MOUNTAIN VILLAGE

COMPREHENSIVE PLAN

THE NEXT 30 YEARS

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

+

Housing
Hotels & Visitors
Skier Experience
Land Use
Economic Vibrancy

MOUNTAIN VILLAGE

COMPREHENSIVE PLAN

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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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Dan Jansen, 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 developer. As such, it did not adequately address the town's long-term economic viability. The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. It goes well beyond the typical high level municipal plan and attempts to actually direct future development and quantify potential outcomes. It seeks to create a more sustainable, more vibrant, more connected and more beautiful community.

The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. It goes well beyond the typical high level municipal plan and attempts to actually direct future development and quantify potential outcomes.

The Comprehensive Plan is 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 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.

Early in the 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.

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. Much of the Comprehensive Plan focuses on this reality and lays out a set of policies that create a roadmap for getting to this desired level of prosperity and vibrancy. Highlights include: (i) maintaining retail and restaurant space in Mountain Village Center at roughly the same levels as today while allowing for the potential development of 1,500- to 2,000-total visitor accommodation units (aka hotel or hotbed) in the Mountain Village Center and Town Hall Center Subareas; (ii) improving the shopping, dining and lodging experience of residents and visitors; (iii) improving the

recreational, educational, community, and cultural amenities; and (iv) 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 Marketing Telluride, Inc., the local tourism marketing entity. 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!

THE NUTS AND BOLTS OF THE COMPREHENSIVE PLAN

Comprehensive Plan Defined

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 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.

It is envisioned that the Comprehensive Plan will be implemented, primarily, by one or more amendments to the Mountain Village Land Use Ordinance (LUO) and the Mountain Village Design Regulations (Design Regulations), with the Comprehensive Plan policies providing the basis for these legislative amendments.

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 LUO 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 entirety of the goals, polices and actions contained in the Comprehensive Plan and need not require compliance with every provision contained therein. Nonetheless, the Town Council and DRB may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance.

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. ß31-23-206 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. ß31-23-207 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.

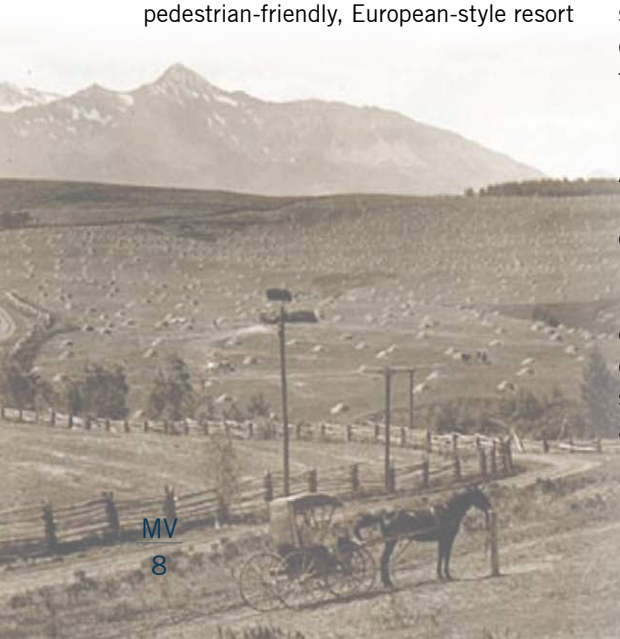
In 1968, entrepreneur Joe Zoline began to assemble the land needed to build a world class ski resort including Gorrono Ranch and Adams Ranch. With the purchase of the land, he then convinced the Town of Telluride and the United States Forest Service of his choice for the location of an "official winter 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 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.

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.

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 master 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

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 a sustainable mountain community.

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	2010 CENSUS POPULATION*	SQUARE MILES	NEAREST METROPOLITAN AREA	SKIER VISITS	OCCUPANCY % (WINTER/ SUMMER)	PILLOWS*
Mountain Village, CO	1,429	3.3	Denver (330 miles)	420,000	54/30	3,800 08/09 4,500 09/10
Telluride, CO	2,348	0.7	Albuquerque (330 miles)	420,000	35-40/annual	3,435
Breckenridge, CO	3,560	4.7	Denver (81 miles)	1,580,000	n/a	n/a
Vail, CO	4,871	5.0	Denver (98 miles)	1,620,000	68/51	17,000
Snowmass Village, CO	2,268	33.7	Denver (197 miles)	760,000	86% Dec.-March; other months n/a	n/a
Aspen, CO	5,914	3.7	Denver (199 miles)	760,000	75/75	7,300
Whistler, BCC	9,595	5 miles long	Vancouver (75 miles)	2,200,000	48/52	28,000
Park City, UT	7,882	12.5	Salt Lake City (30 miles)	1,600,000^	60/48	23,000

** Full-time residents*
^ 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*

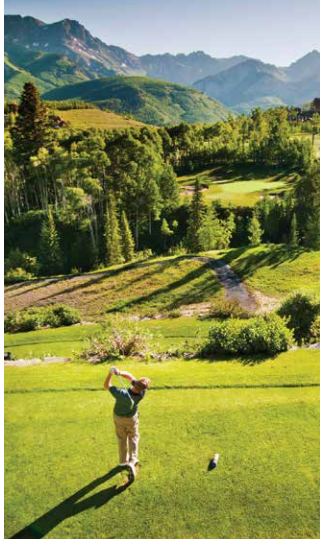


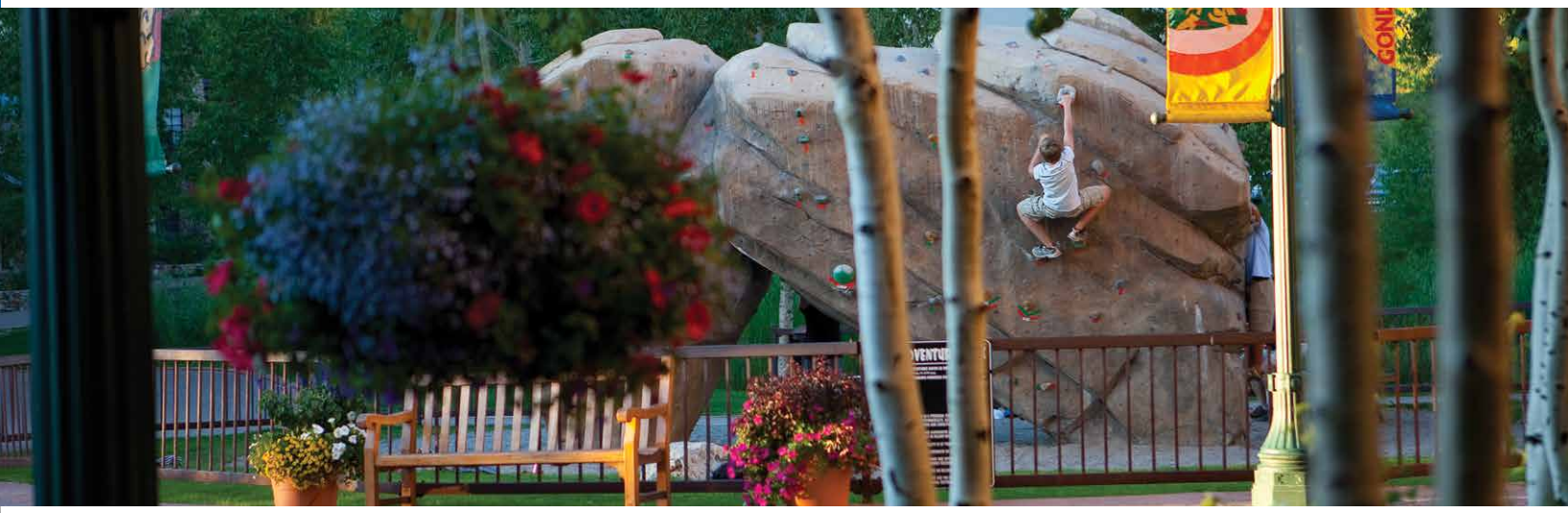
Table 2. Comparable Communities Study

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.
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.

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 citizens 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).

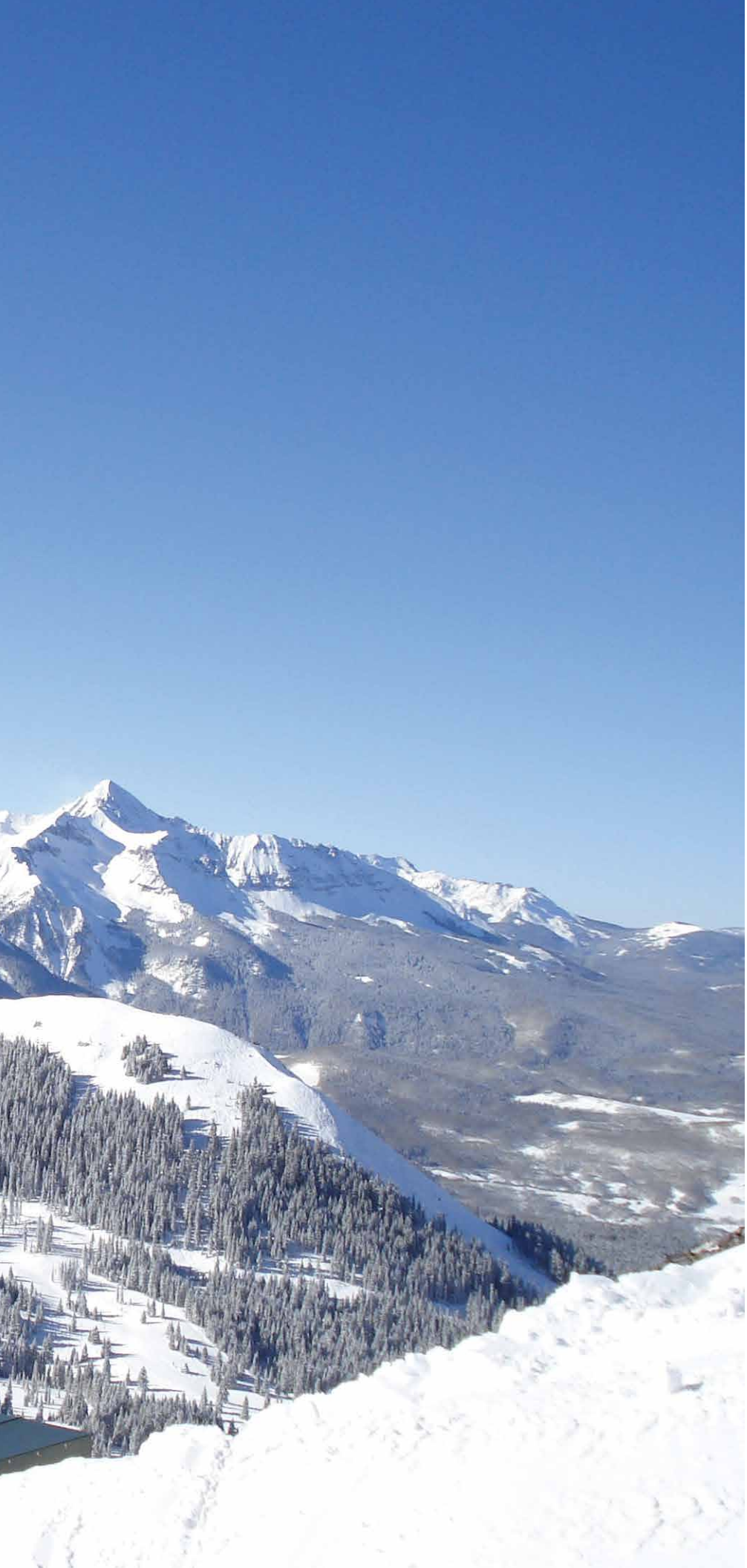
PUBLIC OUTREACH

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.

a. **51 Public Meetings Hosted - Task Force and Town Council combined**
b. **51 Agendas, Minutes and Packets - Available on the town's Web site**
c. **24 Streamed Meetings - Played in real time and then made available on-demand on the town's Web channel**
d. **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**
e. **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 the World Wide Web**
f. **60-plus Web pages - Town's Web Site**
g. **166 Advertisements**
h. **18 Press Releases**
i. **89 E-mails**
j. **17 Commentaries**
k. **8 Sets of Posters**
l. **6 Sets of Banners**
m. **6-plus Community Calendars - Town, media, community organizations**
n. **2 Social media sites - Press releases and calendar details posted on Facebook and Twitter**
o. **2 Surveys - Vision Questionnaire and 2010 Mountain Village Community Survey**
p. **1 Brochure**
q. **5 Direct mail pieces - Delivered to 1,600- to 2,000- homes**
r. **69 articles/broadcasts - Telluride Daily Planet, The Watch, KOTO, PLUM, Telluride Style Magazine**
s. **1 Live interview project - Summer 2009**

MOUNTAIN VILLAGE VISION

The Community's Vision for the Future



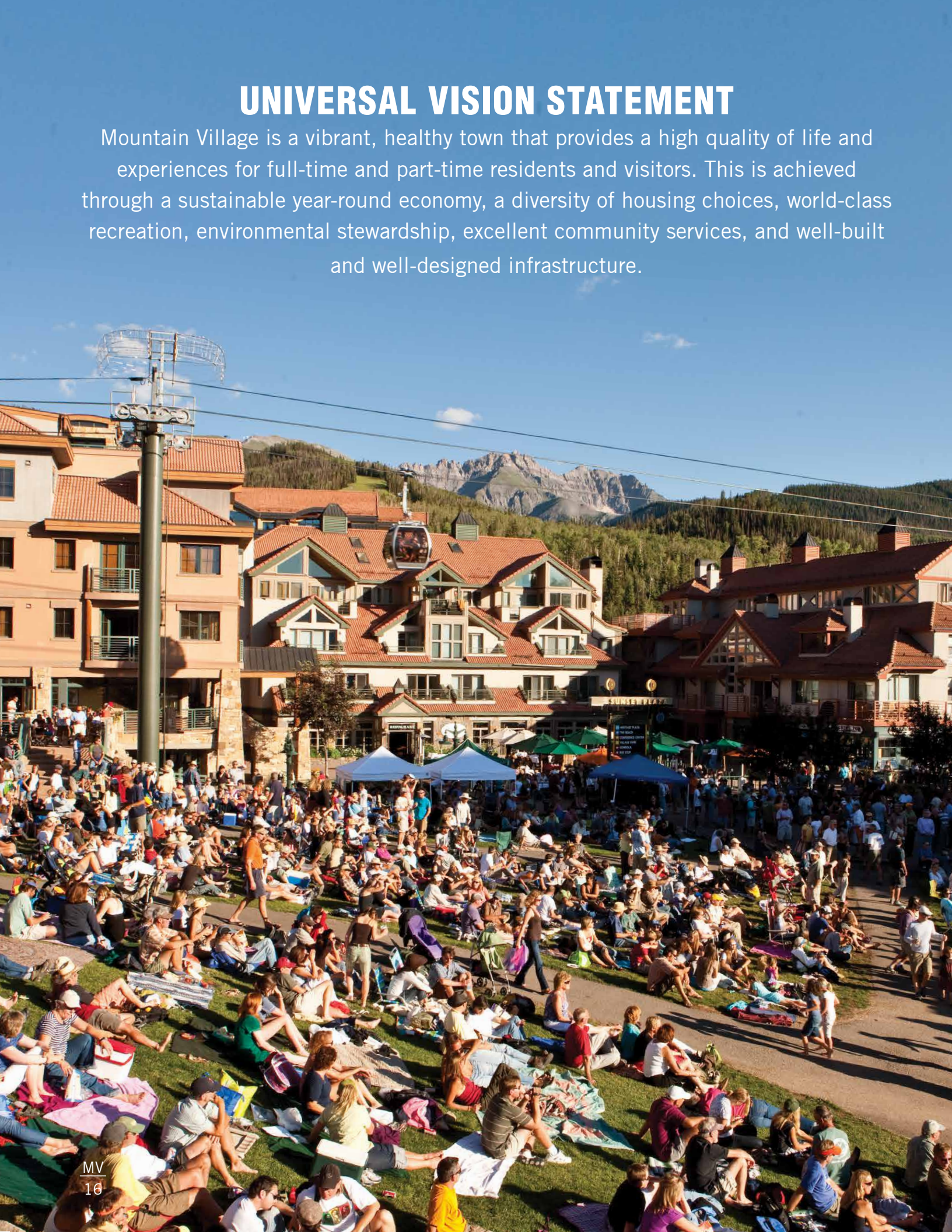
Residents and visitors of Mountain Village have high expectations for the future, and the town must continue to make great strides to keep pace with such expectations. To identify those expectations — the community's values and visions to help form the foundation of the Comprehensive Plan — the town 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.

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.



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.

DEED RESTRICTED 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. The development of deed restricted housing is provided, supported and sustained by the entire region, not just Mountain Village.

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 deed restricted housing opportunities.

4. Mountain Village benefits from deed restricted 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 deed restricted housing promotes energy, water and materials efficiency.

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 and effective infrastructure, interconnected streets and a transportation system.

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. Maintaining this balance is central to retaining and preserving the essential attributes of Mountain Village as an appropriately-scaled, attractive alpine community.

4. Development of open space is beneficial to Mountain Village and its environment by reserving development to areas that are most optimal for development and preserving those areas that are most appropriate for passive recreation and conservation.

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.

2. The built environment is of high-quality design and complements Mountain Village's natural alpine setting.

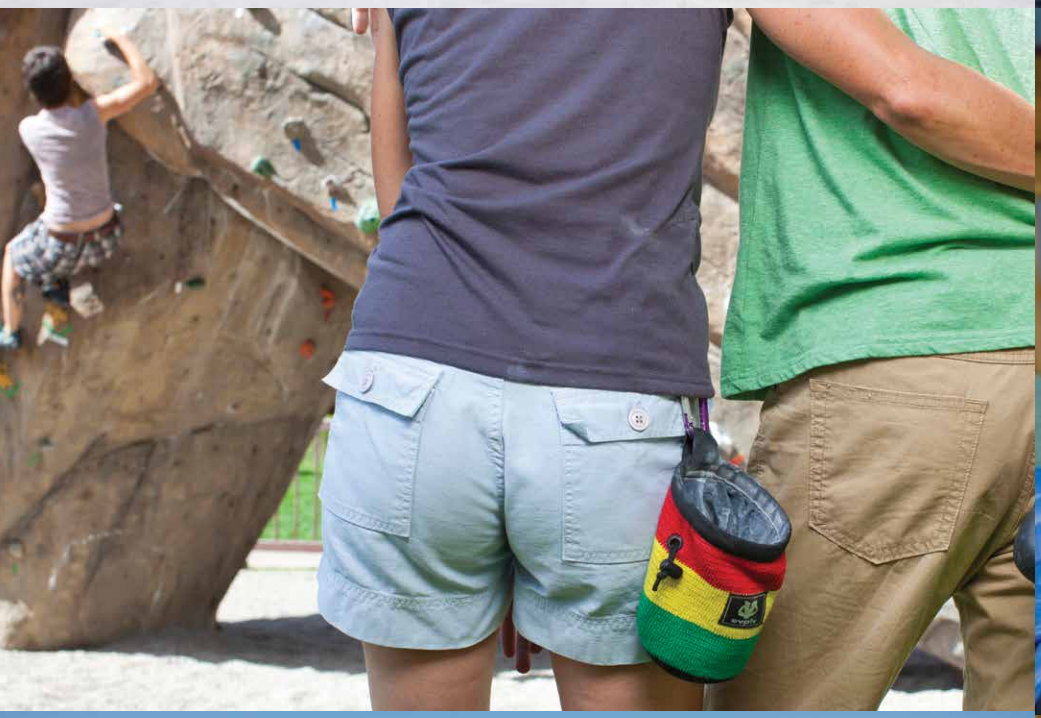
3. Mountain Village is a community where small-town values are important and people can make social and emotional connections. The community character of Mountain Village complements Telluride; it recognizes and embraces its distinctions and similarities.

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 both visitors and full-time and part-time residents. All Mountain Village residents are appreciative of the town's surrounding natural environment and proud of its community.



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.

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.

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 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.

NATURAL ENVIRONMENT VISION

1. Mountain Village promotes 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.

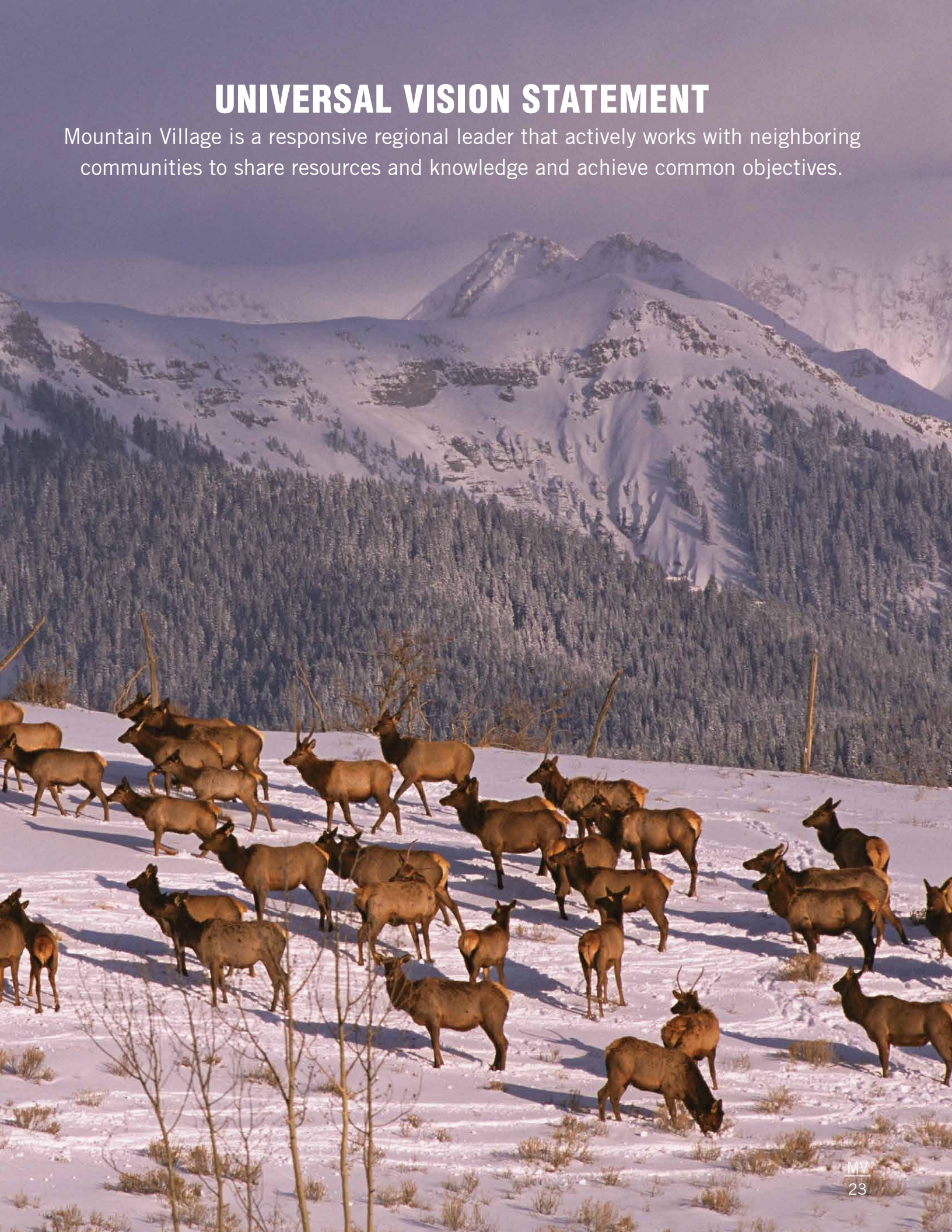
3. Mountain Village's passive open space, natural habitats, wildlife and ecosystems are protected from irresponsible development.

4. Mountain Village supports renewable energy usage, which improves its environment and creates new green job opportunities, for the region.

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, a broad range of community services, and a responsive government.

COMMUNITY FACILITIES VISION

1. Mountain Village maintains progressive and responsive public services and community facilities.

2. High quality medical, recreational, cultural, educational facilities and early childhood educational facilities meet the needs of Mountain Village and maintain the quality of life for full-time and part-time residents and visitors of Mountain Village.

3. Mountain Village participates in regional efforts to address community facility needs.

RESPONSIVE GOVERNANCE VISION

1. The Mountain Village town government is responsive, accountable and accessible. It acts with honesty, integrity, respect and professionalism. The Mountain Village town government is a leader in regional government, seeking resolution of common issues such as deed restricted housing, transportation and other regional challenges.

2. The Mountain Village town government collaborates with neighboring communities and regional organizations, including the ski company and the TMVOA, to meet shared objectives.

3. TMVOA's governing board is appropriately comprised of residents and town stakeholders, giving consideration to the town's evolution and sources of funding of TMVOA operations.

4. A culture of community service encourages more volunteerism and citizen participation in Mountain Village's town government.

5. The Mountain Village town government recognizes it is a service industry and its customers are the full-time and part-time residents, property owners, business owners and visitors of Mountain Village.

ROADMAP FOR THE FUTURE

Principles, Policies and Actions to Achieve the Mountain Village Vision

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

1. **Economic Development**
2. **Land Use**
3. **Deed Restricted Housing**
4. **Natural Environment**
5. **Open Space and Recreation**
6. **Cultural Enhancement**
7. **Infrastructure**
8. **Responsive Governance**

The principles, policies and actions 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, policies and actions 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 the Town Council, DRB and staff in evaluating certain development proposals.
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, Telluride Ski & Golf (TSG), businesses, property owners of Subarea Plan parcels, MTI, Telluride Montrose Regional Air Organization, San Miguel County, 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 Land Use Ordinance and Design Regulations, 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 detail principles, policies and actions. Principles are designated by a roman numeral that is followed by several policies and actions that are shown by alphabetic and numeric designation.

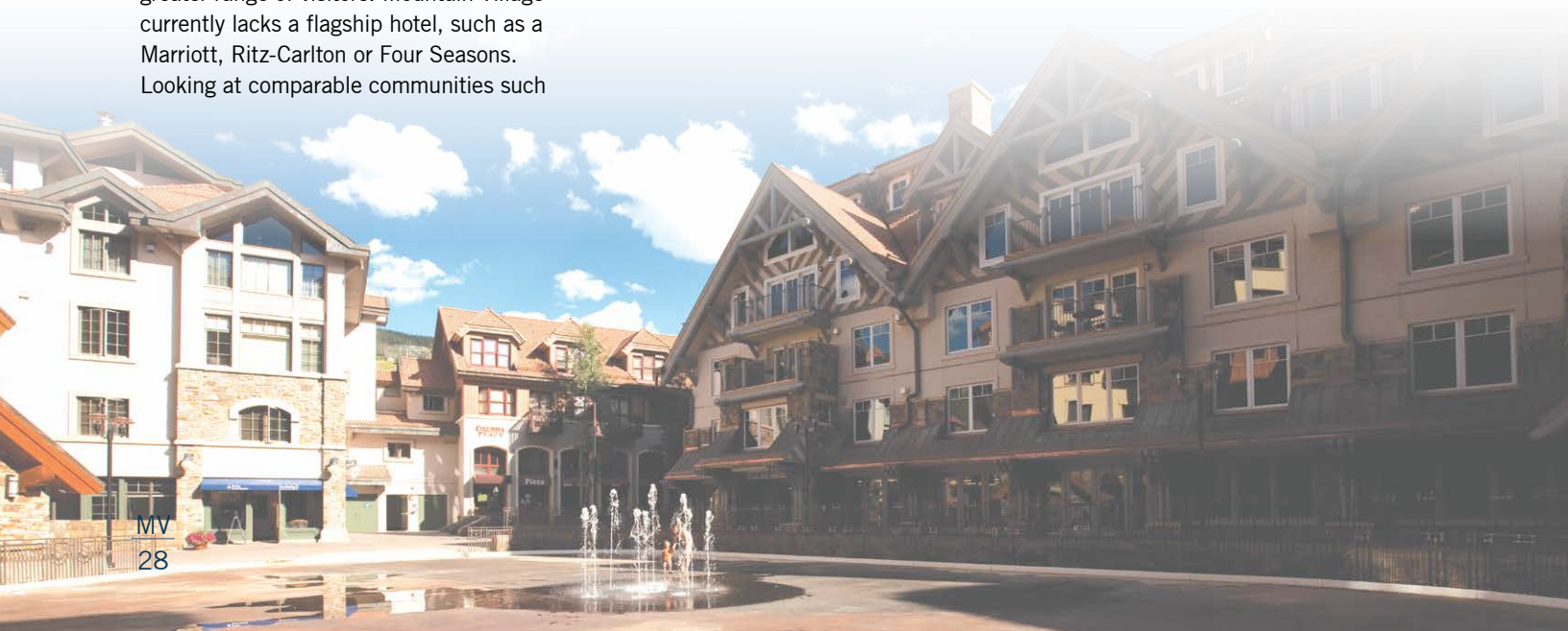
THE IMPORTANCE OF HOTBEDS FOR ENVISIONED ECONOMY VIBRANCY

One question that consistently came up during the creation of the Comprehensive Plan was, "why would we plan for more accommodations (i.e. hotbeds) when we already have so many rooms to fill?" The answer lies in Mountain Village's long-term, big picture.

The Comprehensive Plan recognizes that the key to improved economic vitality is increased visitation: more people visiting more often, staying longer, spending more. Attracting these visitors will require coordinated efforts focused on destination marketing, group sales, and transportation (primarily airlift). Increased visitation can also be driven by an appropriately sized, well designed Telluride Conference Center. As these efforts yield success, occupancy statistics will improve and the need for additional visitor accommodations will become clearer. And just to be clear, if occupancy does not improve, the free market is unlikely to invest in new hotel projects.

In continuation, 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 currently lacks a flagship hotel, such as a Marriott, Ritz-Carlton or Four Seasons. Looking at comparable communities such as Teton Village, Wyoming, and Beaver Creek, Colorado, such well branded hotels have a tremendous appeal and are able to draw upon extensive marketing programs and dedicated clientele to attract visitors year-round. In addition, with its current hotbed capacity, Mountain Village is not able to provide the level of service for visitors that will be generated as a result of the improvements set forth in the Comprehensive Plan. As the town adds amenities and increases its marketing efforts for events and conferences, it will need additional rooms within short walking distance of key centers to serve its additional visitors. Moreover, Mountain Village needs to add hotbeds to create a vibrant community, which is fully explained in the Economic Development Element.

The Comprehensive Plan recognizes that the key to improved economic vitality is increased visitation: more people visiting more often, staying longer, spending more.



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. Now with a solid economic foundation in tourism and real estate, town residents, business owners, property owners and employees are very interested in improving the tourism economy to create a more vibrant, sustainable, year-round community.

Early in the Comprehensive Plan process the Task Force was asked if Mountain Village should be a quiet bedroom community or an economically and socially vibrant community. The Task Force's unanimous response was the latter, and so the Mountain Village Vision truly expresses this desired future state. Town Council concurred with this approach by officially adopting the Mountain Village Vision in June 2009. Moreover, the results of the 2010 Mountain Village Community Survey showed that approximately 92% of the respondents favored a more vibrant Mountain Village Center.

ECONOMIC MODEL

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 page 36. 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 32, and other Comprehensive Plan elements to review economic development-related principles, policies and actions.

Table 3.
Economic Model Estimates for Subarea Plan Buildout and Adjusted Subareas Plans

COMPREHENSIVE PLAN ECONOMIC GOALS					
	Mountain Village Current Conditions	**Scenario 1: Subarea Plan Buildout***	**Additional Economic Benefits to Current Conditions Under Scenario 1**	**Scenario 2: Adjusted Subarea Plans****	**Additional Economic Benefits to Current Conditions Under Scenario 2**
Total dwelling units	3,132 units	4,907 units	1,775 units	4,182 units	1,050 units
Total hotbed units	836 units	2,164 units	2,164 units	1,715 units	879 units
Food, beverage, retail square feet in Mountain Village Center — Part of Economic Vibrancy	75,339 square feet	130,229 square feet	54,890 square feet	112,532 square feet	37,193 square feet
Food, beverage, retail average annual sales per square feet — viable businesses in Mountain Village Center	$348 per square feet	$647 per square feet	$299 per square feet	$621 per square feet	$273 per square feet
Annual sales tax proceeds available to Town of Mountain Village — mitigate dependence on property taxes to pay for services	$2.7 million	$7.8 million	$5.1 million	$6.4 million	$3.7 million
Annual lodging and restaurant tax proceeds available for airline guarantees and marketing — more flights and more occupancy	$1.2 million	$4.1 million	$2.9 million	$3.2 million	$2 million
Average annual skier days — impact of increase to be mitigated by TSG	497,000 skier days	692,000 skier days	195,000 skier days	622,000 skier days	125,000 skier days

**The total number of units parcel tested and currently built and zoned in Mountain Village.*
Refer to Economic Model at Work, page 30, for more details on the Subarea Plan Buildout.
***The total number of units in Mountain Village based on applying a likelihood of development rating to each parcel tested and a corresponding percentage.*
Refer to the Economic Model at Work, page 30, for more details on the Adjusted Subarea Plans.

LAND USE

The Land Use Plan 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 Plan 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 Plan and the associated Subarea Plans are founded upon eight land use values (page 34).

The Land Use Plan can be implemented over time by amending the LUO to require general conformance with the Comprehensive Plan for all future rezoning, subdivisions, PUDs and other applications that require general conformance with the Comprehensive Plan. In addition, it may also be implemented by specific zoning amendments initiated by a landowner or by Town Council.

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 that must be respected 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.

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 8,027 person equivalent density limitation is based on the following definition of density:

Density refers to the population equivalents that have been established for each type of dwelling unit or zoning designation as follows in Table 4.

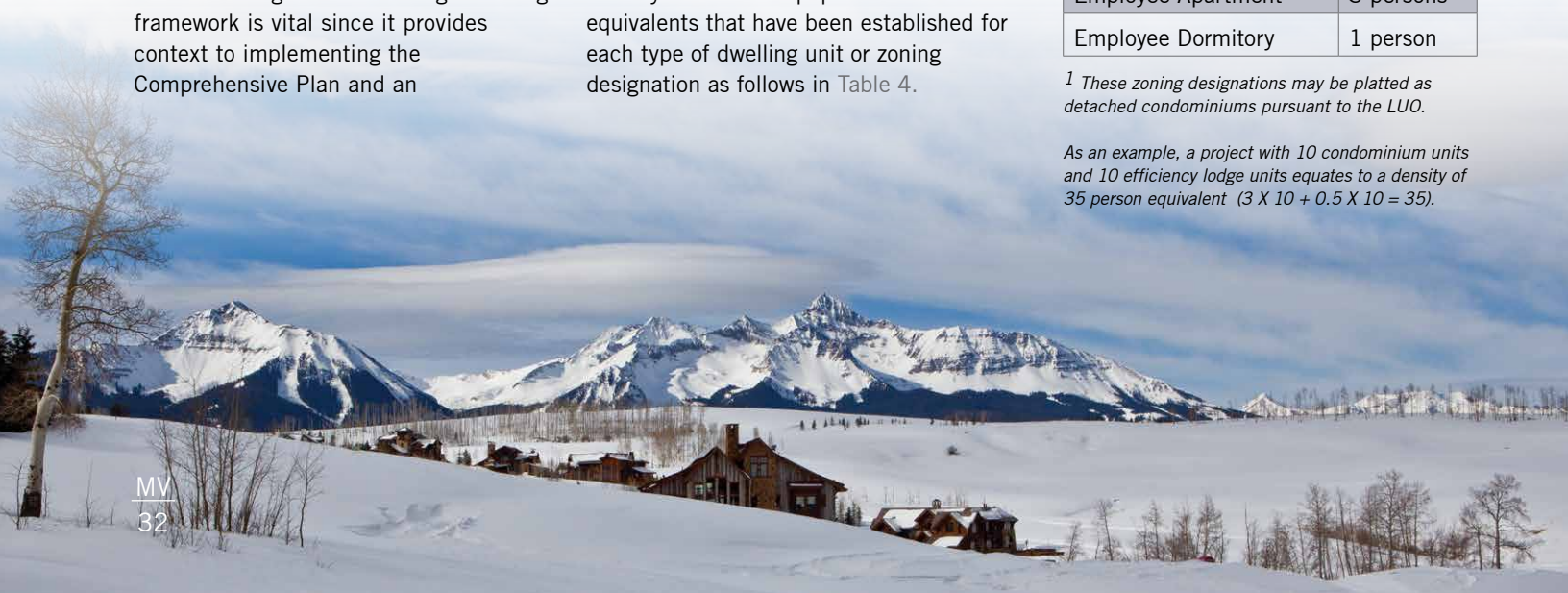
The 8,027 person equivalent density within the boundaries of the original County PUD was based on a detailed plat that listed each lot and the assigned, zoned density. Over time, density has moved between lots and has been converted from one zoning designation to another. Also, in some instances, density 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.

Table 4. Density Allocation

Zoning Designation	Per Unit Person Equivalent Density
Single-Family[1]	4 persons
Subdividable Duplex[1]	8 persons
Non-Subdividable Duplex[1]	6.5 persons
Condominium	3 persons
Hotel	1.5 persons
Hotel Efficiency	2 persons
Lodge	.75 persons
Efficiency Lodge	.5 persons
Employee Condominium/ Apartment	3 persons
Employee Apartment	3 persons
Employee Dormitory	1 person

[1] These zoning designations may be platted as detached condominiums pursuant to the LUO.

As an example, a project with 10 condominium units and 10 efficiency lodge units equates to a density of 35 person equivalent (3 X 10 + 0.5 X 10 = 35).



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 theses 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.

LUO AND DESIGN REGULATIONS

Today, the town's zoning is regulated by the Mountain Village Land Use Ordinance (LUO) and the associated Mountain Village Design Regulations (Design Regulations). The LUO 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. The town also has established specific definitions for each zoning designation in the LUO along with the following high level zone districts that incorporate all of the zoning designations:

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

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

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. 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 LUO, 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 publically noticed meetings, by the Design Review Board and Town Council.

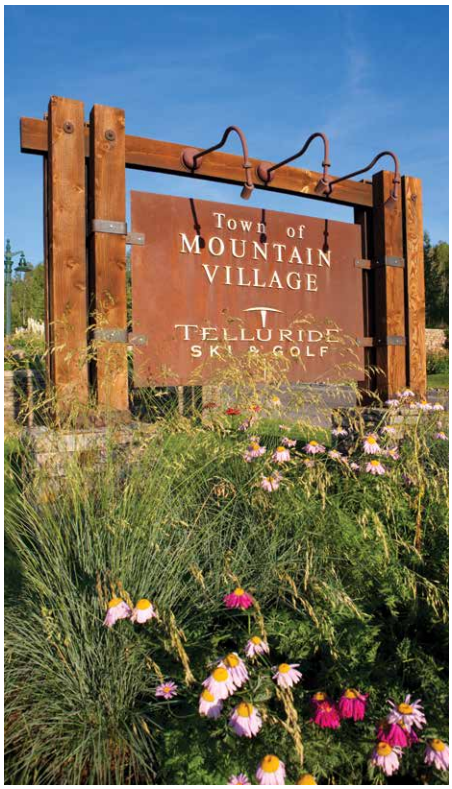
EIGHT KEY LAND USE VALUES

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.

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, 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.

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.

SUBAREA PLANS & PARCEL TESTING

The Land Use Plan 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.

In conclusion, the final 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.

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 Economic Model (page 29). 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 final 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.

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

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.

LAND USE PLAN POLICIES

I. Mountain Village creates a balanced land use plan that strives to attain the Mountain Village Vision.

A. The Land Use Plan shall be based on the following classifications and their associated definitions.

1. **Single-Family and Duplex:** Provide lower density single-family and duplex residential areas. The single-family and duplex areas allow for detached condominiums that are single-family or duplex dwelling units subdivided by a condominium map in a common interest community, subject to specific LUO and Design Regulations requirements.
2. **Multiunit:** Provide higher density condominium development for deed restricted housing, hotbeds, second homes and similar uses.
3. **Mixed-Use Center:** Provide a mix of commercial, multiunit, recreational, cultural, deed restricted units and other similar uses in Mountain Village Center.
4. **Civic:** Provide municipal, community, deed restricted housing and other public uses that may also include some hotbeds per the Subarea Plans.
5. **Passive Open Space:** Provide open space areas per the definition of passive open space in the LUO.
6. **Full Use Active Open Space:** Provide open space per the definition of active open space in the LUO.
7. **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.
8. **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.
9. **Resource Conservation Active Open Space:** Provide open space areas with limited recreational uses, land in an undisturbed natural state, and similar uses.
10. **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.

B. The following land use classification policies shall be applied to the Land Use Plan.

1. **Single-Family and Duplex**
   a. Specify clearly permitted accessory uses that can only occur on single-family and duplex lots.

b. Minimize environmental impacts and ensure development fits into and blends with the existing environment and character of the area.

c. Create better single-family and duplex design standards that abide by a strong vernacular mountain design standard.

d. Revisit permitted and accessory uses allowed in single-family and duplex areas to ensure such uses are appropriate and provide additional design considerations as needed.

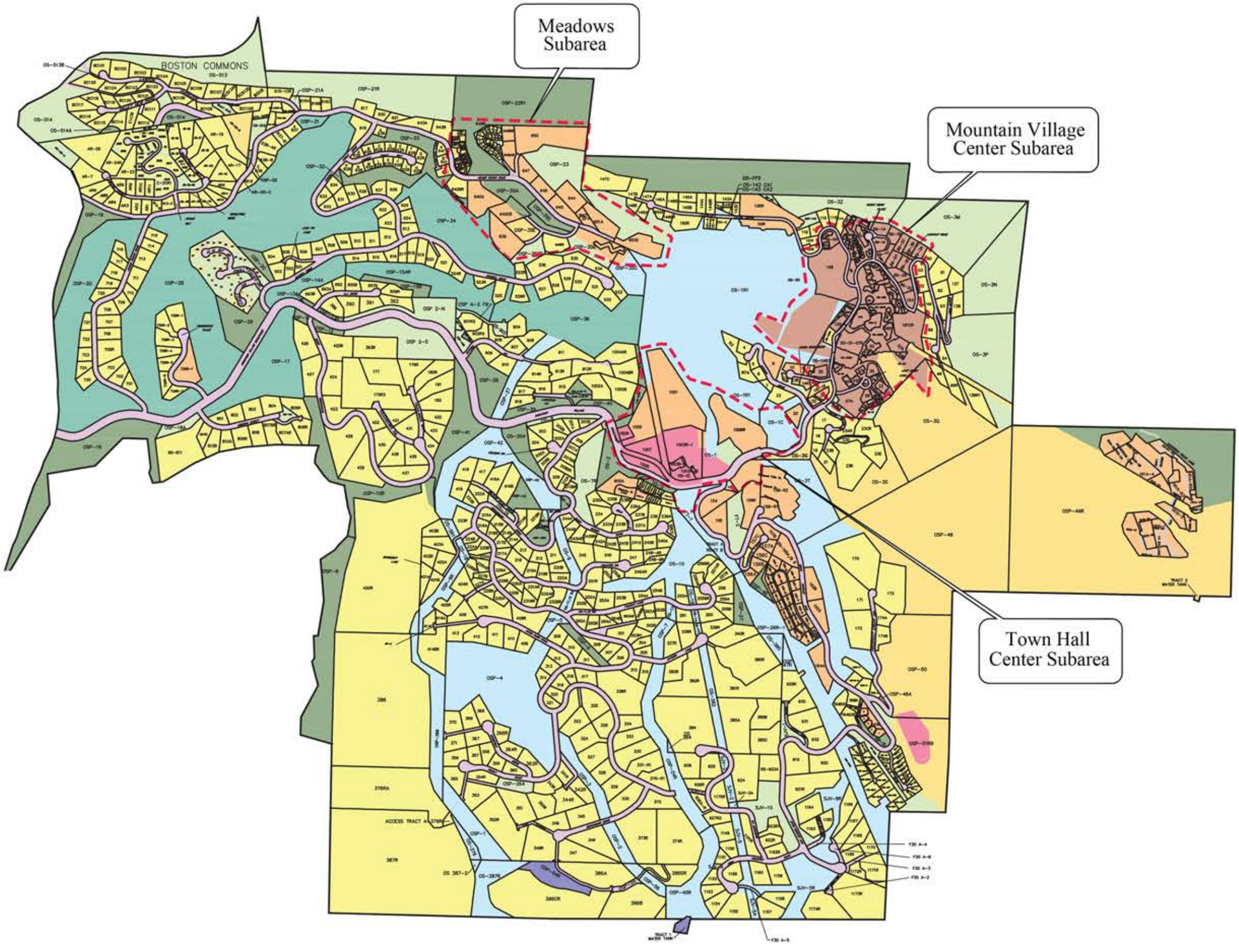
e. Create new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.

f. Respect the integrity of single-family and duplex areas. Any proposed rezoning of single-family and duplex-zoned lots must be considered exceptional and must meet specific conditions, such as separation and buffering from other single-family and duplex lots.

g. Continue to allow platting of these unit types as detached condominiums pursuant to the LUO.

2. **Multiunit**
   a. Allow mixed-use commercial development in multiunit projects in appropriate locations in Meadows, the Ridge, Lot 126, Mountainside Lodge and other locations where Town Council determines, in its sole discretion, that commercial development is appropriate and necessary to serve the project or the neighborhood.
   b. Eliminate industrial uses as a permitted use from the Multiunit Zone District.
   c. Consider minimizing environmental impacts and ensure development fits into and blends with the existing environment and character of the area.
   d. Consider establishing new standards as needed and clarify current regulations.
   e. Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.
   f. Create new subdivision regulations to ensure that all development provides adequate

Future Land Use Plan



Legend

- Civic
- Mixed-Use Center
- Multiunit
- Municipal Public Works
- Single-Family and Duplex
- 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
- Subarea

NORTH

0 650 1300 2600

1" = 1300'

infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.

g. Consider creating new subdivision regulations that require town review of all condo maps to ensure compliance with applicable regulations and town approvals.

3. Mixed-Use Center

a. Allow a mixture of commercial, multiunit condominiums and hotbed units, recreational and public uses, resort support uses, and amenities that ensure the vitality of Mountain Village.
b. Allow a broad range of activities and development that fulfill the goal of creating an active and vital center.
c. Allow educational, cultural, medical/wellness, business, professional and other uses.
d. Allow expanded conference capabilities.
e. Connect the plaza areas together by better wayfinding, retail casting, themes and similar measures.
f. Consider creating new subdivision regulations that require town review of all condo maps to ensure compliance with applicable regulations and town approvals.

4. Civic

a. Allow a broad mix of community and public facilities, such as government offices, fire stations, schools, libraries, community college, medical center, and deed restricted housing while also allowing for hotbed development and community-serving commercial uses such as a grocery and liquor store, pharmacy, coffee shop, restaurant, retail and mail facility.
b. Allow a broad range of activities and development that fulfill the goal of creating an active and vital Town Hall/Civic Center.

5. Open Space

a. Establish new open space classifications and definitions set forth above in the land use classifications and definitions.
b. Consider establishing design regulations for permitted uses on open space as part of the required development review process. At a minimum, such regulations should address the following:
    i. Buffering standards to require a landscape or other buffer between the proposed use and surrounding residences.
    ii. Limitations on lighting, which may include a prohibition for uses that require exterior lighting.
    iii. Noise levels.
    iv. Design standards to reduce visual impacts, such as requirements for natural colors that blend into the surrounding backdrop, minimize building height, require the use of natural materials as available for use, and reduce glass to prevent excessive glare or light.
    v. Access standards that minimize the impacts of the proposed access route.
c. Consider rezoning active open space areas, designated per the Land Use Plan and the applicable policies of the Comprehensive Plan.

LAND USE PRINCIPLES, POLICIES & ACTIONS

I. Mountain Village promotes a land use pattern, as envisioned by the Comprehensive Plan, that provides economic and social vibrancy, maintains a minimum of 60% open space, and better protects and preserves open space areas as shown on the Land Use Plan. The following policies and actions should be considered by Town Council:

A. Implement the Comprehensive Plan's principles, policies and actions.

B. Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan.

1. Create exemptions for applications considered minor in nature during the Land Use Ordinance (LUO) amendment process.

C. Permit development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making.

D. Respect the integrity of single-family and duplex areas. Any proposed rezoning of single-family and duplex lots should be considered exceptional and must meet specific conditions, such as separation and buffering from other single-family and duplex lots.

1. Allow for single-family and duplex units to be platted as detached condominiums pursuant to the LUO.

E. Provide hotbed development consistent with the Subarea Plans to ensure the overall success of Mountain Village as envisioned by the Comprehensive Plan.

F. Create incentives for a developer of an already subdivided and zoned lot to provide the targeted number of hotbeds, dorm units, and commercial area as outlined in the Development Tables for each Subarea Plan.

G. Require a rezoning, PUD, subdivision or density transfer to meet the following criteria:

1. A proposal shall not increase the town's density beyond the 8,027 person equivalent density cap in accordance with the terms of the County Settlement Agreement.
2. A proposal generally meets the targeted parcel density as identified in the Development Tables for each Subarea Plan.
3. A proposal shall meet the adopted criteria for decision-making for the required development review processes.
4. A proposal to rezone, subdivide or transfer density shall provide public benefits listed in the Public Benefits Table.
5. A proposal that involves rezoning open space, as envisioned by the Comprehensive Plan, shall provide an equal or greater amount of replacement of open space within the original County PUD boundary in accordance with the terms of the County Settlement Agreement and LUO and Design Guidelines.
6. The proposal will meet the following or equivalent standards:
   a. Minimize and mitigate a project's visual impacts, to the extent practical, while also providing the targeted density identified in each Subarea Plan Development Table. It is understood that some visual impacts will occur with development.
   b. Ensure appropriate scale and mass that fits the site(s) under review.
   c. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.
   d. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
   e. Ensure that any ski run width reductions or grade changes are within industry standards, and that the skier experience is not adversely affected. (Please see Preserving the Skier Experience, page 44.) Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval, with the goal of ensuring that detailed design plans for each phase of a PUD or development agreement will be fully evaluated by a discretionary criteria prior to final plan approval by the town.

H. Monitor and maintain the town density bank based on the following policies:

1. Require density transferring out of the density bank to a site to be allocated to the hotbed requirements set forth in the policies and actions under Land Use Principle IV.
2. The town has established a density transfer system at

Sections 4-1 and 4-3 of the LUO, under the authority granted to the town as a home rule municipality under Article XX of the Colorado Constitution and the land use regulatory authority granted to the town by statute. The town has allowed unused density units to be transferred into a density bank as a part of the density transfer system. That system provides for private ownership of units in the Density Bank, and provides procedures and restrictions for the transfer and use of such units. Overall population density in the town is limited to 8,027 person equivalent by the County Settlement Agreement, and by Section 8.1 of the Amended and Restated General Declaration for the Telluride Mountain Village. The density transfer system and density bank are an outgrowth of and operate within these constraints.

3. The density bank is largely controlled by the free market, in that sales of density units within and from the bank are not restricted by the LUO as to price or terms. The town respects this free market dynamic and anticipates that it will operate to further the goals of the Comprehensive Plan, including in particular the goals for hotbed development.
4. To the extent that the free market is not capable, over time, of sufficiently advancing the goals of the Comprehensive Plan, Town Council may wish to consider one or more of the following proactive steps to create incentives for the appropriate use of density bank units for timely and appropriate development:
   a. Town acquisition of units in the density bank, through a series of mechanisms, including town purchase by condemnation; voluntary sale or tax donation; and amending the LUO to provide that unbuilt density transfers to the town upon completion of the project, and to the extent the town creates new density for employee housing on a property with preexisting "unrestricted" density, that density transfers to the town. In all cases, the town's density is placed in the density bank for sale or transfer in the same manner as privately-held density.
   b. Allow applicants to request density from the town as a part of the rezoning process, or otherwise, for all or a portion of the density needed for the proposed project. This approach could be limited to one or more categories of hotbed development or could be permitted for any project which results in higher approved density than what was otherwise available to the applicant, all within the overall 8,027 person equivalent limitation.

I. Create two separate processes for creating a PUD: (i.) a site specific PUD process that evaluates detailed engineered and architectural plans; and (ii.) a master phased PUD (MPPUD) process that considers large-phased PUDs which implement the policies of the Comprehensive Plan with detailed architectural and engineered plans provided in phases over time with the assurance the criteria outlined in G above will be met at a future date.

J. Establish requirements for dedication of property, easements and public improvements facilities necessary as a result of development approval. These amendments should include standards and conditions to ensure that the full impacts of all development projects in generating need for public improvements facilities are met. The amendments should also require that the property, easements and other public improvements required meet the case law and statutory requirements for a rational nexus to a legitimate public purpose of the town, and be roughly proportional to the impact created by the development.

K. Provide screening for service areas, loading areas, trash collection facilities, utility boxes and pedestals, and similar site features with landscaping, screen walls, fences or other means. Screen all permitted outdoor storage from public view.

L. Create visual interest with building materials and visual diversity with setbacks, massing and architectural detail variations.

M. Create a more pedestrian-friendly environment with shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting. Construct sidewalks of adequate widths on streets in high density areas that currently do not have sidewalks.

N. Enhance the pedestrian experience within and between commercial areas by improving and adding signage, lighting and amenities, such as artfully designed bike racks at important access points (i.e. Gondola Plaza) and benches or furniture at scenic points.

O. Apply distinct design elements to each commercial area to promote unique, yet cohesive, identities.

II. Mountain Village encourages development and redevelopment activities in the areas represented by the Subarea Plans to promote and focus economic and social vibrancy for visitors and residents.

A. Require development in subareas to be in general conformance with the Subarea Plans and their associated Development Tables, unless Town Council approves specific variations for such plans based on a finding that an alternative plan provides for the same level of desired economic vitality, activity, amenities and other key components identified in the Comprehensive Plan.
B. Develop distinct identities and a sense of place for each subarea that is targeted at its primary user group (i.e. visitor or homeowner), and complements the town's overall alpine character.
C. Foster businesses and activities that complement the town's economy such as centers for the arts, culinary institutes, research foundations, education institutes, business incubators, and small businesses.
D. Strive to become increasingly vibrant throughout the year, both economically and socially, by providing amenities, housing, indoor recreational options, cultural opportunities and non-winter activities in appropriate areas.
E. Conduct neighborhood meetings to develop a list of improvements that promote a better sense of community and distinct identity for each neighborhood and subarea within Mountain Village.

III. Mountain Village allows for the rezoning of certain active open space areas, as envisioned by the Comprehensive Plan, in accordance with the County Settlement Agreement in areas that are optimal for development, while also preserving those open space areas that have high scenic value, development constraints, resource conservation, or buffering.

A. Create, apply and preserve the open space classifications as shown on the Land Use Plan.
B. Allow for the upzoning of active open space, as envisioned by the Comprehensive Plan, consistent with the LUO, Design Regulations and the terms of the County Settlement Agreement.
   1. Consider amending the LUO to strive to provide notice to San Miguel County for any rezoning of open space.
   2. Implement the "Resolution Regarding Town Council's Intention to address the San Miguel County Board of County Commissioners Letter dated May 27, 2011, in regard to the Mountain Village Comprehensive Plan".
C. Create six open space zone districts in the LUO based on the classifications in the Land Use Plan.
   1. Passive Open Space
   2. Full Use Active Open Space
   3. Limited Use Ski Resort Active Open Space
   4. Limited Use Golf Course Active Open Space
   5. Resource Conservation Active Open Space
   6. Right-of-Way and Access Active Open Space
D. Prohibit the future rezoning of open space beyond what is outlined in the Land Use Plan except for subdivision applications that involve adjusting existing lot lines that provide replacement open space.
   1. An applicant may propose subdividing an area of open space that lies four feet from the dripline of a building, with an easement outside of this area provided for building maintenance.
   2. Fire mitigation, landscaping and adequate easements for construction, project infrastructure, and skier ingress and egress may occur in the surrounding open space as required by the adopted town codes, with appropriate easements for such provided at the time of subdivision.
E. Provide a minimum of 60% of all land area within Mountain Village as open space.
F. Strive to increase open space where possible, with an emphasis on lands containing special environmental features.
   1. Provide 60% or more of the land area within the original County PUD boundary as open space in accordance with the County Settlement Agreement.
   2. Expand the amount of open space within the town when possible, such as rezoning wetland areas into resource conservation active open space or rezoning appropriate land into open space areas, on a site when such provides for an open space value.

IV. Mountain Village strives to infuse vibrancy into economic centers, such as Mountain Village Center, through the encouragement of additional hotbed development made available throughout the year, as recommended in the Economic Development Element.

A. Strive to provide hotbed development, as envisioned by the Comprehensive Plan or a Subarea Plan, except for by right development applications that simply seek to construct the density permitted by the underlying zoning and Design

Regulations that do not require a subdivision, rezoning, density transfer or other development review application that requires general conformance with the Comprehensive Plan.

B. Any rezoning, subdivision, density transfer or other project that requires general conformance with the Comprehensive Plan on a parcel that is designated by a Subarea Plan for hotbed development shall be required to provide:
   1. A building design that meets the standards in Table 5 unless Town Council approves another floor area configuration based on a finding that the project will still provide the targeted density as outlined in the applicable Development Table for each Subarea Plan. In no case should the amount of net floor area dedicated to condominium units be increased over 20% of the total net floor area of a building.
   2. Deed restricted housing for employees that is equal to 10% of the total number of hotbed units, with such equated as follows:

      a. Number of hotbed units X 10% = Number of employees to be housed
      b. Number of employees to be housed X 250 = floor area of housing mitigation
      c. Floor area of housing mitigation /1,000 = the number of dorm rooms*

      *Dormitory units should consist of a minimum 1,000 square feet of net floor area that has a minimum of four people in shared or individual rooms with a common living area and a full kitchen.

C. Permit 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.

D. Ensure hotbeds will remain hot by creating zoning requirements, such as assurance on availability when a unit is not occupied by the owner, the provision of a deed restriction, and the use of a property management company.

E. Allow for a block of hotbed units to be owned by one person or flagship hotel operator, such as the block of units approved in the Mountain Village Hotel PUD.

F. Require sites identified by the Subarea Plans as a flagship hotel sites to be operated by and/or franchised as a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

G. Provide incentives for hotbed development and other development as envisioned by the Comprehensive Plan. Examples of incentives include allowing the proposed building height listed in each Subarea Plan's Development Table; reducing parking requirements if a parking study conducted by a qualified professional shows that required parking can be reduced and still provide all a project's parking on-site; and limiting the public benefit costs to the extent practical.

H. Provide a minimum of 1,500- to 2,000- total hotbed units in Mountain Village in order to achieve an optimum level of economic activity and vitality per the Economic Model completed for the Comprehensive Plan.

I. Allow for the development of hotbed density as assigned to a parcel per the Subarea Plans at another site if a parcel cannot or is not pursued for hotbed development over time.

Table 5. Average Unit Size, Building Efficiency and Maximum Net Floor Area

Dwelling Unit Type	Approximate Average Unit Size	Building Efficiency	Maximum Net Floor Area By Unit Type (excluding commercial space, spas, dorm rooms and common areas)
Condominium	1,250 square feet	70%	20%
Lodge Unit	800 square feet	70%	40%
Efficiency Lodge Unit and other hotel-type units	450 square feet	55%	40%

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 viewsheds, 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 seems to enhance the off-mountain skier experience by providing a new level of vibrancy to 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. 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 is simultaneously updating their own master plan in 2011 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.

PUBLIC BENEFITS TABLE

A. The following Public Benefits Table provides the foundation for rezoning, subdivision or density transfer requests whereby the development and density listed for each parcel in a Subarea Development Table may be requested based on the provision of the specific proposed benefits listed.

B. 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 approved (June 2011). 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.

C. 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.

D. Provide incentives 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 6. Public Benefits Table

PROPOSED PUBLIC BENEFIT	PROPOSED TIMING TRIGGER
1. Provision of hotbeds.	Concurrent with the development of each parcel identified for hotbed development per the Subarea Plans' Development Program Tables.
2. Telluride Ski & Golf or successors in interest (TSG), conveys Parcel J Recreation Center/Multipurpose Facility in the Mountain Village Center Subarea to the Town of Mountain Village (TOMV). TSG vacates any easements and interest it holds on Parcel J Recreation Center/Multipurpose Facility, such as the Peaks Easement.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
3. TSG provides any needed easements from current public pedestrian paths in the Mountain Village Center to Parcel J Recreation Center/Multipurpose Facility.	Concurrent with the dedication of Parcel J Recreation Center/ Multipurpose Facility as required above.

Public Benefits Table (continued)

4. TSG conveys perpetual trail easements or land conveyance to the TOMV for all existing and proposed trails as shown on the then-current Potential Recreation Projects Plan that are located on TSG open space or TSG lots.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
5. TSG conveys land area in civic land use polygon south of the TSG Shops on upper San Joaquin Road to the TOMV as shown on Land Use Plan Map.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
6. TSG conveys easements and/or land for Parcel G Municipal Facility in the Town Hall Center Subarea under the Village Bypass ski run to the TOMV.	Concurrent with the rezoning or subdivision of Parcel F Town Hall East in the Town Hall Center Subarea.
7. TSG conveys land it owns within Town Hall Center, Parcel D Town Hall Center, to the TOMV and, if needed, an easement for a helicopter landing area on the Double Cabin ski run.	Concurrent with the rezoning or subdivision of Parcel F Town Hall East in the Town Hall Center Subarea.
8. 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.
9. 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.
10. 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 the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
11. Eliminate TSG-Gorrono water credit, and pay the full and current town water rates for all snowmaking water with the town.	Concurrent with the first Design Review Board application for hotbed development as envisioned by the Comprehensive Plan.
12. The owner of Parcel F 161-CR in the Mountain Village Center Subarea provides utility, vehicular access, and other needed infrastructure easement through Parcel F 161-CR to Parcel G Gondola Station.	Concurrent with the development of Parcel F 161-CR of the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.
13. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots and Parcel G Gondola Station to Parcel F Lot 161-CR to facilitate vehicular access at a lower grade, with the goal of keeping the Gondola Plaza at one level grade as it is extended into Parcel F Lot 161-CR.	Concurrent with the development of Parcel D Pond Lots in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.
14. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots to Parcel E Le Chamonix to facilitate vehicular access to Parcel E Le Chamonix.	Concurrent with the development of Parcel D Pond Lots in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.
15. Parcel F Lot 161-CR owner evaluates the technical feasibility of establishing a public loading dock and trash collection facility. If a public loading dock and trash collection facility is feasible, as determined by the town, Parcel F Lot 161-CR owner shall construct such facility and provide necessary delivery/access easements to and from the town's plaza areas.	Concurrent with development of Parcel F 161-CR in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.
16. TSG conveys public pedestrian easements from the Gondola Plaza on Parcel G Gondola Station to The Beach and Heritage Plaza and Parcel F Lot 161-CR.	Concurrent with the development of Parcel G Gondola Station in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.

Public Benefits Table (continued)

17. Provision of an enhanced riparian area along the west side of Parcel D Pond Lots and Parcel E Le Chamonix, and the east side of Parcel D Pond Lots with additional riparian planting, a footpath, benches and water features, with such stream lined to the pond to prevent groundwater encroachment in Mountain Village Center. Create more natural creek drainage and a bridge north of Centrum at pond outlet.	Concurrent with the development of the Parcel D Pond Lots, Parcel E Le Chamonix, or Parcel F Lot 161-CR of the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application for such parcels that require general conformance with the Comprehensive Plan.
18. 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.	Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea. 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.
19. TSG provides necessary easements to and from sites or easements to be conveyed to the TOMV as required by the Public Benefits Table.	Concurrent with the required land or easement conveyance.
20. Developer of Parcel A-4 Telluride Conference Center Expansion will daylight Gorrono Creek and create an enhanced riparian stream/water feature around the site, lining such stream to prevent additional groundwater encroachment.	Concurrent with the development of Parcel A-4 Telluride Conference Center Expansion.
21. 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 Potential Recreation Projects Plan.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
22. TSG conveys Parcel D Lot 651-A in the Meadows Subarea to the TOMV for deed restricted housing.	Concurrent with the TOMV decision to redevelop Parcel C Lot 644 in the Meadows Subarea.
23. TSG conveys public easements 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.	Concurrent with the redevelopment of Parcel E Big Billie's Apartments in the Meadows Subarea into a hotbed site.
24. TSG conveys required land or permanent exclusive easements (as required by the town) for the construction of gondola cabin storage buildings at Station St. Sophia and Station Village Parking.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
25. TSG conveys perpetual easements for the recreation activities and facilities outlined on the Potential Recreation Projects Plan.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
26. 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.	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.
27. TSG conveys the amount of land necessary for the envisioned community park adjacent to Telluride Apartments.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.

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 by significantly increasing the hotbed inventory 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.
- 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.
- Improved traffic circulation with a roundabout at the intersection of Mountain Village Boulevard and Country Club Drive.
- Connect Meadows to other parts of Mountain Village 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.
- Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to maximize the number of hotbed units, attract a significant flagship hotel operator and provide enhanced retail, restaurant, open space and recreational amenities.

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, Policies and Actions I.G (page 30) and/or the applicable criteria in the Land Use Ordinance (LUO) or Design Regulations. 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 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128	54	125	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	23	0	As built	200
Parcel A-3 Peaks Northwest Addition	43.5	56	0	1	Existing in The Peaks	57
Parcel A-4 Telluride Conference Center Expansion	78.5	68	0	2	Existing in The Peaks	70
Parcel B Shirana	78.5	78	10	2	0	90
Parcel C-1 89 Lots Hotbeds	68	174	23	4	8,000 square feet	201
Parcel C-2 89 Lots Ridgeline Condos	35	0	8	0	0	8
Parcel C-3 89 Lots Transitional Condos	43.5	0	8	0	0	8
Parcel D Pond Lots	78.5	71	9	2	5,000 square feet	82
Parcel E Le Chamonix	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR	95.5	242	32	6	6,500 square feet	280
Parcel G Gondola Station	68	127	17	5	3,500 square feet	147
Parcel H Columbia Condos	68	28	4	1	8,700	33
Parcel I Village Creek	68	39	5	1	0	45
Parcel J Recreation Center/ Multipurpose Facility	52	NA	NA	NA	TBD	NA
Parcel K Meadows Magic Carpet	57.5	115	15	3	5,000 square feet	133
Parcel L Heritage Parking Garage Entry	57.5	14	2	1	0	17
Parcel M Lot 30	78.5	88	12	2	0	102
Parcel N Lot 27	78.5	64	9	2	0	75
Parcel O TSG Clubhouse	57.5	51	7	1	0 (Private Club OK)	59

**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 Section IV.B.2. in the Land Use Principles, Polices and Actions, page 43.*

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, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.

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 and small creek segment where such daylights out on Parcel A-4 Telluride Conference Center Expansion provided: (1) Gorrono 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 Gorrono 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 Peaks Resort & Spa developer and TSG cannot agree to the terms of coordinated development for the building on Parcel A-4 Telluride Conference Center Expansion, the Telluride Conference Center and associated hotbed site may be located on only Lot 128, and the town may consider vacation and relocation of the County Club Drive right-of-way and a portion of the Mountain Village Boulevard right-of-way to provide the land area needed for the Telluride Conference Center Expansion and the associated hotbeds.
      d) 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.
      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. Consider redevelopment of the Shirana Condominiums and the town's trash facility and surrounding parking lot to provide hotbeds as envisioned by the Comprehensive Plan.
b. 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.
c. 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.
d. Ensure the trash facility is relocated to an efficient and compatible location.

3. PARCEL C 89 LOTS

a. Parcel C-1 89 Lots Hotbeds
   i. Provide a hotbed building from Lot 89-1B through Lots 89-1D, 89-1C, 89-2A and 89-3D.

Allow hotbed building to extend onto Lot 89-2B through a mutually beneficial, combined and coordinated development with the owner of Lot 89-2B. If there is no coordinated and combined development plan for these lots, limit development in Parcel C 89 Lots to the uses shown in the Development Table for Parcel C-3 89 Lots Main Hotbed Site.

ii. Ensure the hotbed building extending onto Lot 89-1B is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.

iii. Protect the views from the Crystal Condominiums, to the extent practical, by placing most of the building'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.

iv. Step the eastern side of the hotbed building down from three to two-story elements as it extends onto Lot 89-2B and 89-3D to mitigate visual impacts to Lots 100-103.

v. Create an access way to Parcel C-1 89 Lots Hotbed from either Sunny Ridge Place cul-de-sac or Mountain Village Boulevard and not from the Crystal Condominiums access.

vi. Limit the maximum ridgeline to an elevation of 9,618 on Parcel C 89 Lots to the extent practical.

vii. 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. Develop and operate with Parcel C-1 89 Lots Hotbed flagship hotel with parking, access and infrastructure provided through the Parcel C-1 89 Lots Hotbeds project to the extent practical.

ii. The development of Parcel C-2 89 Lots Ridgeline Condos is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.

iii. 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.

iv. 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 develop and operate with Parcel C-1 89 Lots Hotbeds flagship hotel with parking, access and infrastructure provided through Parcel C-1 89 Lots Hotbeds project. Otherwise 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 the Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots. Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each Parcel as noted in the Development Table, which development pods could be 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.

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 E Le Chamonix, 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 E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station; consider positive and negative impacts of such access.
e. Determine the best alignment for Gorrono Creek through Parcel D Pond Lots to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrono 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.

5. PARCEL E LE CHAMONIX

a. Encourage the owner of Parcel E Le Chamonix to participate in good faith with the owners of the Parcel D Pond Lots, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each parcel as noted in the Development Table, which development pods could be 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.
b. 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.
c. Determine the best alignment for Gorrono 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 Gorrono 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, Parcel E Le Chamonix 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 Gorrono 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 Gorrono 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 with the goal of creating a large flag 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.

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. Ensure the highest roof ridgeline on Parcel G Gondola Station does not exceed an elevation of 9,610 feet.

i. Strive to push the building mass on Parcel G Gondola Station towards The Beach and Chair 4 terminal to the extent practical.

j. Reroute existing trails in this area to ensure continued trail connectivity and access.

k. Consider allowing additional hotbed density and a higher target maximum building height than what is shown in the Development Table for Parcel G Gondola Station if the maximum roof ridge height does not exceed an elevation of 9,610 feet.

l. 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 H COLUMBIA CONDOS

a. Encourage the redevelopment of Columbia Place Condos to provide hotbeds as envisioned by the Comprehensive Plan.

b. Require the creation of a first-level commercial storefront on both plaza sides of the building that extend all the way to the required ski run leading out of the chondola.

c. Work with the town to establish a new pedestrian plaza connection from The Beach to Sunset Plaza in front of the redeveloped building with a new skier bridge.

d. Allow for small commercial buildings on the south side of this new pedestrian connection provided they have a high degree of architectural interest.

9. PARCEL I VILLAGE CREEK

a. Encourage the redevelopment of Village Creek to provide hotbeds as envisioned by the Comprehensive Plan.

b. Allow for a bridge connection across the newly rerouted Gorrono Creek to tie Parcel I Village Creek into the Telluride Conference Center and The Peaks Resort & Spa, if developed in conjunction with the Parcel A-4 Telluride Conference Center Expansion.

10. 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.

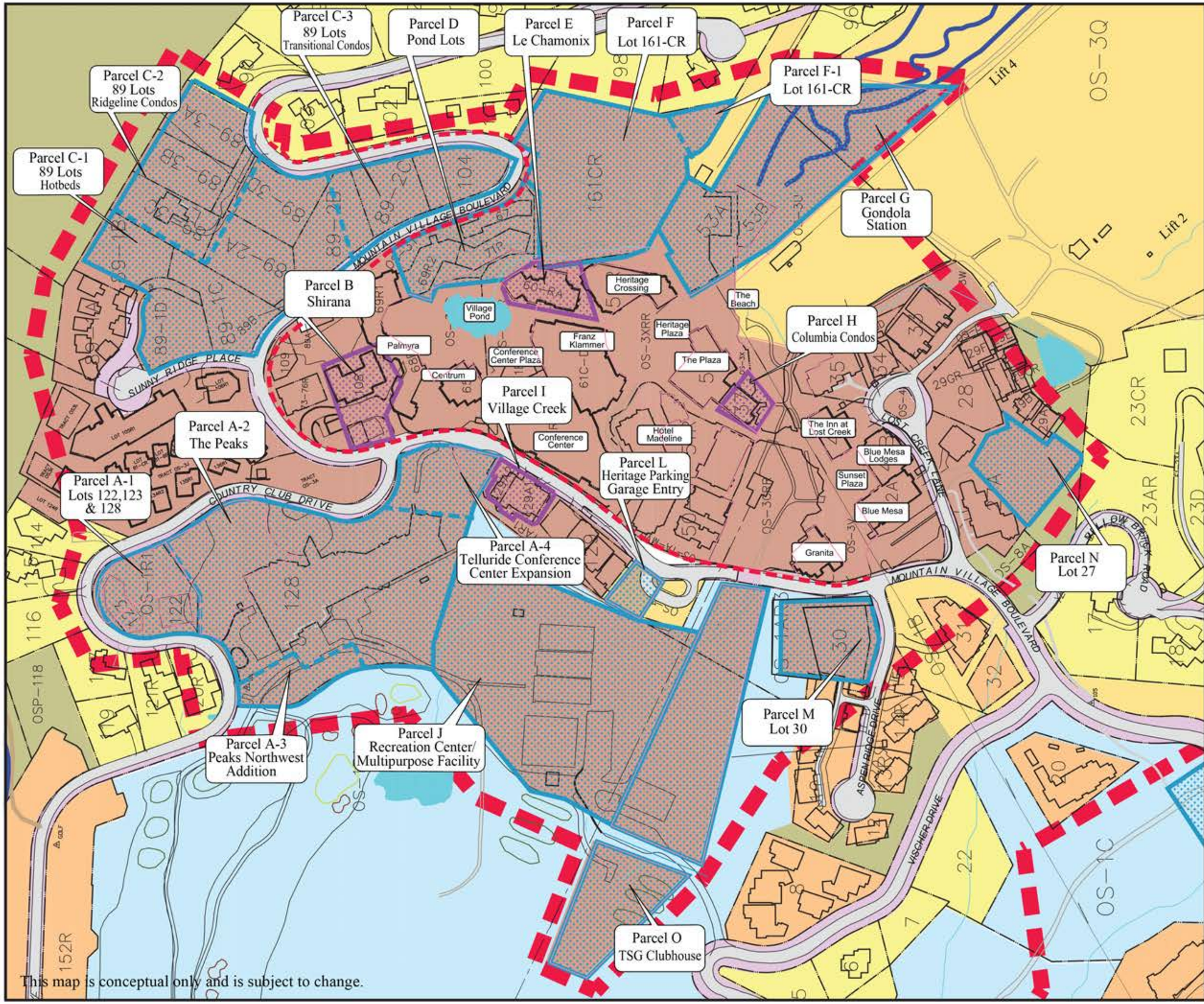
c. Ensure Parcel J Recreation Center/ Multipurpose Facility is conveyed to the town by TSG as set forth in the Public Benefits Table to allow for the development of a recreation center and/or multipurpose facility.

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

Mountain Village Center Subarea Plan Map



This map is conceptual only and is subject to change.

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. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.

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. Allow for hotbed development on Parcel J Recreation Center/ Multipurpose Facility if the recreation center/multipurpose facility is located on Parcel K Meadows Magic Carpet, in the Town Hall Center Subarea, or some other location.

m. 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.

11. **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.

12. PARCEL L HERITAGE PARKING GARAGE ENTRY

a. Encourage the development and operation of Parcel L Heritage Parking Garage Entry to be in conjunction with Hotel Madeline on Lots 50-51.
b. 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.
c. Evaluate if required parking for Parcel L Heritage Parking Garage Entry can be included within Heritage Parking Garage.

13. PARCEL M LOT 30

a. No site-specific policies.

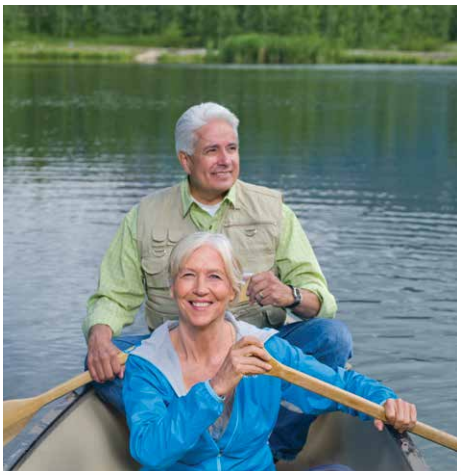
14. PARCEL N LOT 27

a. No site-specific policies.

15. 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.

TOWN HALL CENTER SUBAREA PLAN



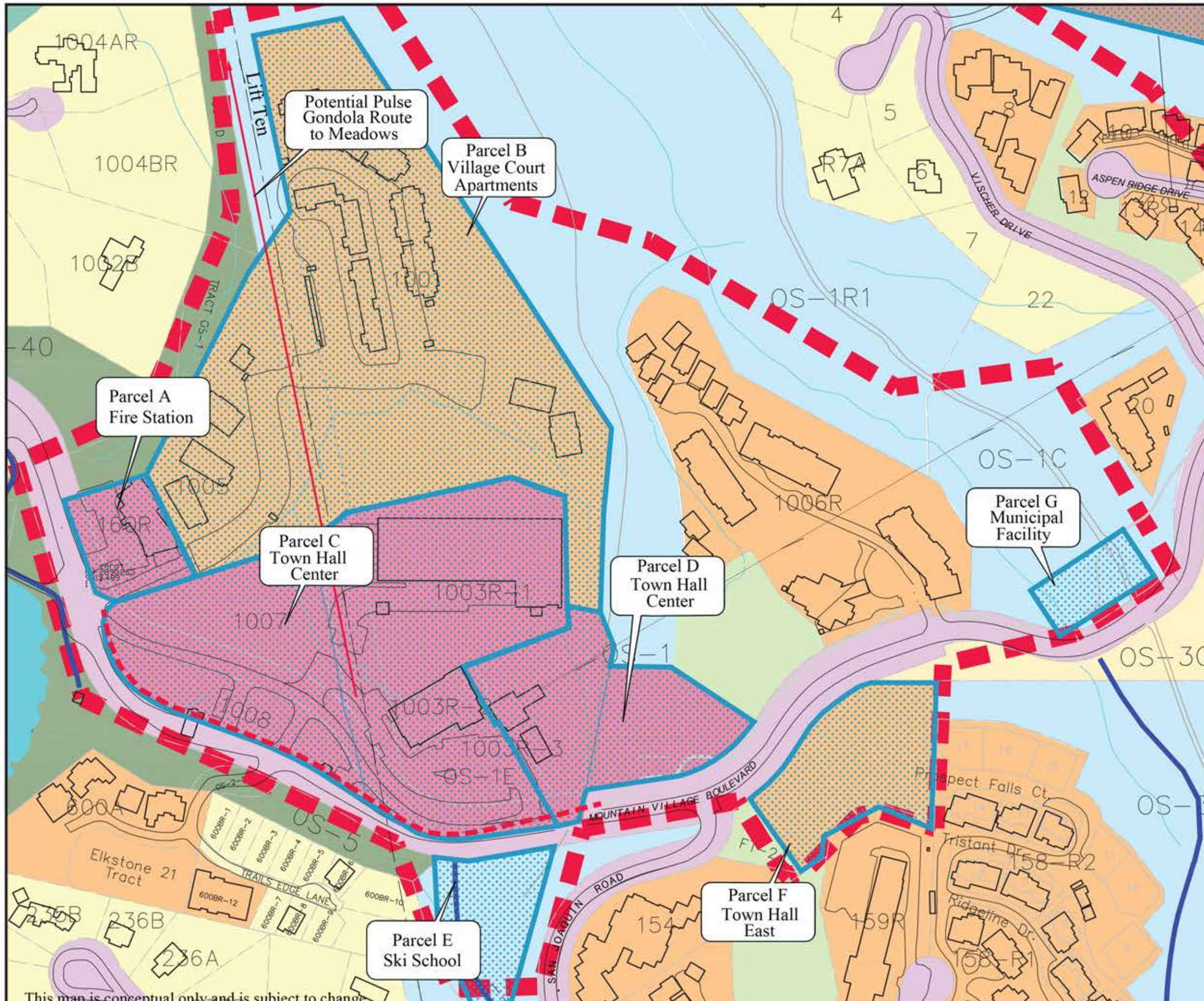
OVERVIEW

A variety of public, community, commercial and hotbed 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 actions will lead the way to achieving the principles, policies and actions of the Town Hall Center Subarea Plan.

- Provide and enhance municipal and community facilities such as a school that also functions at night, weekends and summer months as a community college, a school and community library, and a local museum display venue.
- Create additional deed restricted housing for year-round and seasonal residents.
- Allow a medical center and/or surgery center with limited commercial uses.
- Allow for hotbed development on certain parcels.
- Provide additional lodging units to add to the town's hotbed inventory.
- Create a new ski school building with direct chairlift access.
- Construct an improved nature boardwalk amenity at Elk Pond. Provide central day skier and visitor parking at the Gondola Parking Garage.
- Explore a potential pulse gondola link to Meadows.
- Provide improved pedestrian connections.

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

Town Hall Center Subarea Plan Map



Legend

NORTH

- Subarea Parcel Boundary
- Civic
- Mixed-Use Center
- Multiunit
- Municipal Public Works
- Single-Family and Duplex
- 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

0 100 200 400

1" = 200'

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, such development proposals will 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 Land Use Principles, Policies and Actions I.G., page 40, and/or the applicable criteria in the LUO or Design Regulations. 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 in the following section.

B. Improve the Elk Pond area by installing a boardwalk/trail around the pond, removing and landscaping the current vehicular pull out and dirt road, creating a new playground area, and consider recreational uses such as paddle boating, kayaking, fishing clinics, and other similar activities.

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 FIRE STATION

a. Allow for a wide range of municipal and community facilities such as a fire station, emergency medical services, medical offices, school, daycare, municipal offices, deed restricted housing, church, and similar municipal and community uses.

b. Allow for above grade bridge connection and or usable space over the Village Court Apartments driveway connected to any development on Parcel C Town Hall Center with adequate clearance provided for required vehicles and such connection provides architectural interest consistent with the Design Regulations.

2. PARCEL B VILLAGE COURT APARTMENTS (VCA)

a. Continue to provide deed restricted housing consistent with the town Housing Authority policies and federal or state mandated programs applicable to Parcel B Village Court Apartments.

b. Continue the measured development of vacant, buildable land at VCA.

c. Create new deed restricted housing on the east side of the Gondola Parking Garage, with consideration given to parking and access from such garage or from a new driveway and/or parking area within VCA.

d. Consider a community garden within Parcel B Village Court Apartments.

e. Evaluate a new parking area under Chair 10, to the extent practical, to allow for phased snow removal and/or additional parking for future infill development.

f. 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.

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

3. PARCEL C TOWN HALL CENTER

a. Consider creating a task force to carefully and efficiently plan the use and development of Parcel C Town Hall Center and Parcel D Town Hall Center by the creation of a detailed overall site development plan prior to any development

Table 8. Town Hall Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
Parcel A Fire Station	48	NA	NA	NA	NA	NA
Parcel B Village Court Apartments	58	NA	NA	NA	NA	NA
Parcel C Town Hall Center	58	NA	NA	NA	NA	NA
Parcel D Town Hall Center	58	55	7	1	68,000 square feet office building	NA
Parcel E Ski School	35	NA	NA	NA	8,000 square feet ski school	NA
Parcel F Town Hall East	68	79	8	7	5,000	94
Parcel G Municipal Facility	TBD	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 Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.*

within Parcel C Town Hall Center. This evaluation should ensure that adequate sites have been secured in either Mountain Village Center or Town Hall Center for needed community facilities, such as a recreation center, since it may be necessary to locate these facilities within Parcel C Town Hall Center or Parcel D Town Hall Center.

b. Allow for a wide range of municipal and community facilities such as fire station, emergency medical services, medical center, medical offices, school, day care, recreation center, municipal offices, deed restricted housing, church and similar municipal and community uses.
c. Strive to create a multi-tax district that provides facilities for the School District, the Library District, the Museum District, the town and similar governmental and quasi-governmental entities in order to promote the efficient use of limited tax dollars, shared multiuse facilities, and create more economic development and community vibrancy.
d. Strive to integrate any school located on Parcel C Town Hall Center with a community library, community college and gymnasium, while also providing a new venue for educating the community and tourists on the Telluride Region's history.
e. Any school located on Parcel C Town Hall Center 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 education , with preference for a community college that furthers the economic and social development of the town and Telluride Region.
f. Explore creative ways to maximize municipal and community development within Parcel C Town Hall Center since land for public and municipal facilities is significantly limited in the Telluride Region.
g. Allow for the elimination of the split roadway and the creation of a two-way road for Mountain Village Boulevard on the current eastbound lanes as shown on the Town Hall Center Subarea Plan Map.
h. Work with TMVOA to determine if the current Information Center should be maintained, or relocated to another area, such as the entry of Mountain Village, east of Adams Ranch Road. Create a new landscaped design for the Mountain Village entry if the Information Center is relocated to this area.
i. Eliminate or reuse the secondary gate house that is located east of the Information Center.
j. Provide a new sidewalk on the north side of Mountain Village Boulevard, from Parcel A Fire Station through Parcel C Town Hall Center, that connects to the existing sidewalk leading to Mountain Village Center.
k. Explore efficiencies in connecting Parcel C Town Hall Center to Parcel A Fire Station by a bridge connector to allow for more floor area for needed municipal and community facilities.
l. Explore options to integrate community and municipal facilities on Parcel C Town Hall Center with those uses on Parcel A Fire Station and Parcel D Town Hall Center.
m. Allow for a portion or all of the required parking for the land uses on Parcel C Town Hall Center to be located in the Gondola Parking Garage if it is shown that there is excess capacity beyond the day skier, visitor and employee parking demands and/or if shared-use parking is feasible. 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.
n. Build the last levels of the Gondola Parking Garage that have been approved by the town as needed to meet day skier, visitor and employee parking. If all of the remaining floors or part of a floor are not needed to

accommodate parking, consider allowing other uses in the Gondola Parking Garage as envisioned by the Comprehensive Plan.

o. 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.

p. Provide a pedestrian connection from Gondola Parking Garage to all uses in Town Hall Center.

q. Work with the TMVOA and owner of Lots 1007 and 1008 in Parcel C Town Hall Center, on implementing the Town Hall Center Subarea Plan.

r. Allow for community-serving commercial and ancillary uses such as a grocery store, pharmacy, liquor store, coffee shop and similar uses that provide a focal point that complements other permitted municipal and community uses. Incorporate some of these commercial uses into any medical building.

4. PARCEL D TOWN HALL CENTER

a. Consider creating a task force to carefully and efficiently plan the use and development of Parcel C Town Hall Center and Parcel D Town Hall Center by the creation of a detailed overall site development plan prior to any development within Parcel C Town Hall Center or Parcel D Town Hall Center. This evaluation should ensure that adequate sites have been secured in either Mountain Village Center or Town Hall Center for needed community facilities, such as a recreation center, since it may be necessary to locate these community facilities within Parcel C Town Hall Center or Parcel D Town Hall Center.

b. Ensure Parcel D Town Hall Center is reserved for the Telluride Medical Center should it not find an alternative location for its needed future facilities in the Town of Telluride or in Mountain Village Center.

c. Allow for a wide range of municipal and community facilities including emergency medical services, medical offices, school, day care, recreation center, municipal offices, parking garage, deed restricted housing, church, and similar municipal and community uses.

d. Allow for a portion or all of the required parking for Parcel D Town Hall Center to be located in the Gondola Parking Garage if it is shown that there is excess capacity beyond the day skier, visitor and employee parking demands and/or if shared-use parking is feasible. 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.

e. Encourage and provide incentives for a medical center and/or surgery and allied facilities.

f. Allow for heliport on top of any medical building if emergency services are provided in this building. Ensure an easement is provided for helicopter landing on the adjacent Double Cabin ski run if a heliport is not or cannot be located on the medical building.

g. Allow for limited commercial uses in the medical building such as a coffee shop, pharmacy and shipping business.

h. Explore public-private partnerships to realize the vision set forth in the Town Hall Center Subarea Plan for a medical building.

i. Ensure the provision of post office services and boxes in the Town Hall Center Subarea to the extent practical.

j. Cooperate with the TMVOA on realizing the Town Hall Center Subarea Plan since this entity owns property affected by the Comprehensive Plan.

k. Consider allowing a hotbed development in Parcel D Town Hall Center if the medical building f is located elsewhere.

5. PARCEL E SKI SCHOOL

a. Provide an above or below grade Mountain Village Boulevard crosswalk, compliant with the Americans with Disabilities Act, from Parcel C Town Hall Center to Parcel E Ski School.

b. Provide ski school 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 Ski School in the Gondola Parking Garage, if feasible. Consider a payment in-lieu system to assist in funding the construction of the additional parking garage floors in the Gondola Parking Garage.

e. Reroute the Double Cabin ski run as necessary.

6. PARCEL F TOWN HALL EAST

a. Provide a pedestrian connection on-site that leads to a crosswalk connecting Parcel F Town Hall East to the existing sidewalk on the north side of Mountain Village Boulevard.

b. Explore connecting Parcel F Town Hall East 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 as required above in 6a.

7. PARCEL G MUNICIPAL FACILITY

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 the 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.

Meadows Subarea Plan Map

Parcel A
Prospect Plaza

Parcel B
Town Shops

Parcel C
Lot 644

Parcel D
Lot 651-A

Parcel E
Big Billie's Apartments

Parcel F
Meadows Run Parking Lot

Parcel G
Telluride Apartments

Potential Pulse Gondola Route to Town Hall Center

OSP-22R1
643B
OSP 22R2
649R
648BR
650
Boulders Way
Coyote Court
OSP-23
Prospect Creek
ADAMS RANCH ROAD
Timberview
640BR
OSP-35A
Outlaws
147C
147B
147A
148A
146B
148B
149AR
149BR
COUNTRY CLUB DRIVE
644
645
North Star
Prospect Creek
640A
640BO
640CR
Parker Ridge
OSP-35D
TRACT 22-2
651A
OSP-34
Playground
OSP-35E
Meadows Run Parking Lot
ADAMS RANCH ROAD
Terraces on the Meadows
651B
Big Billie's Apartments
640DR
Spring Creek
OSP-35F
Chondola
521
524R
522R
536
534
RUSSELL DRIVE
523R
527
528
529
530
531
533
525
526R
532
Lift 10
OSP-35C
CREE
OSP A-2 F97

This map is conceptual only and is subject to change.

NORTH

Legend

- Subarea Parcel Boundary
- Civic
- Mixed-Use Center
- Multiunit
- Municipal Public Works
- Single-Family and Duplex
- 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

0 125 250 500
1" = 250'

MEADOWS SUBAREA PLAN

OVERVIEW

The Meadows Subarea is envisioned to continue as the main area for deed restricted housing, the Chair 10-Chondola base area, limited parking in the Meadows Parking Lot, and limited hotbed and commercial uses in a redevelopment of Big Billie's. Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community. The following actions will lead the way to achieving the principles, policies and actions of the Meadows Subarea Plan.

- Improve connection to Mountain Village Center and/or Town Hall Center Subareas with a year-round chondola and/or pulse gondola connection and with an enhanced rubber tire system, as needed.
- Provide a paved trail for pedestrians and cyclists from the Meadows Subarea to the Mountain Village Center Subarea.
- Provide multifamily residential dwellings, protected as deed restricted units, for year-round residents.
- Allow limited commercial/retail/food and beverage space and a hotbed development at Big Billie's Apartments.
- Explore the construction of a two-story parking structure, with a green playfield roof, to alleviate traffic congestion and allow visitors to utilize the year-round gondola or summer paved trail for easy access to Mountain Village Center; provide an amenity for the neighborhood, such as a day care.
- Construct improved pedestrian connections and enhanced community amenities.
- Eliminate light industrial uses at Prospect Plaza and replace with deed restricted housing.

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

Principles, Policies and Actions

I. Mountain Village promotes a variety of land uses within Meadows to reinforce its strong role of providing deed restricted housing and bolstering community identity.

II. The Meadows Subarea is an important component of Mountain Village since it provides deed restricted housing for many of the year-round residents and a ski area base for the community. The Meadows Subarea is enhanced by strategic development and redevelopment in order to better serve the full-time residential population that resides there, improve the skier experience at the base of the mountain and Big Billie's Apartments area, and provide limited hotbed development.

A. Provide additional deed restricted housing in Meadows, per the Meadows Subarea Plan, primarily through the free market without a town housing subsidy.

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 Meadows 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 Land Use Principles, Polices and Actions I.G., page 40, and/or the applicable criteria in the LUO or Design Regulations. 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 in the following section.

C. Consider a community garden within the Meadows Subarea.

D. Provide an easement for a new public pulse gondola or other mass transit system that connects Meadows to the Town Hall Center Subarea that is on the west side and parallel to the Chair 10 alignment, and/or a new public pulse gondola or other mass transit system that connects Meadows to the Mountain Village Center Subarea that is on the north side of and parallel to the Chair 1 alignment.

E. Provide a new paved pathway connecting Meadows to Country Club Drive as a better way to connect the Meadows Subarea to the Mountain Village Center Subarea, as shown on the Meadows Subarea Plan Map, to provide a year-round pedestrian connection to Mountain Village Center.

F. Provide the following list of improvements to create a better sense of community:
   1. Plant trees and shrubs on the north side of Adams Ranch Road, especially between Coyote Court and the Boulders entrance.
   2. Plant trees and shrubs on south side of existing cement sidewalk.
   3. Plant trees and shrubs on the north side of the proposed park by Telluride Apartments.
   4. Repave Meadows Run Parking lot.
   5. Install guard rail on Adams Ranch Road above Coyote Court.
   6. Replace dying trees surrounding Meadows Run Parking lot.
   7. Replace the wetland bridge decking with green building material.
   8. Install a cement sidewalk from Big Billie's Apartments to the Post Office instead of a painted line as shown on the Meadows Subarea Plan Map.
   9. Construct two or more tree islands in the middle of Meadows Run Parking Lot.
   10. Work with private lot owners to plant flowers and flowering shrubs such as lilacs.
   11. Create a sidewalk from Spring Creek to Fairway Four as shown on the Meadows Subarea Plan Map.
   12. Improve the safety and efficiency of major road intersections for all users — pedestrians, drivers and cyclists.

Table 9. Meadows Development Table

Parcel Designation	Target Maximum Building Height	Zoned Units	Target Hotbed Mix	Target Condo Units	Target Deed Restricted Units	Target Restaurant/ Commercial Area	Total Target Units
Parcel A Prospect Plaza	35-54	7 DRU	NA	NA	68	NA	68
Parcel B Town Shops	35	0	NA	NA	70	NA	70
Parcel C Lot 644	54	54 DRU	NA	NA	53	NA	53
Parcel D Lot 651-A	54	20 condos	NA	NA	53	NA	53
Parcel E Big Billie's Apartments (three- star hotel minimum)	58	150 (dorm units)*	77	10	2 (dorm units)*	5,000	89
Parcel F Meadows Run Parking Lot	33	0	NA	NA	NA	NA	NA
Parcel G Telluride Apartments	48	30 DRU	NA	NA	91	NA	91
Total Units		261	77		337	5,000	424

**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 Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.*

G. Require that any application that proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan meet the following site specific policies:

1. PARCEL A PROSPECT PLAZA

a. Phase out the currently permitted light industrial uses and replace with multiunit deed restricted housing.
b. Ensure deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
c. Evaluate the legal access to Lot 648-AR through the parking garage on Lot 648-BR, both of which are located on Parcel A Prospect Plaza, and require such access to be used for any development on Lot 648-AR, to the extent practicable, with a new parking garage on Lot 648-AR if feasible to serve the envisioned housing.

2. PARCEL B TOWN SHOPS

a. Ensure any deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
b. Evaluate the relocation of the Town Shops from Parcel B Town Shops to civic land use polygon south of the existing TSG Shops on upper San Joaquin Road as shown on Land Use Plan Map.
   i. Evaluate the cost of relocating the Town Shops including the removal of the underground gas tanks and any environmental cleanup and/or analysis.
c. Relocate the TSG Golf Maintenance Facility on Parcel B Town Shops to an appropriate location within the golf course area as determined through the special use permit process or other similar process per the LUO.
d. Allow for commercial solar projects on this site through the appropriate development review process.

3. PARCEL C LOT 644

a. Participate in a public-private development of Parcel C Lot 644 for deed restricted housing.
b. Combine Parcel C Lot 644 with an access tract and Parcel D Lot 651-A to create a large deed restricted housing site.
c. Optimize the amount of deed restricted housing that "fits" on Parcel C Lot 644 per the applicable development review criteria in the LUO.
d. Create a new paved trail as shown on the Meadows Subarea Plan.
e. Reroute Jurassic Trail as necessary.

4. PARCEL D LOT 651-A

a. Transfer free market density off Parcel D Lot 651-A to Parcel E Big Billie's Apartments for any hotbed development on such parcel.
b. Facilitate the TSG dedication of Parcel D Lot 651-A concurrent with any development proposal for Parcel E Big Billie's Apartments as provided in the Public Benefits Table (page 46).
c. Participate in a public-private development of Parcel D Lot 651-A for deed restricted housing.
d. Maximize the amount of deed

restricted housing that "fits" on Parcel D Lot 651-A per the applicable development review criteria in the LUO.

5. **PARCEL E BIG BILLIE'S APARTMENTS**
   a. Relocate 150 dorm beds to another deed restricted housing location, envisioned by the Comprehensive Plan, with some dorm units on-site as outlined in the Meadows Development Table, if a hotbed project is proposed on Parcel E Big Billie's Apartments.
   b. Ensure the operation and maintenance of a pulse gondola or other tramway or mass transit system from the Meadows Subarea to Mountain Village Center Subarea, or a new pulse gondola, tramway or other mass transit system from the Meadows Subarea to the Town Hall Center Subarea if a hotbed project is proposed on Parcel E Big Billie's Apartments, with the hours and dates of operation closely tied to the town's operation of the gondola system.
   c. Provide a new pedestrian connection and all needed easements to the Chair 10 and chondola base area as envisioned by the Meadows Subarea Plan.
   d. Design existing and future commercial areas as outlined in the Meadows Development Table in order to cater to the local community, with hours of operation conducive to creating a community-based commercial area.
   e. Allow for a limited commercial area, such as a restaurant and skier services (i.e. small ski rental shop and a lift ticket office).
   f. Explore the possibility of constructing a seasonal play field to the south of Big Billie's Apartments and the dedication of an easement for such facility from the owner of such land.

6. **PARCEL F MEADOWS RUN PARKING LOT**
   a. Provide enhanced resident and day skier parking opportunities with a two-story parking structure that may also have a green roof as a playfield.
      i. Ensure the parking structure is constructed mostly below grade with very low structure height.
   b. Establish the appropriate height of the parking structure based on neighborhood compatibility and appropriate mitigation.
   c. Allow for a privately-operated day care facility on Parcel F Meadows Run Parking Lot provided such does not compromise the ability to construct a parking structure in the future.
   d. Rehabilitate and expand the Meadows playground to provide a community focal point with a gazebo, picnic tables, grills and modern play equipment; place such facilities on the green roof of the garage envisioned by the Comprehensive Plan.
   e. Consider a temporary expansion of Meadows playground 10- to 15- feet into the Meadows Run Parking lot with a new landscape buffer to the lot until such point in time that a parking structure is constructed.

7. **PARCEL G TELLURIDE APARTMENTS**
   a. Provide a playfield on or adjacent to Parcel G Telluride Apartments. At a minimum, provide park equipment desired by area neighbors such as a gazebo, grills, horseshoe pits, play equipment, a small play field, and a regulation sand volleyball area. Consult with area neighbors to determine appropriate park equipment, site design, and landscaping.
   b. Provide a fence along the North Star property line to the east.

DEED RESTRICTED 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 local housing stock is increasingly purchased by second homeowners and 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.

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. There is no simple answer to this question, but certainly some thought provoking considerations.

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.

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 forces 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 (i.e. Parker Ridge and Coyote Court in Meadows) 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 LUO.
3. Publically 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 (i.e. Telluride Apartments in Meadows).
5. Town subsidy of deed restricted housing where the town develops for-sale housing units and then sells them to qualified employees (i.e. Coyote Court in Meadows.)

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.
- Big Billie's Apartments is the prime example.
- May be subsidized through state and/or federal programs; no town subsidies.
- Approximately 2% of total inventory.

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.
- Village Court Apartments (VCA) and Telluride Apartments are prime examples.
- VCA is owned/managed by the town. Construction was funded through bonds that are taxpayer guaranteed, but VCA generates sufficient net operating income to cover operating expenses and service debt so the town does not subsidize VCA.
- Telluride Apartments (now closed) is privately owned and United States Department of Agriculture-subsidized.
- Approximately 35% of total inventory.

FREE-MARKET DEED RESTRICTED UNITS:

- Individual/family-living environment.
- Individually-owned (often owner-occupied, but may be owned by a landlord and rented).
- For sale on the open market.
- No financial means-testing, price caps, or lottery system involved (except as noted below).
- Condominium apartment complexes include Parker Ridge, Outlaws, Prospect Plaza, and Prospect Creek.
- Townhome/duplex complexes include North Star, Fairway Four and Coyote Court.
- Mitigation units include units in Franz Klammer, Hotel Madeline, See Forever Village, Castellina and Cassidy Ridge.
- Free-standing subdivisions include Boulders, Spring Creek, and Timberview.
- No Town of Mountain Village subsidization involved (other than Coyote Court); pay property taxes the same as free-market homes (although exempt from the TMVOA RETA).
- Approximately 63% of total inventory.

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.

1. 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.
2. Require dorm units as outlined in the Land Use Element, page 32.
3. Evaluate the possibility of creating a new person equivalent percentage as a target for the provision of additional deed restricted housing units per the LUO.
   a. The deed restricted housing sites identified in the Comprehensive Plan have been shown to create new housing for approximately 30% of the person equivalent density.
4. Clean up the current deed restricted housing requirements per the LUO and town-associated deed restrictions to make them clear, consistent and in conformance with the policies of the Comprehensive Plan.
5. Allow for a payment in-lieu to the town for certain projects that must provide housing.
6. 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.
7. 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.

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.

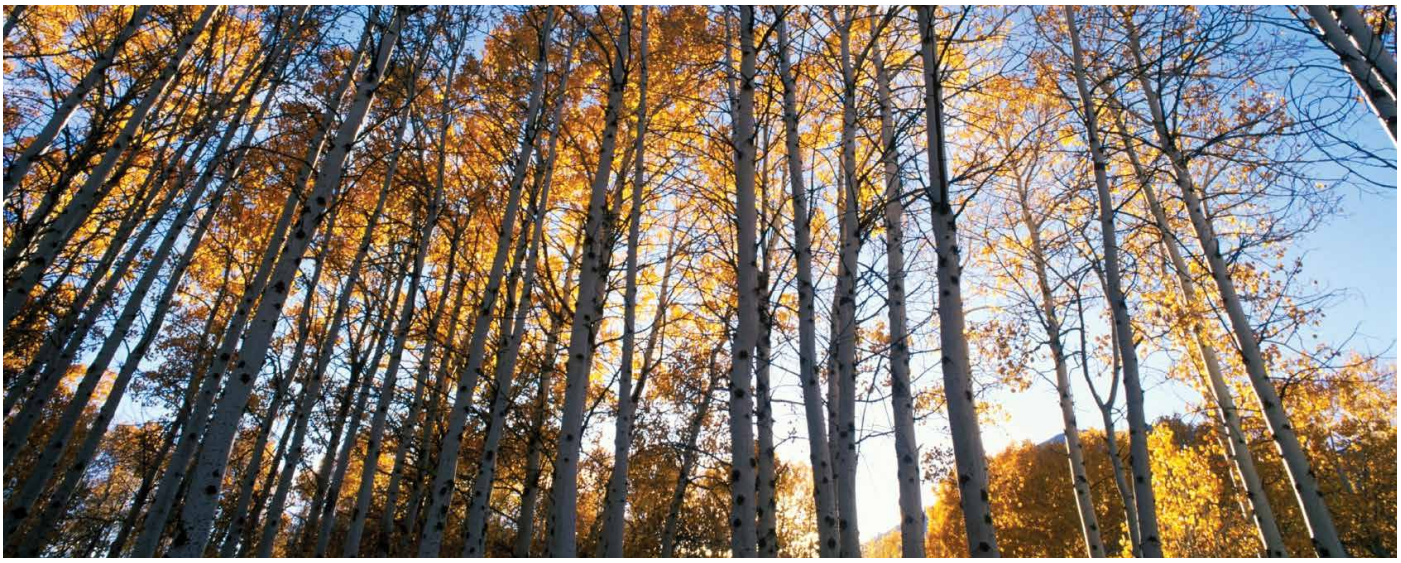
E. Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.

1. Allow housing to be developed in the Telluride Region, but outside the corporate limits of Mountain Village, that are linked to the town by mass transit systems.

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.

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 LUO 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. Create and adopt wetland regulations based on current planning practices and 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 (Management Plan). At a minimum, the wetland regulations should require the following

1. Avoid further impacts to wetlands and other waters be avoided, if possible (Section 5.0 of the Management Plan).
2. Avoid of wetland impacts where possible. If avoidance is not possible, minimize and mitigate wetland impacts (Section 5.0 of the Management Plan).
3. Provide a thorough, written evaluation of practical alternatives to any fill, excavation or disturbance of any wetland (Section 5.1.A of the Management Plan).
4. Allow for the reconfiguration of a lot with surrounding lots to avoid wetland impacts if possible (Section 5.1.B of the Management Plan).
5. Design proposed roads, utilities, ski runs and parking facilities to avoid, minimize or mitigate wetland impacts (Section 5.1.C of the Management Plan).
6. Mitigate the functions and values of the impacted wetland, with any mitigation provided at an appropriate ratio (Section 5.2 of the Management Plan).
7. Provide wetland educational efforts to inform residents, property owners and

developers of the importance of protecting wetlands and avoiding impacts (Section 5.3 of the Management Plan is the foundation to this action).

8. Provide conservation easements for wetland areas located on a development site or voluntary provision of easement on a site that is already developed or not yet developed (Section 5.4 of the Management Plan).
9. Create specific Best Management Practices to protect wetland resources from direct and indirect impacts (Section 5.6 of the Management Plan).

C. Provide appropriate setbacks to wetland areas where possible.
D. Create water quality protection regulations in the Land Use Ordinance that provide simple regulations to ensure water quality protections, such as:
   1. Retention or detention to attenuate runoff and the protection of water quality.
   2. Best Management Practices to protect water quality during and after construction.

WILDLIFE

A. Protect important wildlife habitat and movement corridors, to the extent possible, in open space areas identified per the Future Land Use Plan 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.
   1. 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.
   2. Remove dead, diseased and infected trees on town-owned open space areas and encourage private property owners to do the same.
   3. Take into account the effects of wildlife regarding all tree removal projects whether for individual trees, defensible space around structures, or open space cleanup.
      i. Identify and retain wildlife trees (snags) at a rate of one- to two-trees per acre on all properties where forest cutting is taking place to insure that nesting birds and cavity dwelling animals have adequate sites and appropriate habitat.
      ii. Identify aspen stands that are in decline, and encourage owners to remove the dead and declining overstory to stimulate aspen regeneration for wildlife cover and forage for elk and deer.
D. 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.
E. Work with property owners to help maintain scenic views along roadways and open space vistas.
F. Manage the forests to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation, and scenic views.

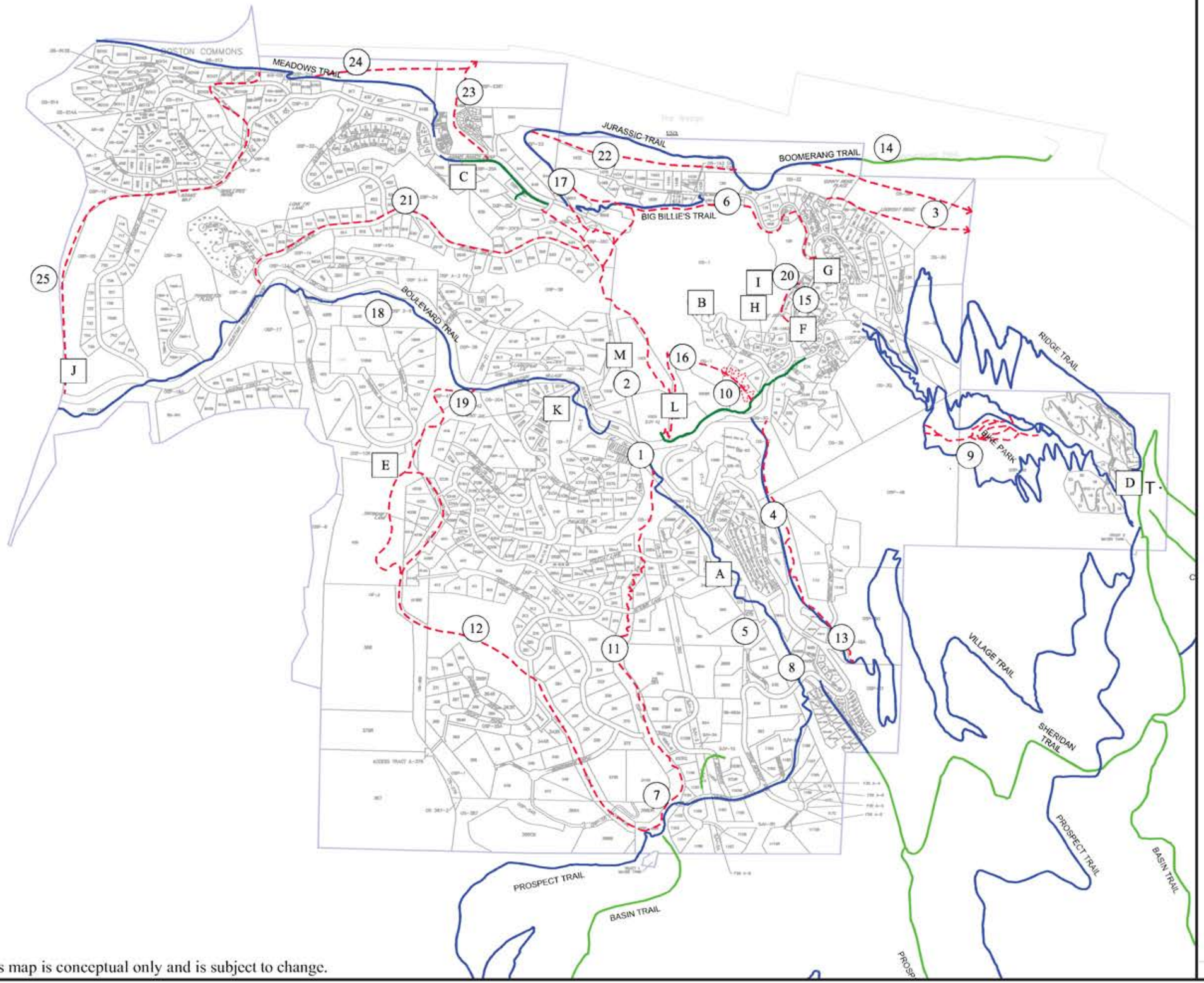
DEVELOPMENT CONSTRAINTS

A. Avoid development within floodplains, where possible.
B. Require geotechnical analysis for any new subdivision.
   1. Deny development approval on lands subject to severe geological hazards including, but not limited to, soil erosion and slippage, rock fall, debris flows, or snow and mud avalanching where mitigation will not protect the public health, safety or welfare of the community.
C. Evaluate potential slope regulations to protect the site's safety, character, soils and water quality to the maximum extent possible.

AIR QUALITY AND CLIMATE

A. Create a climate action plan that will include specific policies and actions to reduce greenhouse gas emissions in Mountain Village and the region.

Potential Recreation Projects Plan Map



Legend

NORTH

- Existing Hiking/Biking Trails
- Unpaved Roads/Trails
- Potential Proposed Trails
- A — Potential Recreation Amenity
- # — Potential Trail Project

0 650 1300 2600

1" = 1300'

This map is conceptual only and is subject to change.

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

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.

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

A. Create a system of parks – pocket and neighborhood parks – and recreational facilities which allow for easy access and a number of amenities.

B. Identify ongoing open space and recreational needs and issues in partnership with the Open Space and Recreation Advisory Board (OSRAB).

C. Construct an indoor, multipurpose recreational center that serves the year-round needs of residents and bolsters the visitor experience with desired amenities such meeting spaces, a theatre, and weights and fitness classrooms. Other amenities at the recreation center could include a bowling alley, indoor volleyball and an indoor tennis center that also serves as a multipurpose facility for conferencing or exposition space, music events, or special events, with strong connections provided to surrounding hotbed development and the Telluride Conference Center.

D. 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.

E. 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.

F. 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.

G. Explore expanding recreation opportunities at Elk Pond as provided for in the Town Hall Center Subarea.

H. Strongly consider the creation of a lift-served alpine slide from Gorrono Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrono area for residents and visitors.

   i. Evaluate the installation of a zip line in the area of the proposed alpine slide.

I. Encourage and promote recreational races and events in Mountain Village where and whenever possible.

J. Implement the Potential Recreation Projects Plan developed by the OSRAB.

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 way-finding 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. Identify a primary trail route, along existing roads as much as possible, connecting key destinations throughout town. Create this paved, down-lighted and well-marked trail.

C. Identify regional trail connections and how to improve and integrate such trails into the town's recreational offerings (i.e. Valley Floor trails).

D. Identify a primary area for equestrian trails and stabling and integrate such area into the town's recreational trails and other offerings.

E. Obtain easements and construct and maintain trails as shown on the Potential Recreation Projects Plan.

IV. Mountain Village preserves a system of open space that reinforces its natural amenities and scenic beauty, provides a foundation for year-round recreational activities, and helps meet the community's housing and social needs.

A. Create neighborhood parks one- to two- acres in size with a primary focus on serving walk-to or bike-to 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.

B. 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.

C. 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.

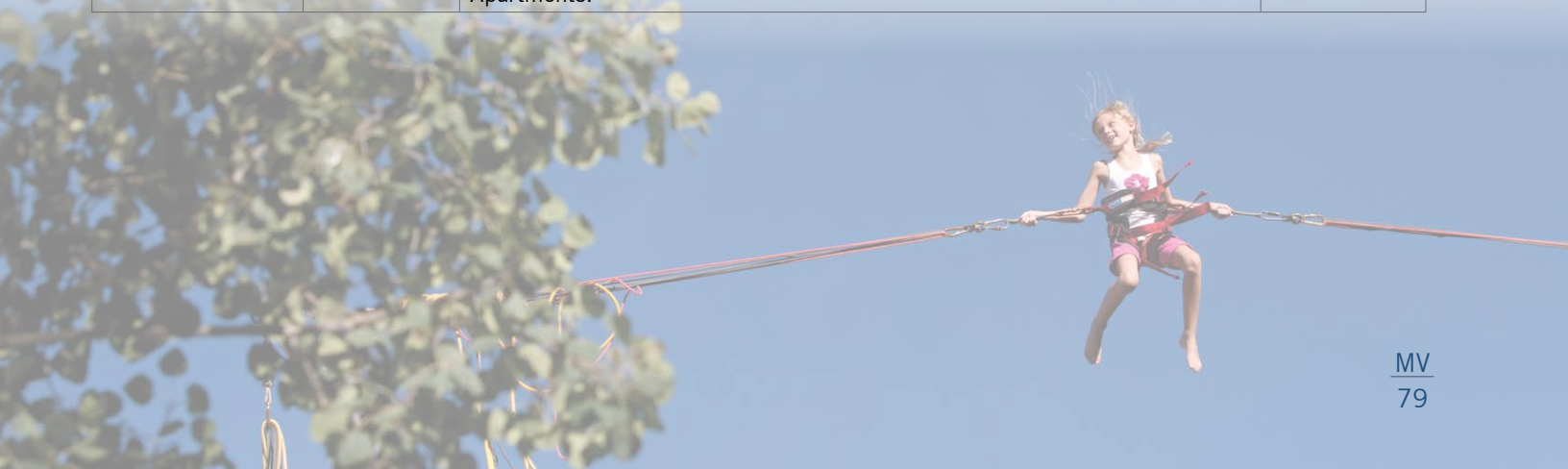
Table 10. Potential Recreation Plan Projects: Trails

Project number shown with circle	Priority	Description of Potential Recreational Trails	Landowner(s)
1.	High	Build a 500-foot long, six-foot wide hard surface trail/sidewalk on the north side of Mountain Village Boulevard, as shown on the Town Hall Center Subarea Plan Map, to provide a connection from the Boulevard Trail to the existing sidewalk/trail by the Town Hall Plaza and The Market at Mountain Village entrance. Provide crosswalk on Mountain Village Boulevard east of Village Court Apartments driveway.	TOMV
2.	High	Build a .7-mile, four-foot wide soft surface trail from Gondola Parking Garage to Big Billie's Apartments. This trail will connect the Town Hall Center Subarea to the Meadows Subarea.	TOMV, TSG
3.	High	O'Reilly Trail: build a two-mile long, three-foot wide soft surface trail connecting Boomerang Road with the Bear Creek Trail in Telluride.	TSG, USFS, IDARADO
4.	High	Finish a .5-mile long, three-foot wide section of the Village Trail from the TSG Mountain Shops to the Boulevard Trail.	TSG
5.	High	Finish a .5-mile long, three-foot wide section of the Prospect Trail on Sundance ski run from San Joaquin Road to Town Hall Center.	TSG
6.	High	Build summer trailhead parking on Country Club Drive at Boomerang and Jurassic Trailheads.	TOMV
7.	High	Build summer trailhead parking on High Country Road at the junction of the Double Cabin ski run.	TOMV
8.	High	Build summer trailhead parking on the summer access road west of Cabins at Gold Hill.	TSG
9.	High	Build new Mountain Village Bike Park trails within the existing bike park.	TSG
10.	High	Locate and build a beginner bike trail and pump park in the Mountain Village Center Subarea.	TSG
11.	Medium	Build a one-mile long, three-foot wide soft surface trail, connecting the Prospect Trail with the Town Hall Center Subarea via Double Cabin ski run.	TSG
12.	Medium	420 Trail: build a two-mile long, three-foot wide soft surface trail from the Prospect Trail to the Boulevard Trail via Bridges and Galloping Goose ski runs.	TSG
13.	High	Build trails to connect approved subarea developments to the existing trail system.	TSG
14.	Medium	Grade and reestablish drainage along Boomerang Road.	TSG
15.	Medium	Construct six-foot wide hard surface walkways in Mountain Village Center.	TOMV
16.	Medium	Build a .5-mile, four-foot wide soft surface nature trail adjacent to Prospect Creek on the north side of Mountain Lodge Telluride.	TSG
17.	High	Connect the middle of Big Billie's Trail with Jurassic Trail with a .25-mile long, soft surface trail.	TSG
18.	Medium	Widen the Boulevard Trail from six feet to 10-feet wide to allow snowcat maintenance from Elk Pond to the intersection of Touchdown Drive and Mountain Village Boulevard.	TSG
19.	Medium	Replace the eight-foot wide bridge with a 10-foot wide bridge at the intersection of the Galloping Goose ski run and Mountain Village Boulevard to allow snowcat maintenance.	TOMV
20.	Low	Build a .1-mile long, soft surface trail to access tennis and platform tennis courts from Mountain Village Center.	TSG

21.	Low	Build a 1.5-mile, hard surface trail along Russell Drive from the Boulevard Trail to the golf course access road.	TOMV, TSG
22.	Low	Stegosaurus Trail: Build a .5-mile long, three-foot wide soft surface along the ridge from the east end of Jurassic Trail to connect with the middle of Jurassic Trail.	TSG
23.	Low	Lower Prospect Creek Trail. Build a 1 mile long, 3 feet wide soft surface trail connecting the Meadows Subarea at Coyote Court to the Valley Floor.	TSG, USFS, Town of Telluride
24.	Low	Build a .75 mile long, 3 feet wide soft surface from the middle of the Meadows Trail to the Valley Floor.	TSG, USFS, Town of Telluride
25.	Low	"8" Trail: Construct a 1.5 mile, 3 feet wide trail, next to Highway 145 and Adams Ranch Road, connecting the Mountain Village Boulevard Trail with Meadows Trail.	TOMV, TSG

Table 11. 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



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 the cultural arts through partnerships with regional arts councils such as the Telluride Council for the Arts and Humanities.
C. 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.
    1. 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.
D. Identify possible locations for a library and/or museum extension in Mountain Village.
    1. Allow for smaller displays in key public facilities and spaces.
E. Promote the use of projection art and encourage events and/or festivals within Mountain Village Center to celebrate digital art and emerging digital technologies.
F. Increase and diversify festival programming to help increase the number of visitors outside of the winter and summer seasons.
G. Create cultural arts and events that differentiate from and complement Telluride's cultural arts and events.
H. Provide cultural events and educational outreach programs for youth, such as the Moab Musical Festival.
I. Provide a small practice theater that also is required to provide performances that serve Mountain Village residents and visitors.
J. 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.
K. 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.
L. Encourage and promote performing arts in Mountain Village, such as musicians or other artists that add animation and activity.
M. Encourage and promote outdoor or indoor movies as a way to create interesting spaces, activity and vitality during peak times.
N. Allow for performing arts events in the recreation center/multipurpose facility.
O. 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.
P. 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.
Q. Strive to provide a youth activity center and/or children's museum-type facility that is utilized to educate and entertain residents and visitors.
R. 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.
    1. 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.
    2. 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.

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 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.

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.

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

A. Create a detailed capital plan for all town infrastructure that ensures adequate reserves are built up to maintain, improve and construct required infrastructure.

B. 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, while also looking at regional mass transit needs and opportunities.

1. Comply with the Gondola Operating Agreement, as amended, for the Mountain Village-Telluride Gondola until such agreement expires on December 31, 2027.
2. 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.
   a. Establish a formal committee with the Town of Telluride and San Miguel County by 2020, or sooner if so desired by all jurisdictions, to explore the continued funding and operation of the gondola system such as the creation of a Telluride Region Transit Authority.
   b. 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.

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.

3. 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.
   a. Change the name of Station Village Parking to an appropriate name to reflect the overall desired land use pattern in the Town Hall Center Subarea.
4. 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.
5. 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.
6. 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.
7. 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.

C. Provide a world class, intra-town gondola and 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. 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.
      b. Evaluate the need for bus service on San Joaquin Road and Benchmark Drive.
      c. Provide bus shelters and bus stops where needed.
      d. Require bus pullouts and bus shelters to be constructed by developers of projects where such stops are needed, and construct bus shelters.
   2. Recognize the importance of Dial-A-Ride service and seek ways to improve and maintain such service.
   3. 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.
   4. Provide a year-round chondola or pulse gondola connection between Meadows and Mountain Village Center Subareas either along the current chondola 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 Subareas, page 60 and 64 respectively.

D. Provide convenient, efficient and appropriately-priced parking to meet the parking needs of visitors and employees.
   1. Evaluate the parking requirements of the LUO by a detailed parking study that looks at parking supply and demand.
   2. Cooperatively work with the TMVOA to obtain the necessary funds to expand the Gondola Parking Garage, as necessary.
   3. Consider parking payment in-lieu for development that occurs in the Town Hall Center Subarea to locate required parking in the Gondola Parking Garage.
   4. Strive to minimize on-street parking to the maximum extent practical.
   5. Require on-site parking as set forth in the LUO 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.
   6. Evaluate all possibilities for expanding and/or improving employee parking options in the town and the Telluride Region.

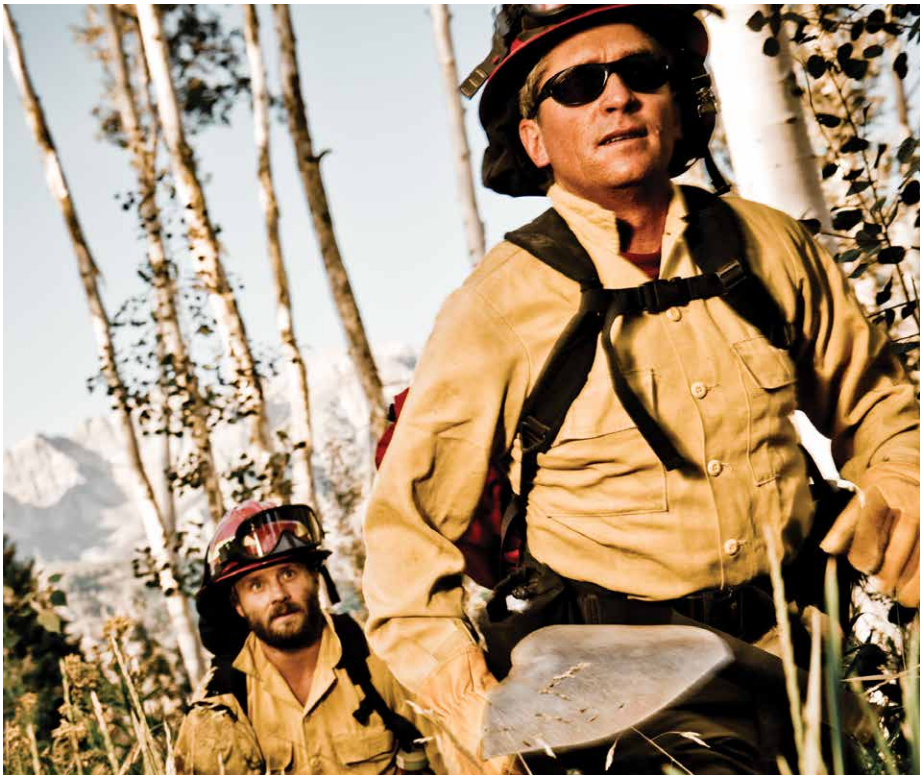
7. Periodically update the town's *Transportation Plan* which includes a parking study to ensure an adequate and efficient supply of parking spaces is available.
8. Ensure resident parking needs are addressed.
9. Ensure all parking areas are constructed, maintained and improved in accordance with the Design Regulations.
10. 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.
    a. Evaluate the possibility of creating a Telluride Region parking policy to ensure adequate ski resort, special event and visitor parking.

E. 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 Potential Recreation Projects 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.

F. 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. Support efforts and look at alternatives regarding the town and Telluride Ski & Golf's water rights.

G. 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. 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.
    b. Develop road and driveway standards in cooperation with the TFPD and the town's consulting engineer.
    c. 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.
    d. 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.
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, such as 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.
5. Develop a long-term capital plan for the Fire Station by cooperatively working with the TFPD.
6. 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.
7. Strive to provide integrated housing with any new fire station expansion.
8. Work with the TFPD to designate deed restricted housing for fire fighters as new projects are under consideration. Consider giving preference to fire fighters in the town's required lottery process as an alternative.
9 Work with the TFPD to implement and update as needed the *Community Wildfire Protection Plan* and the regional All Hazard Mitigation Plan.

RESPONSIVE GOVERNANCE



Local governance is the primary means for a community to realize and protect its vision, express opinions, and protect the public interest, health, safety and welfare. Responsive governance is creating and maintaining a government that is responsive to the community's needs and desires. In the end, good, responsive governance makes great communities.

I. Mountain Village Town Council, boards and employees fully embrace and recognize the importance of being an excellent civil servant, with the primary goal of serving the public interest and the overall community.

In the end, good, responsive governance makes great communities.

A. Establish a strong civil service culture and practice based on exceptional customer service.
B. Continue to define and enhance customer service by all town employees through training and a commitment to a culture of excellence.
C. Celebrate the value and virtue community service and highlight the contribution that public services makes to the development of a community.
D. Maintain and enhance a high quality town employee workforce through training and a commitment to best practices.
E. Train employees on proper safety protocols and best practices to protect residents, visitors, property owners and co-workers.

II. Each Mountain Village governmental department is responsive, accountable and accessible to citizens, clients and visitors.

A. Ensure all departments are accessible to citizens, clients and visitors from 8 a.m. to 5 p.m., Monday through Friday for administrative-oriented departments; 24 hours a day for public safety departments; and during operational hours for the Transportation Department.
B. Develop and maintain performance metrics with data on activities and accountability for each department.
C. Improve public communication and information about town services, event polices, and other towns matters, and conduct ongoing feedback strategies with the Mountain Village community regarding communication and public outreach.
D. Create department goals based on the Comprehensive Plan's related Vision Statements and the policies contained in the Comprehensive Plan.

E. Require detailed, long-term capital planning for all town-owned, operated and maintained infrastructure and town facilities for sound fiscal planning and well maintained and safe infrastructure.
F. Create an efficient, business-like town government that is fiscally responsible, with the most efficient use of limited tax and other revenue as a very important priority.
   1. Ensure adequate reserve funds for all town-owned, managed and maintained infrastructure through detailed capital planning.

III. All town employees and representatives act with honesty, integrity, respect and professionalism.

A. Maintain high ethical standards and respect in the conduct of all business.

IV. Mountain Village takes a leadership role to develop partnerships with the Town of Telluride, San Miguel County, Montrose County and other local and regional stakeholders to promote sustainable, well-planned communities.

A. Work with the Town of Telluride, San Miguel County and regional stakeholders to create a plan that addresses regional issues such as transportation, parking, air, infrastructure, natural hazards, economic development and community facility needs.
B. Foster inter-jurisdictional relationships, communication and planning.

V. Mountain Village creates and instills a culture of community and community service that encourages more volunteerism and citizen participation in Mountain Village's town government.

A. Create a better sense of community and civic vitality by improving the quality of the town's social infrastructure that consists of networks of organizations and institutions, community gathering places, bonds of friendship and neighborliness, civility, access to information, opportunities for civic and electoral engagement and opportunities for philanthropic giving. Together, all of these elements create a welcoming, engaging, informed, and inclusive community where residents identify Mountain Village as their home and a place where they belong, feeling connected to friends and the community.
B. Explore efficiencies with operations, information and services provided by the town government and the TMVOA.
C. Encourage the TMVOA to revise its charter consistent with state law governing homeowners associations, particularly giving residents more representation on the board since residents provide 80% of the funding and the town is over 60% built out. Board representation for residents is currently 28% and should be increased to 57%.
D. Encourage the elimination of the current veto power by one class of board members on TMVOA.

IMPLEMENTATION OF THE COMPREHENSIVE PLAN

As stated several times throughout the creation of the Comprehensive Plan, the Plan itself serves as an advisory document, formally adopted by Town Council in June 2011. The second phase of the process will involve updating the town's LUO and Design Regulations to conform to and implement the Comprehensive Plan by the creation and adoption of ordinances. After the LUO is amended, it is envisioned that certain development review applications will need to be found to be in general conformance with the Comprehensive Plan.

The third phase of the process, which will most likely take decades to fully implement, will be the voluntary submission of individual land use applications to the town by landowners or developers, to actually rezone and subdivide property, transfer density and to submit site-specific design applications for buildings. Last, it is envisioned that the Comprehensive Plan will be updated from time-to-time as needed, with annual review by town staff to determine progress and issues with implementing the Comprehensive Plan.

The Comprehensive Plan should be implemented as follows:

1. Amend the LUO and Design Regulations to implement the Comprehensive Plan with one or more ordinances.
2. Encourage the submission of development review applications consistent with the Comprehensive Plan and the LUO.
3. Create a task force to develop plan for the recreation center/multipurpose facility.
4. Create a task force to develop a plan for the Telluride Conference Center expansion.
5. Create a climate action plan.
6. Create an annual work program for on-going implementation of the Comprehensive Plan for Town Council review and approval.

A RESOLUTION

Adopting the Town of Mountain Village Comprehensive Plan

TOWN OF MOUNTAIN VILLAGE, COLORADO
TOWN COUNCIL

RESOLUTION NO. 2011-0616-11

A RESOLUTION ADOPTING THE TOWN OF MOUNTAIN VILLAGE COMPREHENSIVE PLAN

WHEREAS, the Town of Mountain Village, Colorado, acting through its Planning Commission is empowered pursuant to Section 31-23-201, et seq. CRS to make and adopt a master plan; and

WHEREAS, the Town of Mountain Village Home Rule Charter Section 12.1 (a)(2) provides that the Town's Design Review Board (DRB) functions as the Town's Planning Commission unless otherwise provided by ordinance; and

WHEREAS, the Town Council, acting by ordinance, has adopted Section 2-2(N) of the Town's Land Use Ordinance, which designates the Town Council to act as the Town's Planning Commission; and

WHEREAS, on October 16, 2008, the Town Council appointed the Mountain Village Comprehensive Plan Task Force to hold public meetings and develop recommendations for a comprehensive (master) plan for the Town; and

WHEREAS, the Task Force held thirty-five (35) public meetings including six (6) joint Task Force/Town Council public meetings and developed detailed recommendations which were forwarded to the Town Council on December 28, 2010; and

WHEREAS, the Town Council has caused to be prepared, based on the Task Force recommendations, the "Mountain Village Comprehensive Plan" (the "Plan"); and

WHEREAS, the Town Council has held approximately fifteen (15) public hearings on the Plan, notice of which has been published in the Telluride Daily Planet and at which the Town Council has taken oral and written public comments on the proposed Plan; and

WHEREAS, the Town Council held an additional public hearing on the Plan on June 1, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Town Council continued the public hearing on the Plan from June 1, 2011 to June 16, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Plan has been prepared for the incorporated area of the Town; and

WHEREAS, the Plan and its adoption complies with the requirements of Section 31-23-201 et seq. CRS; and

WHEREAS, the Town Council believes it is in the best interest of the Town that the Plan be adopted.

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

1. The Mountain Village Comprehensive Plan dated June 1, 2011, be and hereby is adopted by the Town Council, acting as the Planning Commission and also in its own right as the governing body of the Town pursuant to CRS 31-23-208. The Mountain Village Comprehensive Plan is hereby adopted as an advisory document pursuant to CRS 31-23-206(1).

2. The Mountain Village Comprehensive Plan as adopted hereby, expressly includes maps and other matter, intended by the Town Council to form the whole of the Plan. Town staff is hereby authorized to complete the final layout and graphics of the plan and to correct any typographical errors or consistency in the use of terms in the plan prior to the Mayor signing the official plan document. However, no substantive changes to the wording of the plan shall be made by Town staff. All maps and other material that forms the whole of the Plan are contained within the plan document itself, and which plan document is hereby declared to be part of the Plan.

3. That the action of the Town Council adopting the Mountain Village Comprehensive Plan shall be recorded on the Plan by the identifying signature of the Town Clerk.

4. A copy of the Resolution shall be attached to each copy of the Mountain Village Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

5. That an attested copy of the Mountain Village Comprehensive Plan shall be and hereby is certified to the San Miguel County Board of Commissioners pursuant to Section 31-23-208, CRS.

MOVED, SECONDED AND ADOPTED ON THE 16th DAY OF JUNE, 2011 BY THE AFFIRMATIVE VOTES OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COUNCIL BY A VOTE OF SEVEN AYES AND ZERO NAYES.

TOWN OF MOUNTAIN VILLAGE

By_____
Robert H. Delves, Mayor

ATTEST:

_____
Kim Montgomery, Town Clerk

COMPREHENSIVE PLAN GLOSSARY

Where there is a conflict between the definitions contained in this glossary and the town's adopted LUO, the provisions of the town's adopted LUO 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 Economic Development and Land Use Elements, page 29 and 32 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 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.

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.

Condominium: zoning designation that allows for the construction of an individual unit within a common interest community in which portions of the real estate are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate ownership portions.

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 32.

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 Unit (DRU): a unit that is encumbered by a deed restriction that is designed to facilitate affordable 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 32.

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 LUO.

Density: the population equivalents that have been established for each type of dwelling unit or zoning designation; maximum allowed within the boundaries of the original County PUD is 8,027. Also refer to the Land Use Element, page 32.

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.

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 29.

Efficiency Lodge Unit: zoning designation that allows for the construction of a habitable one-room space, with separate bath and limited kitchen facilities, used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, six cubic foot (maximum) refrigerator, trash compactor and garbage disposal; may be condominiumized.

Employee Apartment: zoning designation that allows for the construction of any building or portion thereof which contains three or more dwelling units that cannot be separately conveyed as individual units and that contain living facilities and the occupancy of which is limited to employees and encumbered by the Employee Housing Restriction.

Employee Condominium: zoning designation that allows for the construction of an individual dwelling unit, the occupancy of which is limited to employees, within a common interest community in which portions of the real estate are designated for separate ownership solely by the owners of the separate ownership portions and encumbered by the Employee Housing Restriction.

Employee Dormitory: zoning designation that allows for the construction of an individual room that provides sleeping and living accommodations with shared kitchen and recreational facilities and that cannot be separately conveyed as an individual unit and that the occupancy of which is limited to employees and encumbered by the Employee Housing Restriction.

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 Single-Family: zoning designation that allows for the construction of single-family dwelling units and that the occupancy of which is limited to employees and encumbered by the Employee Housing Restriction.

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 LUO.

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.

Full Use Active Open Space: refer to the Active Open Space definition in the LUO.

General Conformance: a suggested review criteria of the Comprehensive Plan that is intended to be applied to certain development review applications such as rezoning, density transfers and subdivisions. 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 entirety of the goals, polices and actions contained in the Comprehensive Plan and need not require compliance with every provision contained therein. Nonetheless, the Town Council and DRB may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance.

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.

Land Use Ordinance (LUO): the Mountain Village Land Use Ordinance.

Limited Use Golf Course Active Open Space: refer to the open space classifications in the Land Use Element, page 32.

Limited Use Ski Resort Active Open Space: refer to the open space classifications in the Land Use Element, page 32.

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.

Mixed-Use Center: refer to the open space classifications in the Land Use Element, page 32.

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.

Open Space and Recreation Advisory Board: a board appointed by Town Council that is responsible for providing recommendations on open space and recreation.

Open Space Classifications: refer to the open space classifications in the Land Use Element, page 32.

Open Space: refer to the open space classifications in the Land Use Element, page 32.

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 32.

Passive Open Space: refer to the open space classifications in the Land Use Element, page 32.

Planned Unit Development (PUD): a development review process that allows for variations to the LUO and Design Regulations 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: a table within the Land Use Element of the Comprehensive Plan, page 47, that provides the foundation for the upzoning and/or rezoning envisioned by the Comprehensive Plan whereby the development and density listed for each parcel in a Subarea Development Table may be requested based on the provision of the specific proposed benefits listed.

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.

Resource Conservation Active Open Space: refer to the open space classifications in the Land Use Element, page 32.

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 LUO 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.

Right-of-Way and Access Active Open Space: refer to the open space classifications in the Land Use Element, page 32.

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.

Single-Family Residential: zoning designation which allows for the construction of a single-family dwelling unit and no more than one accessory dwelling unit. This designation allows for detached condominiums.

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.

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.

TOWN OF MOUNTAIN VILLAGE INCORP. 1995

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