

MEMORANDUM OF UNDERSTANDING

TOWN HALL CENTER SUBAREA PLAN

- Date: February 12, 2016
- Between: The Town of Mountain Village, Telluride Mountain Village Owners Association, and Telluride Ski and Golf, which represents the governing body on land use matters and major land owners within the Town Hall Center Subarea (the "Principals").
- Regarding: Defining and engaging in a process to determine the most appropriate uses for the Town Hall Center Subarea ("**THS**") and provide a recommendation to the Design Review Board and Town Council on a possible amendment to the comprehensive plan. Key objectives include:
- Understanding development options
 - Gaining alignment on strategy for gathering owner and resident input on their vision for THS
 - Gaining consensus among principals about intentions for parcels so that decisions can be made (likely at different times) that will not negatively impact infrastructure or overall plan for THS
- Background: The principals wish to equally participate in further evaluation of the THS to help answer development questions posed by the comprehensive plan and the Town Hall Task Force. The plan must be flexible enough to allow for changes as parcels develop, yet give reasonable assurance to surrounding property owners of the scale, impacts and mitigation of future development. The plan should consider land use and transportation changes planned and proposed for the area since its original adoption in June, 2011 including but not limited to:
- Transfer of a land condominium unit to the Telluride Hospital District for the future construction of the Telluride Medical Center
 - Future site for Telluride Medical Center is subject to Section 404 Permit
 - Opportunity for employee housing within the THS
 - Potential creation of ski school within the THS
 - Realignment of Mountain Village Blvd to optimize use of lots 1007 and 1008
 - Roadway improvements to Mountain Village Blvd to provide better access to the subarea
 - Parking supply and demand
 - Required utility extensions needed to serve the mixed use core
 - Possible reconfiguration of Lift 10 to provide access to proposed ski school, the THS and from the Meadows Sub Area

- Evaluate cost-benefits of energy improvements such as a central boiler for heat and domestic hot water, solar energy or a Combined Heating and Power (CHP) system for future developments within the THS
- An urban design that accentuates walkability
- Address recommendations of the Town Hall Task Force including improved trail access from the Meadows and incorporating a town pocket park within the THS
- Creation of gateway to the THS

Oversight: An oversight committee (Committee) made up of representatives of each of the principals and the staff of the Town and TMVOA shall vet all proposals for the subarea, and ultimately provide a recommendation to the Design Review Board and Town Council. The Committee's charge will be to reach consensus amongst the members on all issues, and strive to not call for formal votes. The oversight committee shall not exceed nine participants:

- Two representatives from each of the Principals;
- The Executive Director of TMVOA and the Planning and Development Services Director of the Town; and
- A non-stakeholder with a background in group facilitation to act as Chair; which may be filled by a hired consultant.

Method: The Committee shall agree to a scope of work. The selection process shall be in accordance with the Town Procurement Manual; however it is the Committee's intent to issue a Request for Qualifications to pre-qualify a short list of consultants prior to preparing and advertising a Request for Proposal. The fee for the consultant shall be split equally among the Principals. The selection criteria shall be agreed to by the Committee and should include the firm's experience in the above outlined issues, scope of work and a proven track record of reaching consensus among differing interests.

Process: The chosen consultant will propose a public outreach process that will utilize all forms of communication appropriate to reach part time and full time residents; workers and customers of the THS in order to receive the broadest range of public input possible.

Payment: The Town of Mountain Village shall act as the central point of contact for consultant payments in conformance to the contract provisions.

Timeline: Approximately nine months from the issuance of a contract.

Next Steps: Committee shall agree to scope of work, draft and advertise for consultants; interview consultants; prepare contract for process; complete process; and recommendation to DRB and Town Council for consideration of amendment to the comprehensive plan.

Agreed to in principle:

Daniel J. Gannon

3/8/16

Town of Mountain Village

Date

Tommy R. Taylor

Telluride Mountain Village Owners Association

3/23/16

Date

Ben Jan

Telluride Ski and Golf, Inc.

3/1/16

Date