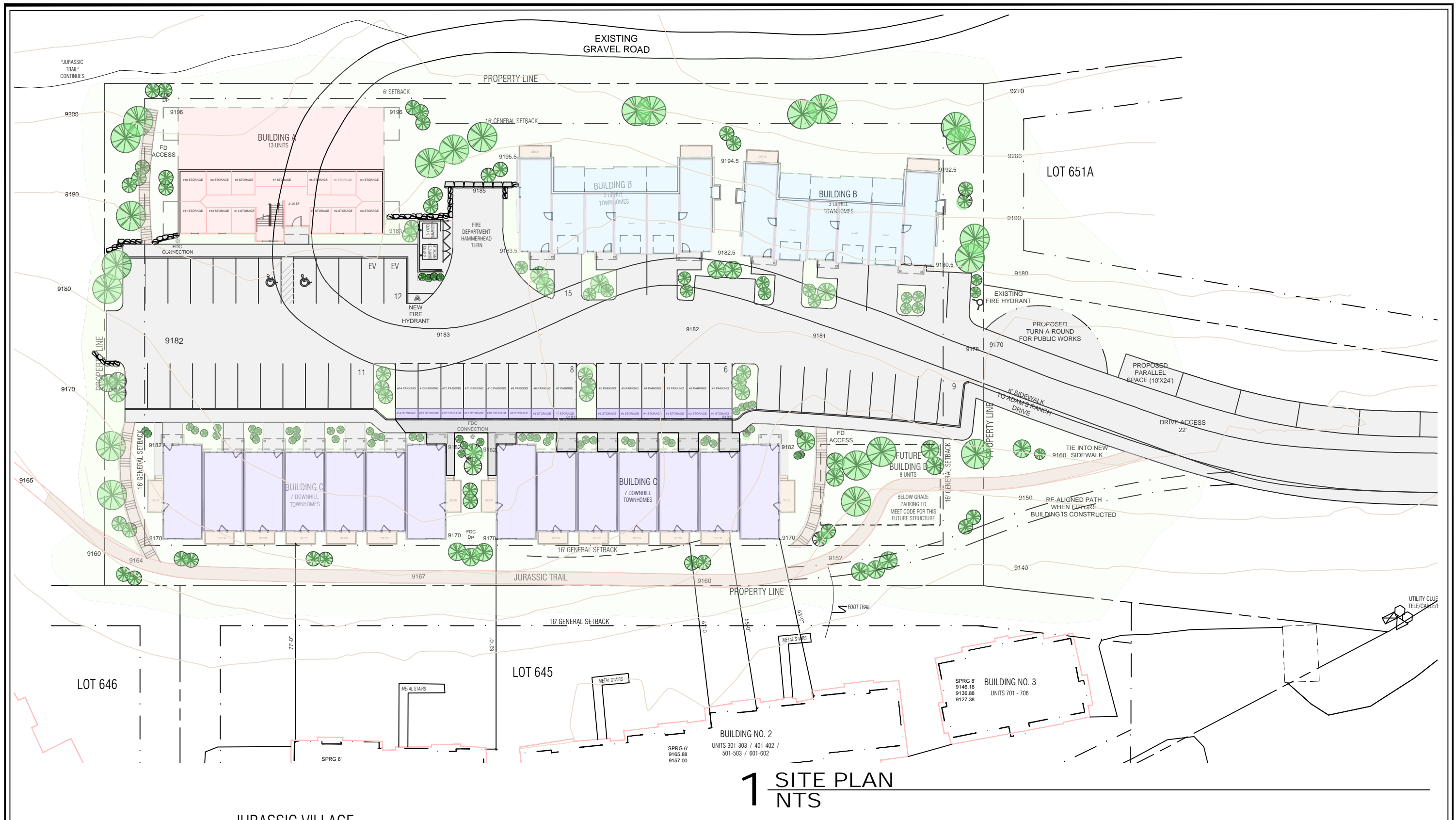
Revisions:

Sheet title
COVER SHEET

Stamp

Date: 4/27/2022
Project No:
Drawn by: MEP
Checked by: MEP

Sheet AA0.0



1 SITE PLAN NTS

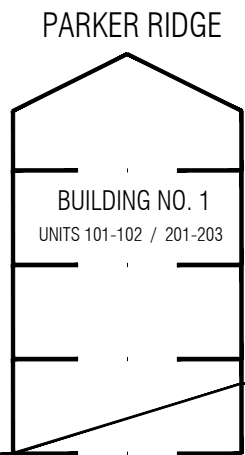
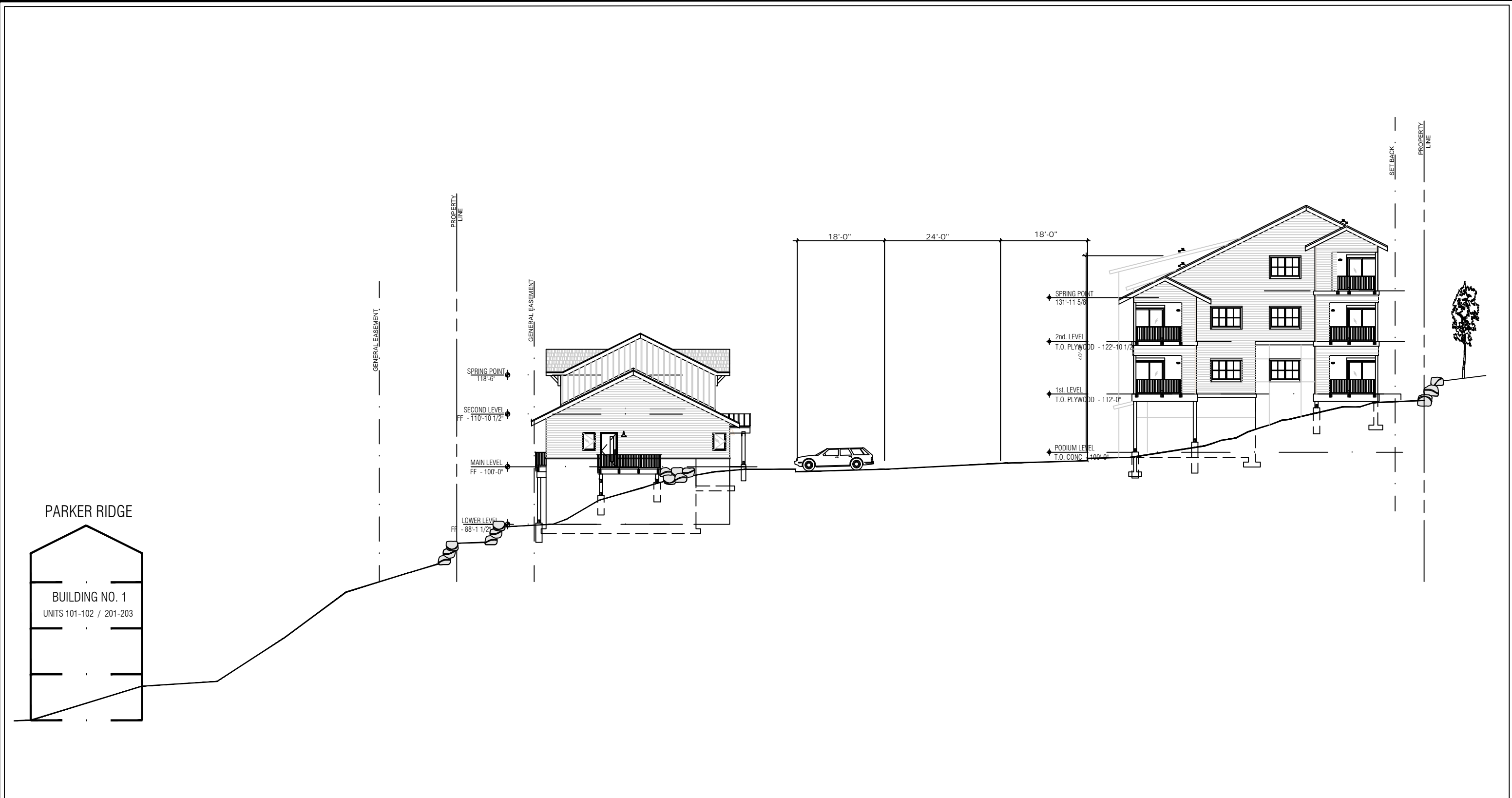
SITE = 70131.6 SF	JURASSIC VILLAGE	SITE PLAN STUDY	33 UNITS
	61 PARKING SPACES (PLUS PARALLEL ALONG ACCESS)	13 CONDO UNITS	6 FOR SALE TOWNHOMES (WITH GARAGES)
	32 SURFACE SPACES	10 ONE BED / ONE BATH UNITS	14 FOR SALE TOWNHOMES (NO GARAGES)
	14 CARPORTS / STORAGE	3 STUDIO UNITS	
	15 DRIVE/GARAGE SPACES		

**MOUNTAIN VILLAGE
NEIGHBORHOOD**
LOT 644
MOUNTAIN VILLAGE, COLORADO

**TRIUMPH
WEST**
105 Edwards Village Blvd
#C201
Edwards CO 81632
P.O.Box 2444
www.triumphdev.com

Job No:	
Drawn By:	MEF
Date:	4/25/2022
Scale:	

Sheet No:
A1.0



1 SITE SECTION - THROUGH PARKER RIDGE
NTS

MOUNTAIN VILLAGE NEIGHBORHOOD LOT 644 MOUNTAIN VILLAGE, COLORADO	TRIUMPH WEST <small>105 Edwards Village Blvd #C201 Edwards CO 81632 P.O.Box 2444 www.triumphdev.com</small>	Job No:	Sheet No: A1.1
		Drawn By: MEF	
		Date: 4/25/2022	
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SITE = 7332.0 SF

LOT 651

SITE PLAN STUDY

15 UNITS

- 35 PARKING SPACES
- 5 SURFACE SPACES
- 30 DRIVE/GARAGE SPACES

15 FOR SALE TOWNHOMES (WITH GARAGES)

CONCEPT STUDY ONLY
 NOT A PART OF THE LOT 644 APPLICATION



TRIUMPH WEST
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 #201
 Edwards CO 81632
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MV NEIGHBORHOOD
 LOT 644
 ADAMS RANCH ROAD
 MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title
 SCHEMATIC
 SITE PLAN

Stamp

Date:	4/27/2022
Project No.:	
Drawn by:	MEF
Checked by:	MEF

SITE = 70131.6 SF

JURASSIC VILLAGE

SITE PLAN STUDY

33 UNITS

- 61 PARKING SPACES (PLUS PARALLEL ALONG ACCESS)
- 32 SURFACE SPACES
- 14 CARPORTS / STORAGE
- 15 DRIVE/GARAGE SPACES

- 13 CONDO UNITS
- 10 ONE BED / ONE BATH UNITS
- 3 STUDIO UNITS

- 6 FOR SALE TOWNHOMES (WITH GARAGES)
- 14 FOR SALE TOWNHOMES (NO GARAGES)

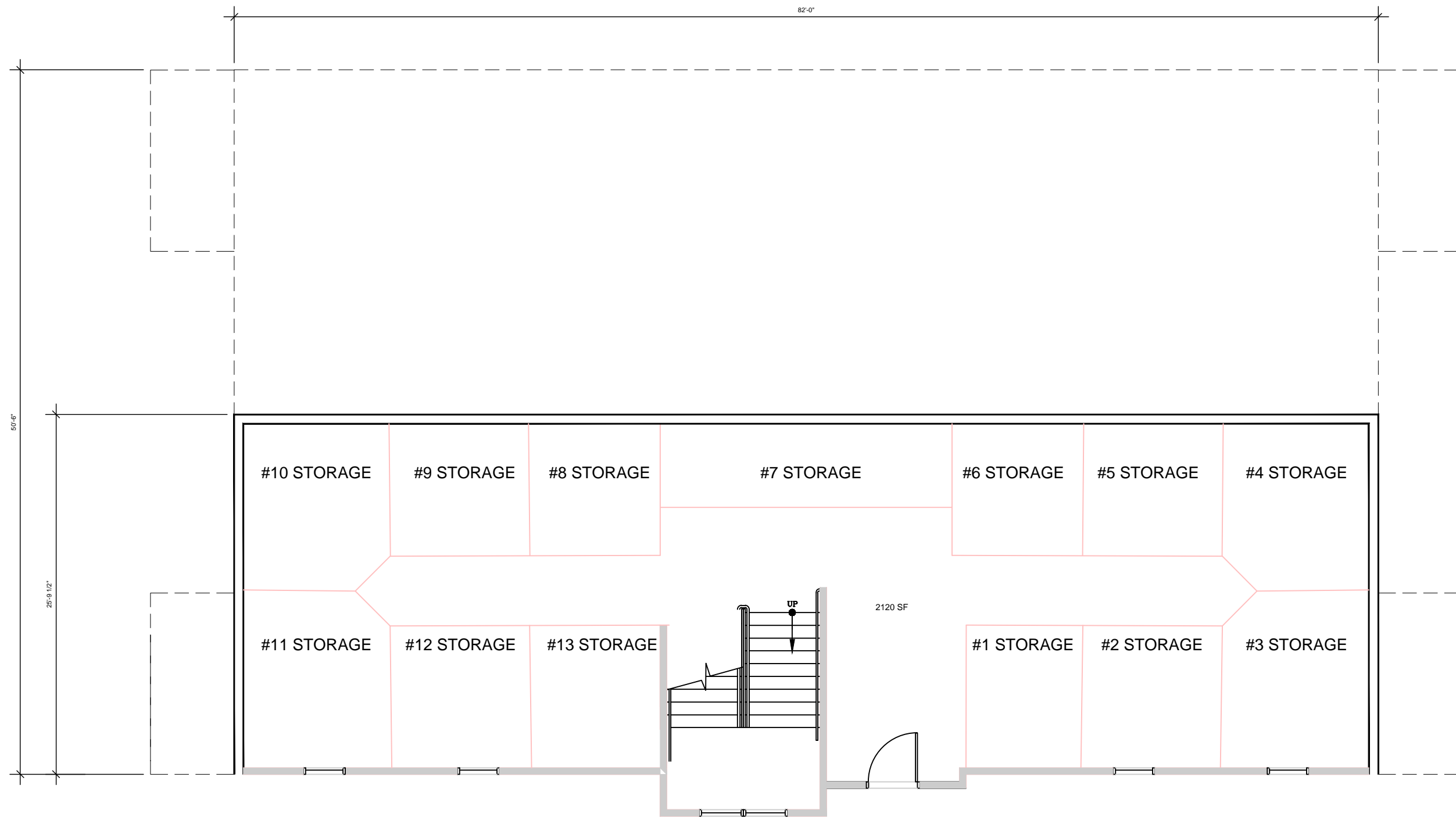


1 SITE PLAN
 1" = 30'-0"

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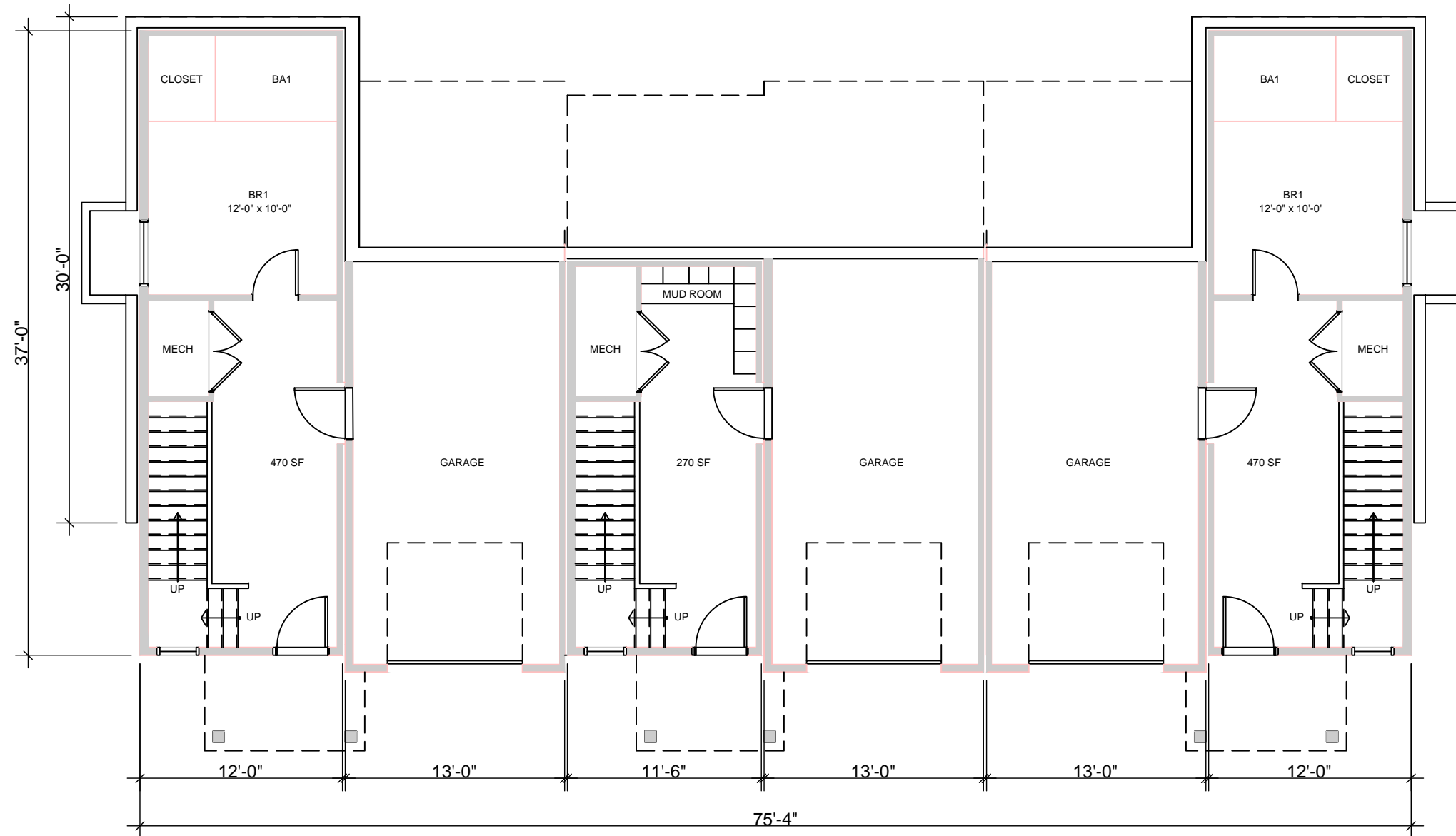
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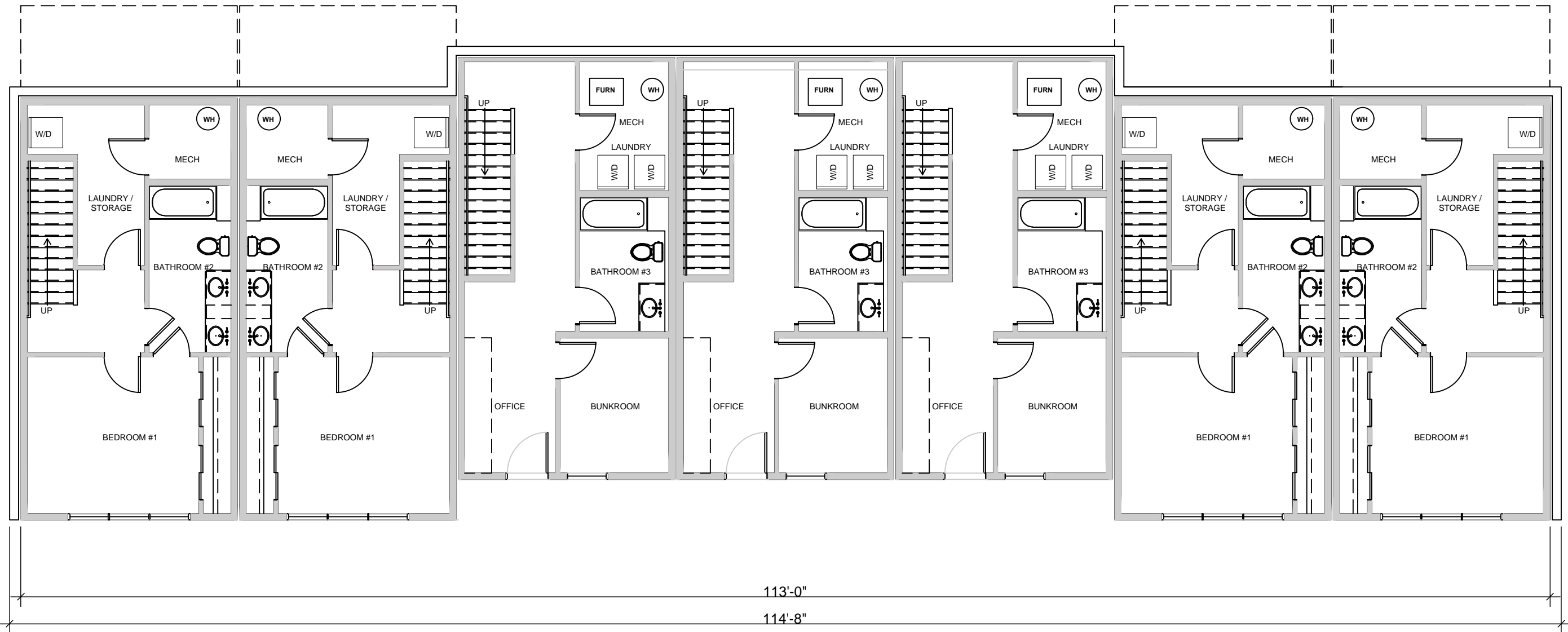
1 BUILDING A - GROUND LEVEL PLAN
NTS

MOUNTAIN VILLAGE NEIGHBORHOOD LOT 644 MOUNTAIN VILLAGE, COLORADO	TRIUMPH WEST <small>105 Edwards Village Blvd #C201 Edwards CO 81632 P.O.Box 2444 www.triumphdev.com</small>	Job No:	Sheet No:
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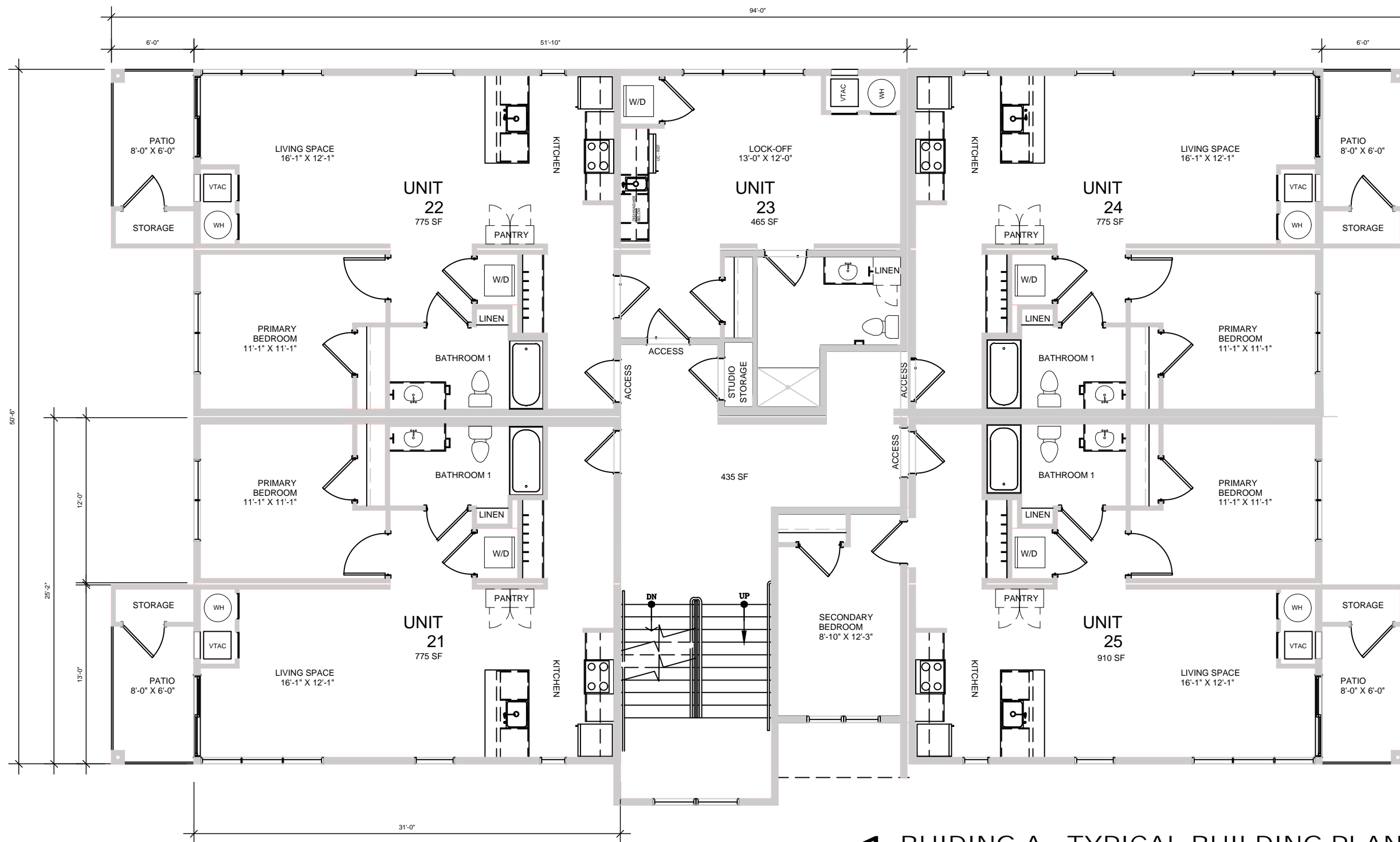
1 BUILDING B - TYPICAL LOWER LEVEL BUILDING PLAN
 NTS

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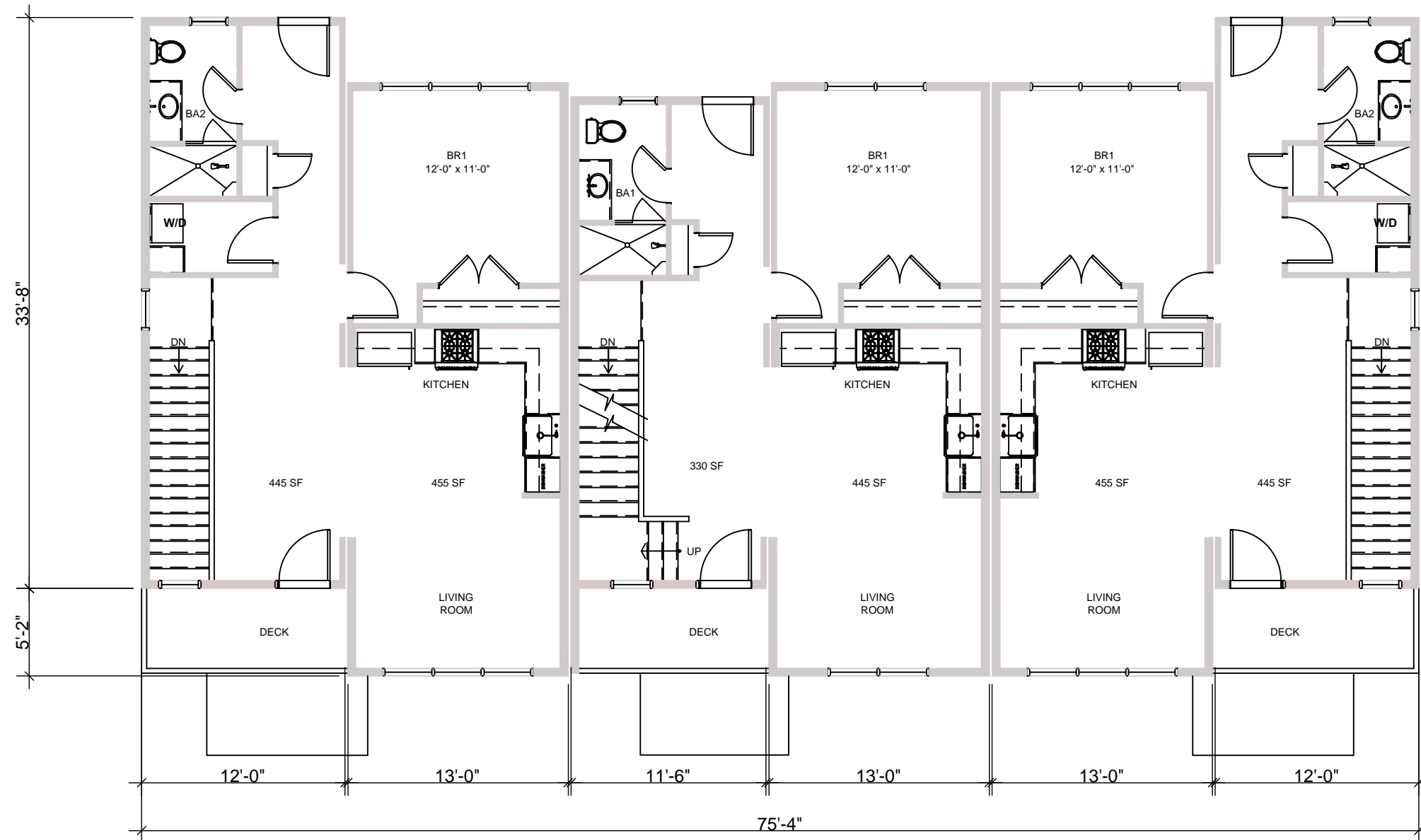
1 TOWNHOMES C2 - TYPICAL LOWER LEVEL BUILDING PLAN
NTS

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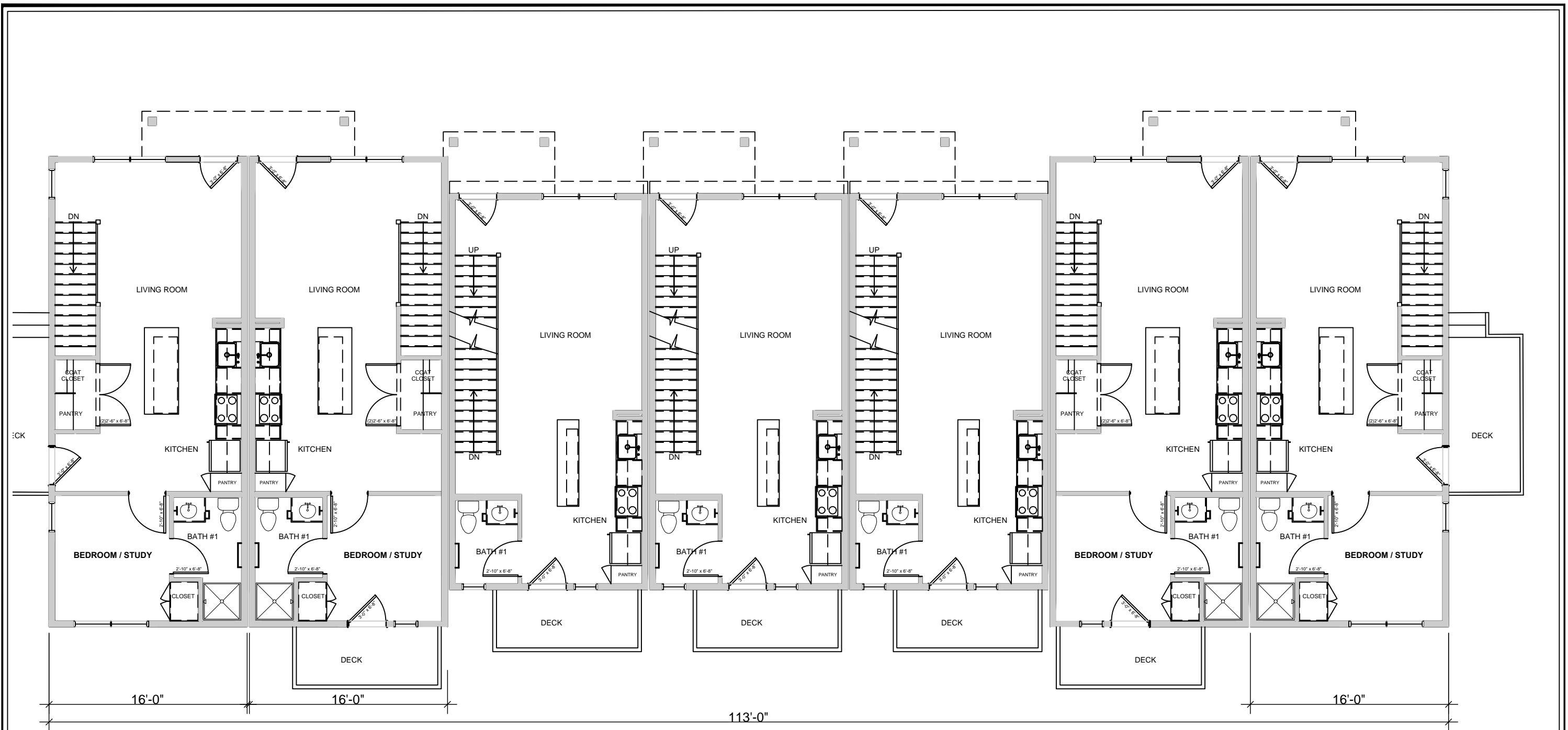
**1 BUILDING A - TYPICAL BUILDING PLAN
NTS**

MOUNTAIN VILLAGE NEIGHBORHOOD LOT 644 MOUNTAIN VILLAGE, COLORADO	TRIUMPH WEST <small>105 Edwards Village Blvd #C201 Edwards CO 81632 P.O.Box 2444 www.triumphdev.com</small>	Job No:	Sheet No:
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		Date: 4/25/2022	
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1 BUILDING B - TYPICAL MAIN LEVEL BUILDING PLAN
NTS

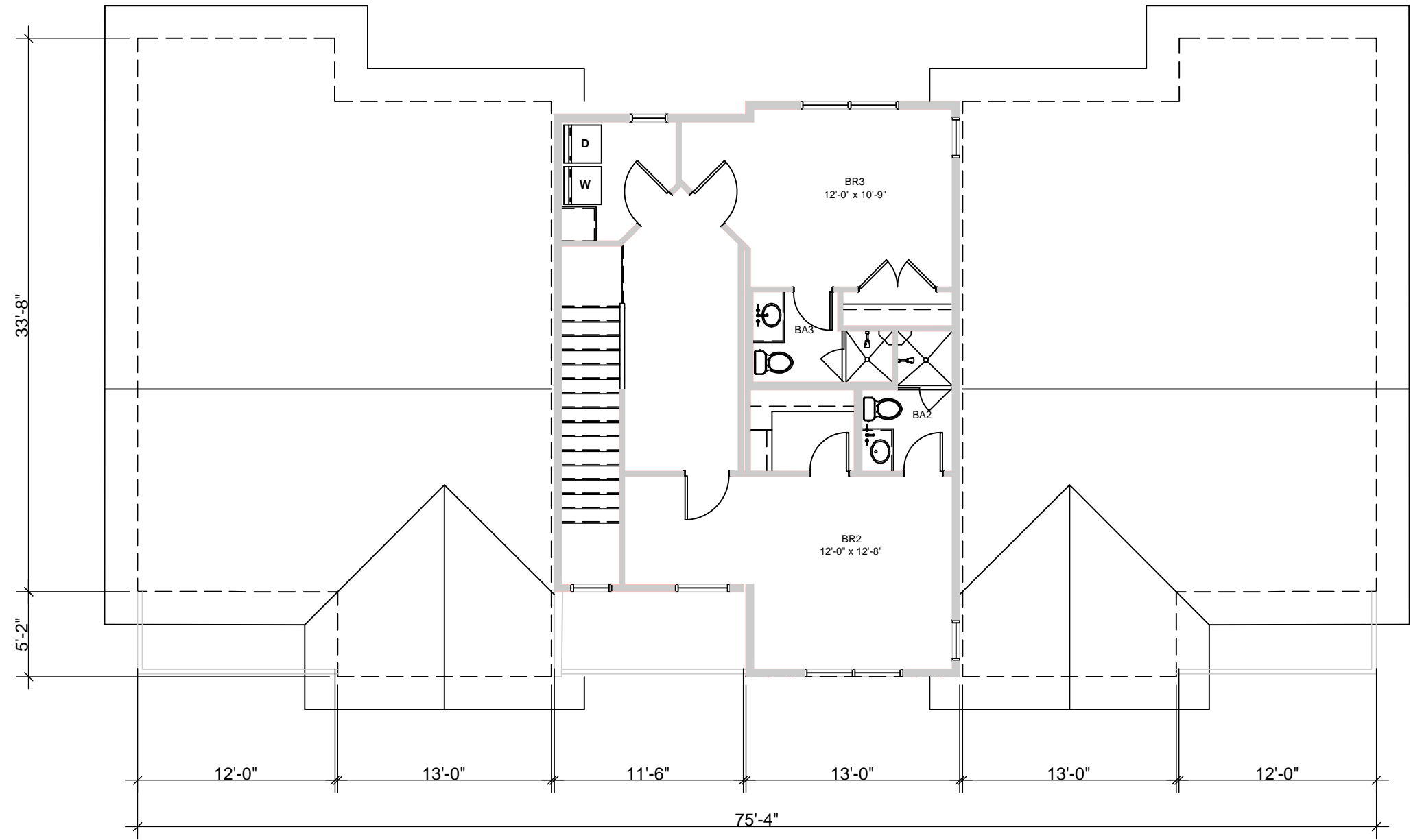
MOUNTAIN VILLAGE NEIGHBORHOOD LOT 644 MOUNTAIN VILLAGE, COLORADO	TRIUMPH WEST <small>105 Edwards Village Blvd #C201 Edwards CO 81632 P.O.Box 2444 www.triumphdev.com</small>	Job No:	Sheet No:
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DOWNHILL TOWNHOME

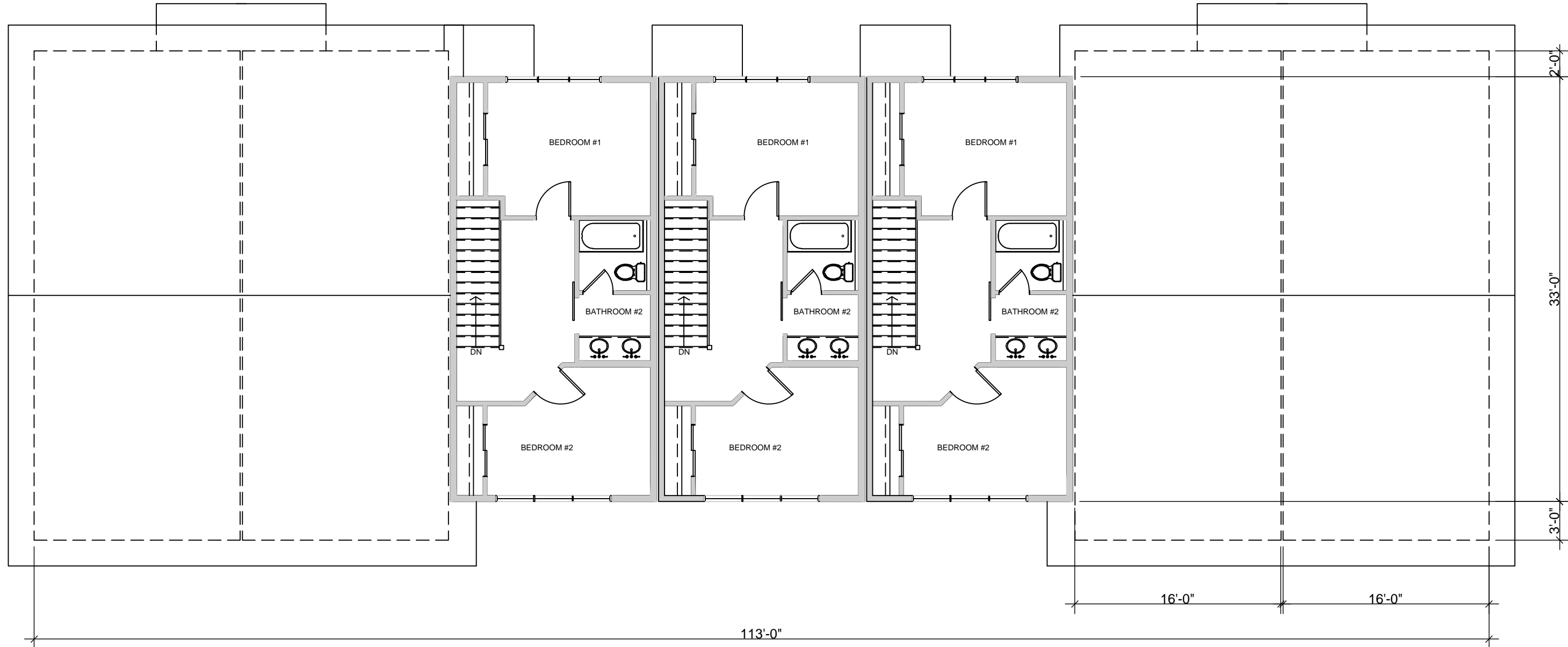
1 TOWNHOMES C2 - TYPICAL MAIN LEVEL BUILDING PLAN
NTS

<p>MOUNTAIN VILLAGE NEIGHBORHOOD LOT 644 MOUNTAIN VILLAGE, COLORADO</p>	<p>TRIUMPH WEST 105 Edwards Village Blvd #C201 Edwards CO 81632 P.O.Box 2444 www.triumphdev.com</p>	Job No:	Sheet No:
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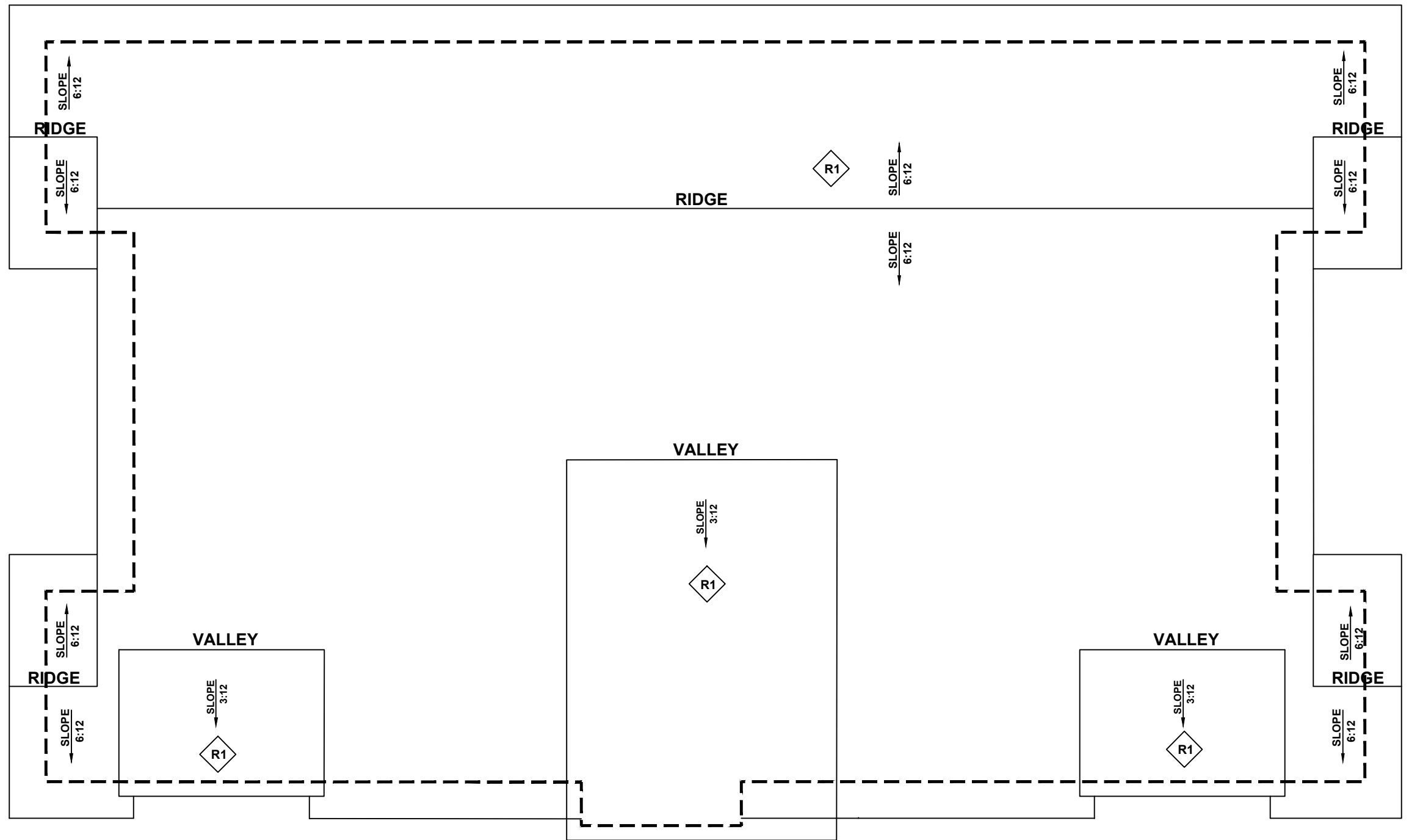
1 BUILDING B - TYPICAL UPPER LEVEL BUILDING PLAN
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		Date: 4/25/2022	
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1 TOWNHOMES C2 - TYPICAL UPPER LEVEL BUILDING PLAN
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		Scale:	



1 BUILDING A - ROOF PLAN
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		Date: 4/25/2022	
		Scale:	



1 BUILDING A - SOUTH ELEVATION
NTS

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		Drawn By: MEF	AA4.0
		Date: 4/25/2022	
		Scale:	



1 BUILDING B - SOUTH ELEVATIONS
NTS

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		Date: 4/25/2022	
		Scale:	



1 TOWNHOMES C2 - WEST ELEVATIONS
NTS

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		Scale:	

BUILDING A - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	CORRUGATED METAL ROOFING	RUSTIC
R2	SECONDARY ROOF	STANDING SEAM METAL	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	2X10 CEDAR	
F3	SOFFIT	VENTED V-GROOVE PLYWOOD	
S1	HORIZONTAL LAP SIDING	1X8 CEDAR	
S3	BOARD AND BATTEN	CEDAR SIDING 2.5" OVER RS PLYWOOD	
S2	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	RUSTIC
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	2X4 AND 2X6 CEDAR TRIM, SEE DETAILS	MATCH FIELD
T2	SIDING TRIM	2X4 RS CEDAR	MATCH FIELD
T3	HORIZONTAL SIDING TRIM @ ENTRY	2X CEDAR	MATCH FIELD
T4	INSIDE CORNER TRIM	2X CEDAR	MATCH FIELD
T5	OUTSIDE CORNER TRIM	2X CEDAR	MATCH FIELD
T6	FRIEZE TRIM	2X CEDAR	SW - CHESTNUT 3524
MTL1	METAL RAILING	CUSTOM DESIGN	POWDER COAT - BRONZE

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.
3. TYPICAL SIDEWALL FLASHING: ICE&WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE.
METAL FLASHING EXPOSED 6" UP WALL: TYPICAL AT ALL SIDEWALL CONDITIONS.



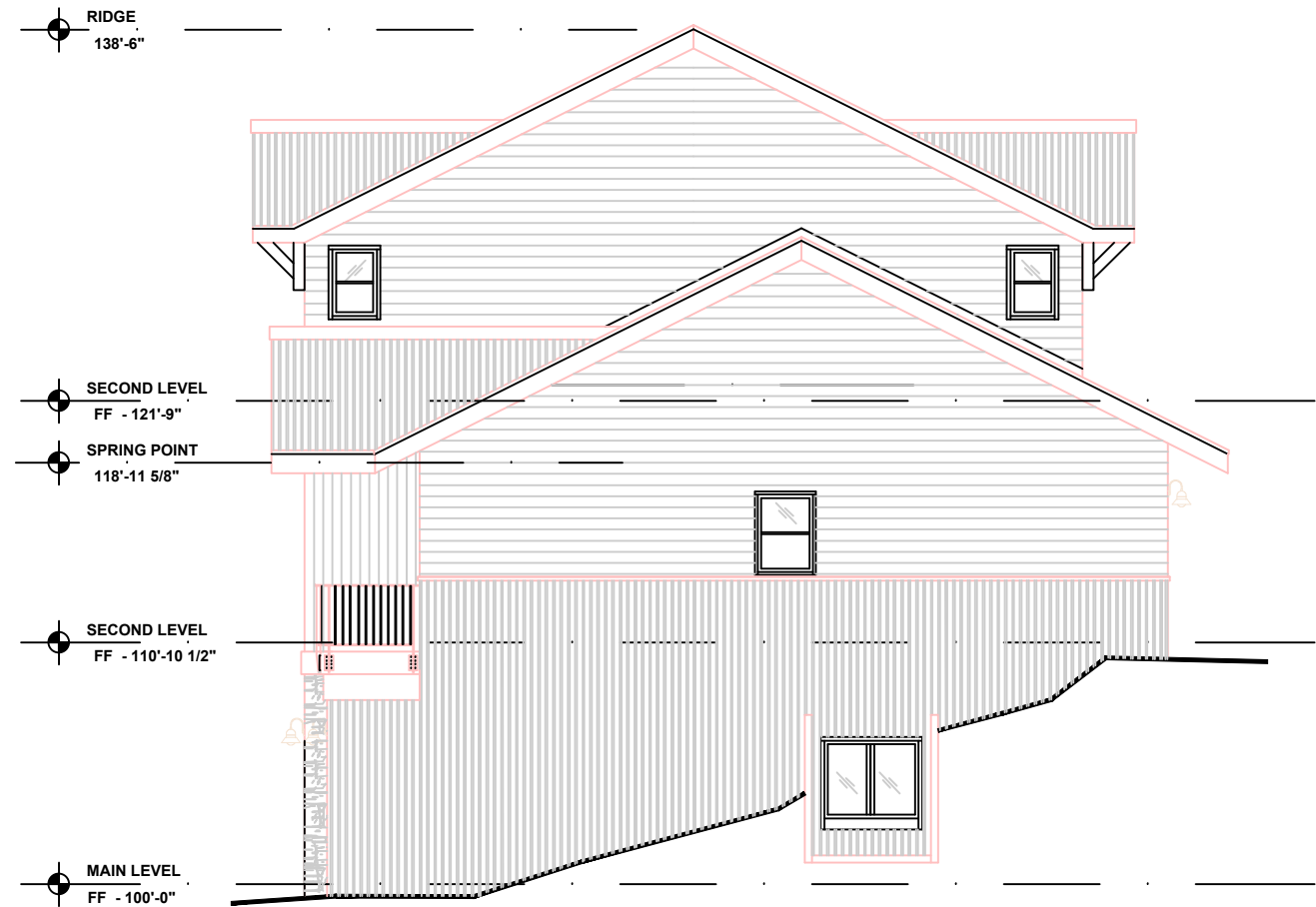
1 BUILDING A - EAST ELEVATION
NTS

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		Drawn By: MEF	AA4.1
		Date: 4/25/2022	
		Scale:	

TOWNHOME B - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	CORRUGATED METAL ROOFING	RUSTIC
R2	SECONDARY ROOF	STANDING SEAM METAL	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	2X10 CEDAR	
F3	SOFFIT	VENTED V-GROOVE PLYWOOD	
S1	HORIZONTAL LAP SIDING	1X8 CEDAR	
S3	BOARD AND BATTEN	CEDAR SIDING 2.5" OVER RS PLYWOOD	
S2	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	RUSTIC
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	2X4 AND 2X6 CEDAR TRIM, SEE DETAILS	MATCH FIELD
T2	SIDING TRIM	2X4 RS CEDAR	MATCH FIELD
T3	HORIZONTAL SIDING TRIM @ ENTRY	2X CEDAR	MATCH FIELD
T4	INSIDE CORNER TRIM	2X CEDAR	MATCH FIELD
T5	OUTSIDE CORNER TRIM	2X CEDAR	MATCH FIELD
T6	FRIEZE TRIM	2X CEDAR	SW - CHESTNUT 3524
MTL1	METAL RAILING	CUSTOM DESIGN	POWDER COAT - BRONZE

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METAL FLASHING EXPOSED 6" UP WALL: TYPICAL AT ALL SIDEWALL CONDITIONS.



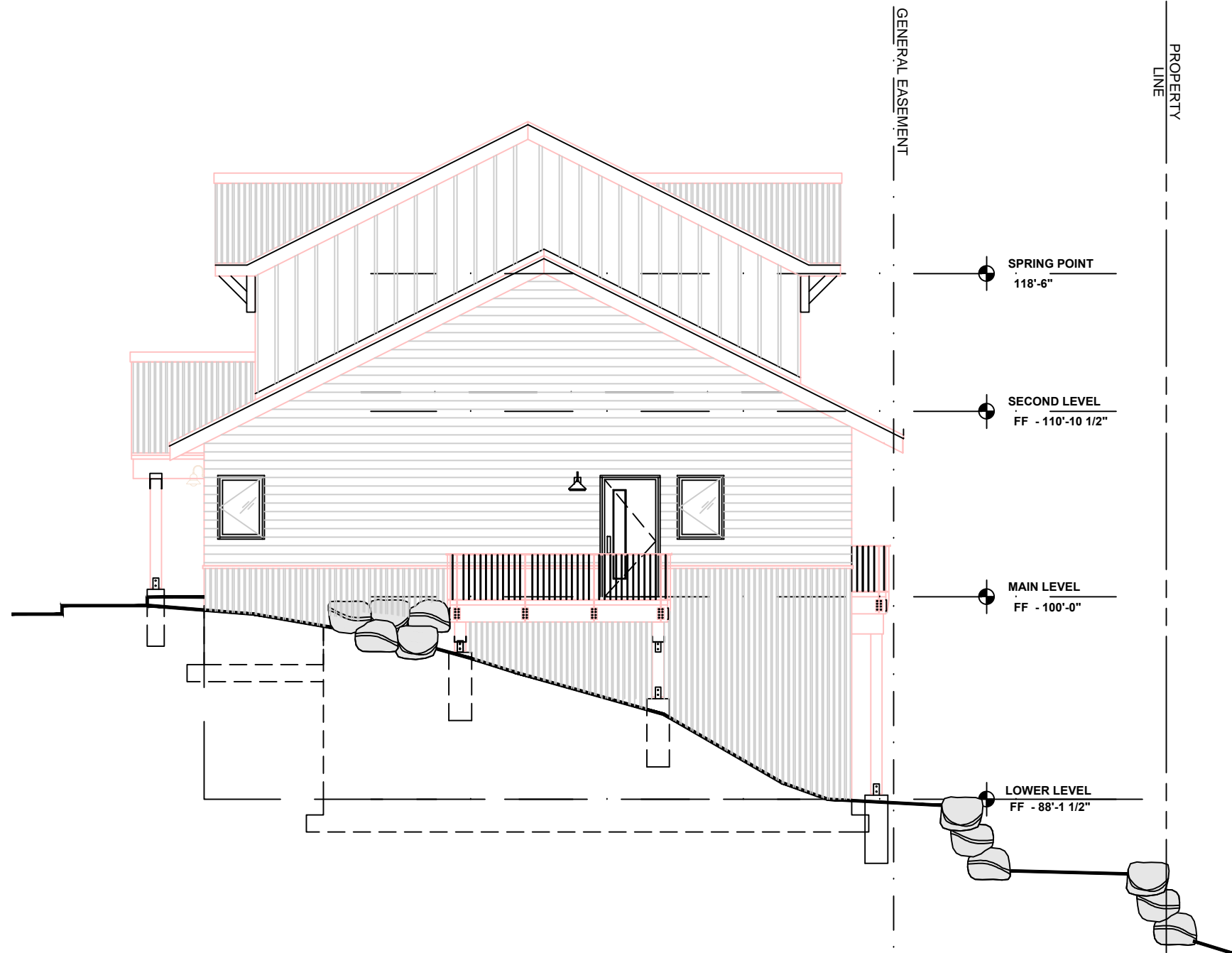
1 BUILDING B - EAST ELEVATION NTS

MOUNTAIN VILLAGE NEIGHBORHOOD LOT 644 MOUNTAIN VILLAGE, COLORADO	TRIUMPH WEST 105 Edwards Village Blvd #C201 Edwards CO 81632 P.O.Box 2444 www.triumphdev.com	Job No:	Sheet No:
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TOWNHOME C - EXTERIOR FINISH SCHEDULE

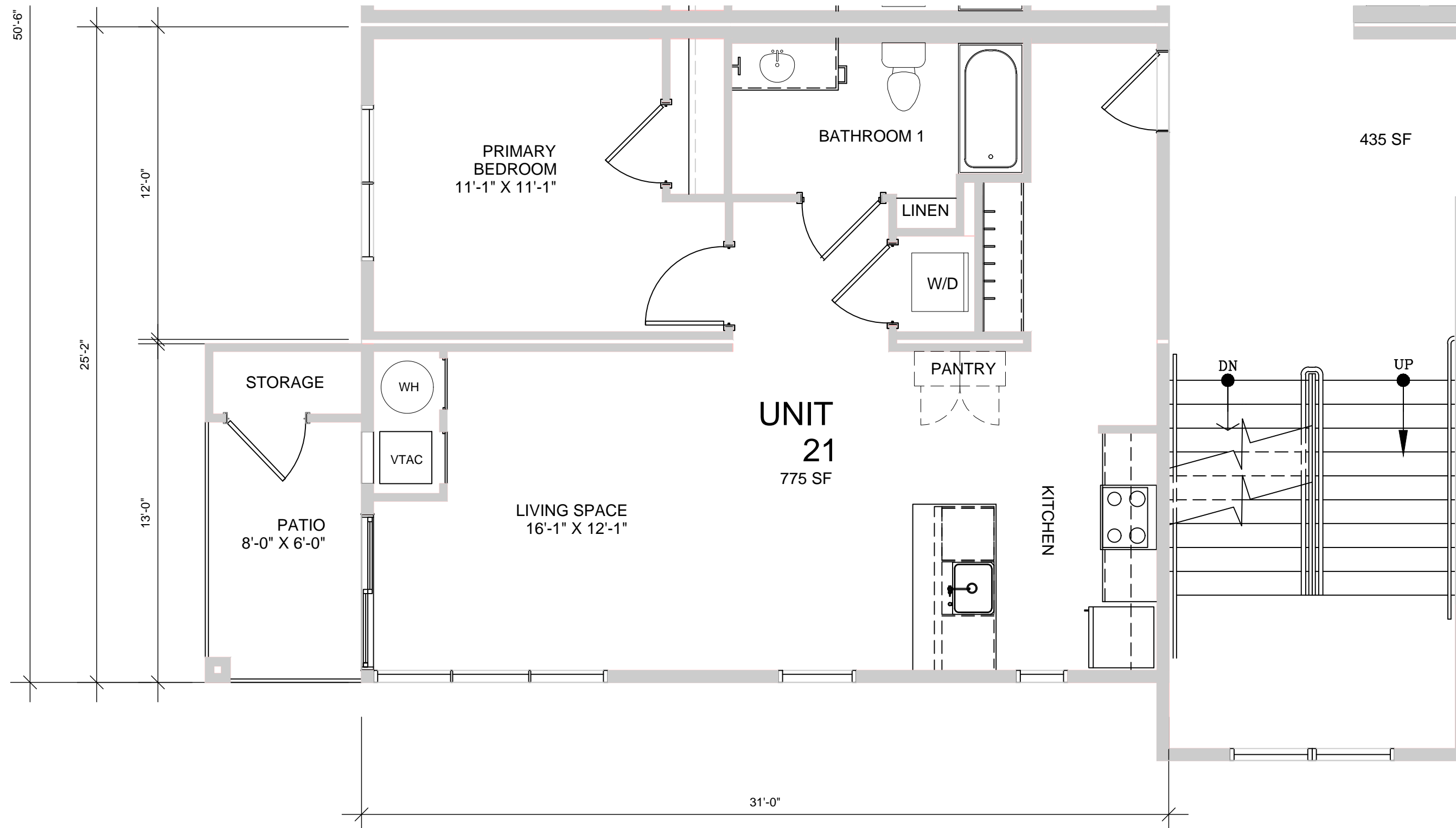
TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	CORRUGATED METAL ROOFING	RUSTIC
R2	SECONDARY ROOF	STANDING SEAM METAL	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	2X10 CEDAR	
F3	SOFFIT	VENTED V-GROOVE PLYWOOD	
S1	HORIZONTAL LAP SIDING	1X8 CEDAR	
S3	BOARD AND BATTEN	CEDAR SIDING 2.5" OVER RS PLYWOOD	
S2	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	RUSTIC
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	2X4 AND 2X6 CEDAR TRIM, SEE DETAILS	MATCH FIELD
T2	SIDING TRIM	2X4 RS CEDAR	MATCH FIELD
T3	HORIZONTAL SIDING TRIM @ ENTRY	2X CEDAR	MATCH FIELD
T4	INSIDE CORNER TRIM	2X CEDAR	MATCH FIELD
T5	OUTSIDE CORNER TRIM	2X CEDAR	MATCH FIELD
T6	FRIEZE TRIM	2X CEDAR	SW - CHESTNUT 3524
MTL1	METAL RAILING	CUSTOM DESIGN	POWDER COAT - BRONZE

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.
3. TYPICAL SIDEWALL FLASHING: ICE&WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL: TYPICAL AT ALL SIDEWALL CONDITIONS.



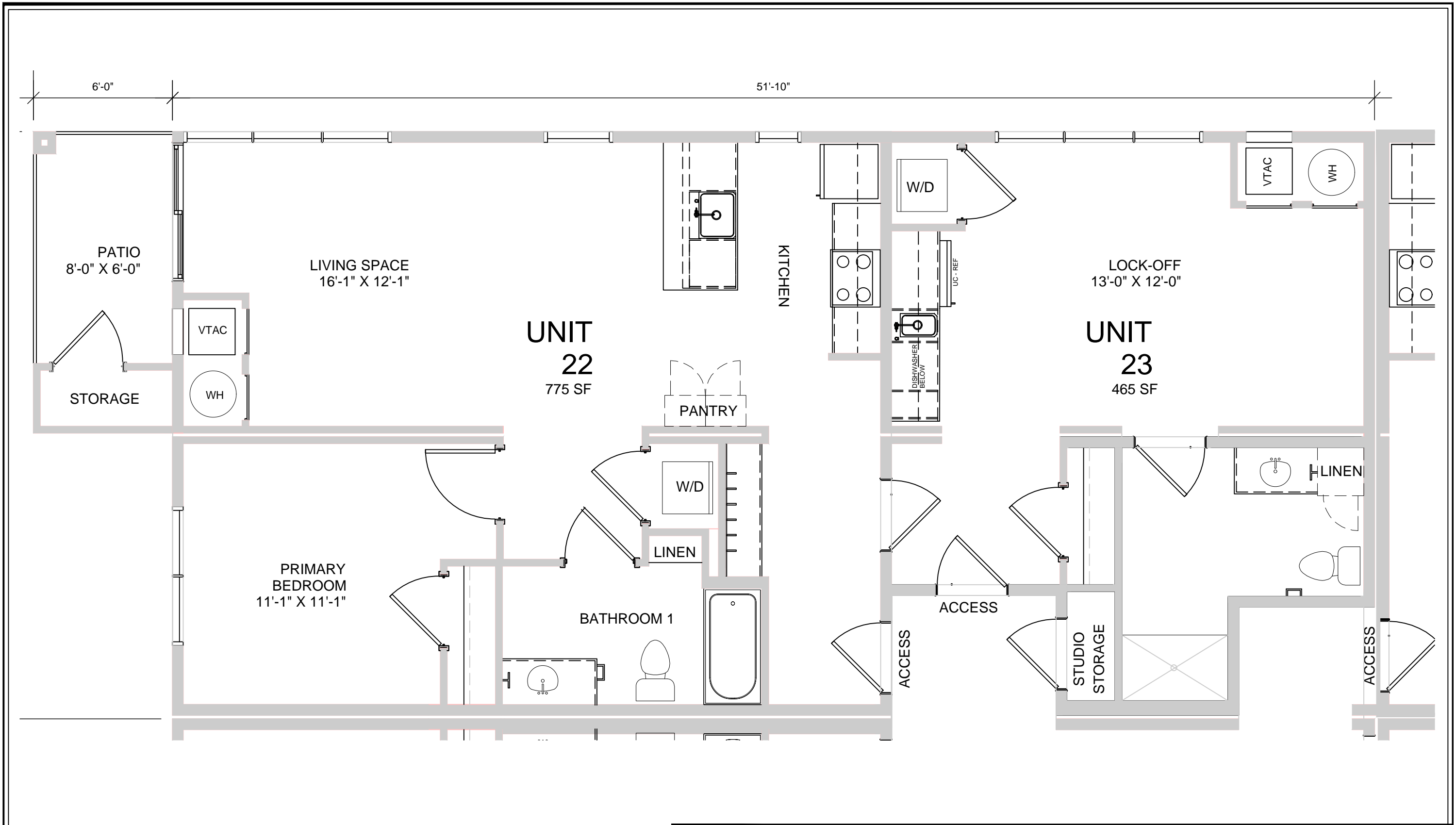
1 TOWNHOMES C - SOUTH ELEVATIONS
NTS

<p>MOUNTAIN VILLAGE NEIGHBORHOOD LOT 644 MOUNTAIN VILLAGE, COLORADO</p>	<p>TRIUMPH WEST 105 Edwards Village Blvd #C201 Edwards CO 81632 P.O.Box 2444 www.triumphdev.com</p>	Job No:	Sheet No:
		Drawn By: MEF	<p>AC4.1</p>
		Date: 4/25/2022	
		Scale:	



1 BUILDING A - TYP. ONE BEDROOM PLAN
NTS

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		Drawn By: MEF	AA8.0
		Date: 4/25/2022	
		Scale:	



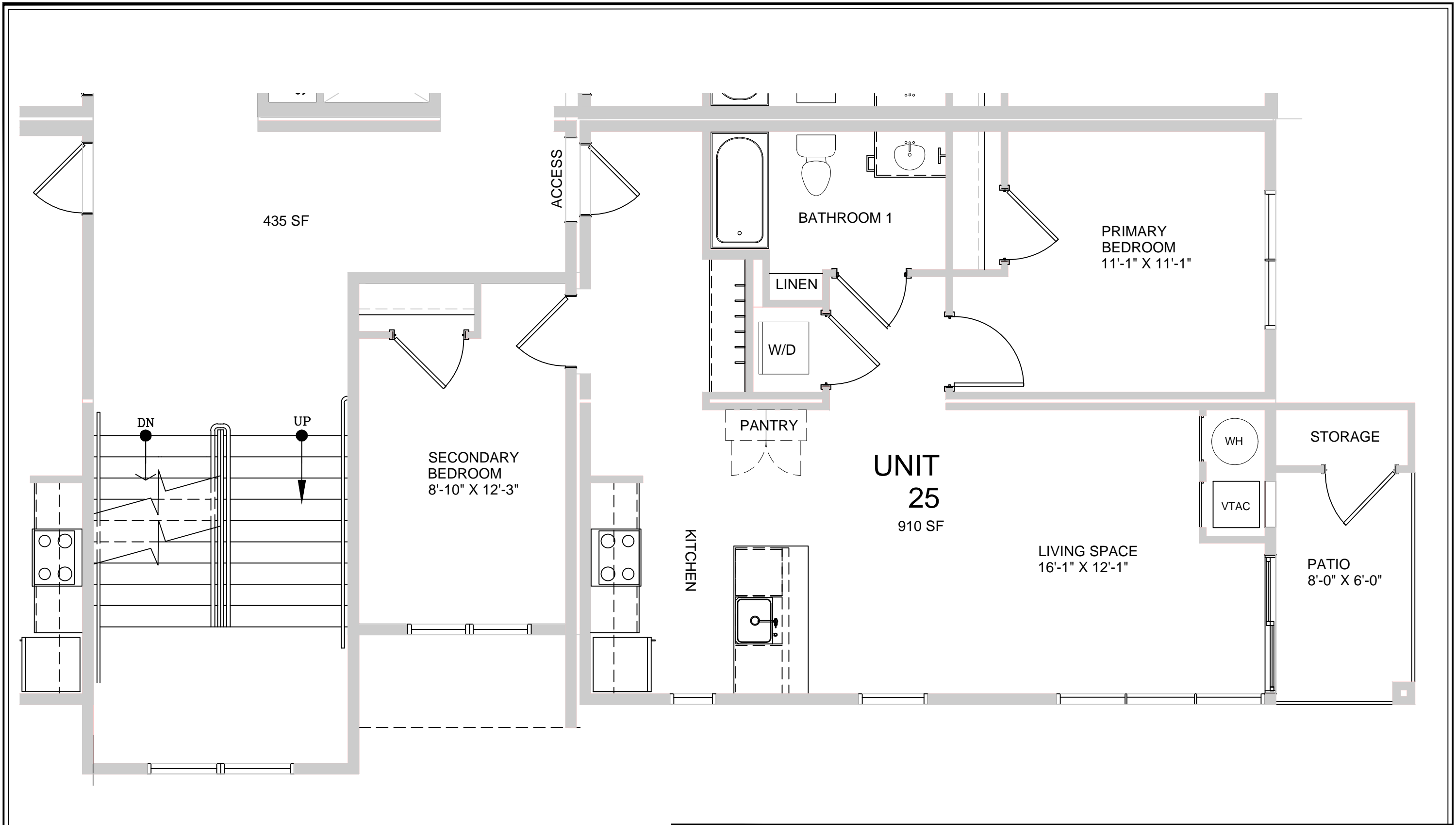
1 BUILDING A - ONE BEDROOM PLAN
NTS WITH LOCK OFF

MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
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Scale:

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AA8.1



1 BUILDING A - TWO BEDROOM PLAN
NTS

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		Drawn By: MEF	AA8.2
		Date: 4/25/2022	
		Scale:	