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## **TOWN HALL SUBAREA PLANNING COMMITTEE MEETING**

October 2, 2017

8:30 AM-10:00 AM

MOUNTAIN VILLAGE TOWN HALL  
450 MOUNTAIN VILLAGE BOULEVARD, SUITE A

1. **INTRODUCTIONS** – *as needed* (5 MINUTES)
2. **WHERE WE ARE**- Haynes, Benitez - UPDATE (5 MINUTES)
  - a. VCA Expansion - Update, Haynes
3. **NEXT STEPS** (50 MINUTES)
  - a. Establish the 2018 Work Plan to **Prioritize, Strategize, Fund and Implement the Town Hall Subarea Plan**
    - i. 2018 Goals – Prioritize Projects
    - ii. Draft revised Memorandum of Understanding (MOU) - expected to be reviewed at the October 19<sup>th</sup> Town Council meeting
      1. Financing Structure and cost sharing
      2. Scope of Work
    - iii. Update By-Laws
  - b. Discuss use of third party consultant for phase II
    - i. Scope of work
    - ii. Consideration of amend extend to AECOM contract
4. **OTHER BUSINESS** (25 MINUTES)
  - a. Village Center Subarea- Haynes, Benitez, UPDATE
    - i. To be discussed on October 19<sup>th</sup> Town Council meeting
    - ii. Discuss scope and purpose, subcommittee composition, MOU and bylaws, RFP, timeline
5. **QUESTIONS AND OPEN DISCUSSION** - *As time allows* (5 MINUTES)
6. **ADJOURN**

*Distribution List and Members:*

*Jeff Proteau – TSG, Bill Jensen – TSG, Jim Royer – TMVOA, Duncan Hogarth – TMVOA, Anton Benitez – TMVOA, Michelle Haynes- TMV, Bruce MacIntire-TMV, Town Council member – to be appointed*

## MEMORANDUM OF UNDERSTANDING

### TOWN HALL CENTER SUBAREA PLAN

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

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

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

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

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

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

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

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

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

Agreed to in principle:

*Daniel J. Gannon*

*3/8/16*

Town of Mountain Village

Date

*Tommy R. Taylor*

Telluride Mountain Village Owners Association

*3/23/16*

Date

*Ben Dean*

Telluride Ski and Golf, Inc.

*3/1/16*

Date

# PLANNING ROADMAP [DRAFT] – (to spur discussion)

## TOWN HALL SUBAREA (THS)

### **Comprehensive Plan Chapter Update for THS (Appendix B – 7 pages)**

- Principals: Town of MV, TMVOA, and TSG
- Project duration: Feb 2016 – June 2017
- Consultant: AECOM
- Approved by MV Town Council in June 2017
- Communication: Launch electronic copy (wk of Oct 2) – *Do we want hard copies printed of the revised Comp Plan?*

### **Pre-Design Services**

#### Next Steps – strategize, prioritize, fund & implementation plan

- Define key objectives & scope
- Execute MOU
- Contract with consultant – scope of work

#### Key Objectives

- Prioritize “area development plans”
- Develop early engineering designs
- Define expected costs and timelines of area development plans
- Define funding options
- Plan phasing

#### Scope

- Strategizing
- Feasibility
- Data collection
- Pre-design & refinement
- Continued public outreach & communications
- Development sequencing (packages)
- Replat
- Utilities
- Project management

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#### VCA Expansion – top priority

- Existing Conditions including utilities, wetlands, existing improvements for purposes of design/build of new three buildings (this fall approx. \$10,000)

# PLANNING ROADMAP [DRAFT] – (to spur discussion)

## TOWN CORE SUBAREA (TCS)

The intent of this discussion is to provide a general recommendation to Town Council at the October 19<sup>th</sup> meeting. The TMV understood that in 2018 the focus would be on activation and vitality: reprogramming the plaza areas to make better use of them, draw visitors, guests and community members throughout the core, create site features that are utilitarian, aesthetic, (interactive?) and easy to maintain (landscaping, surface treatments). Better create an experience and a sense of place through this exercise. The anticipated budget for the MTV in 2018 reflects only the work plan discussed above. With the long list of interest and need below, this may be a protracted discussion but let's begin it as time allows (mh notes).

### Considerations

It may make sense to segment planning work into different buckets (i.e. infrastructure, undeveloped parcels, vibrancy/activation). Today, we are already experiencing growing pains in the TCS with respect to infrastructure: roadway, parking, delivery, trash pickup, festival staging, and pedestrian walkability. As MV and visitation continues to grow, it will only put more stress upon our existing infrastructure. This should be studied carefully as we approach additional planning for the TCS.

### Infrastructure

- Roadways
- Parking
- Pick-up & Deliveries (FedEx, UPS, semi-trucks, trash trucks, festivals, etc)
- Event/Festival staging
- Pedestrian pathways (including trail integration)
- Accessibility & connection of plazas
- Landscaping & placemaking

### Undeveloped Parcels

- Best uses
- Ideas / incentives to promote development
- Uses prior to development

### Vibrancy & Activation

- Plaza specific hardscaping
  - Climbing rocks (age/skill-level specific)
  - Children play areas (including parent watching zones)
  - Sitting & relaxation areas
- Plaza enabling enhancements for vibrancy initiatives
  - Sunset Plaza - concert hill landscaping (hillside terraces for seating)
  - Heritage & Beach – concert specific zoning (electrical, staging areas, sun shading)
  - Reflection – Sun shading in late winter to extend ice skating, other
  - Conference center - ???

## PLANNING ROADMAP [DRAFT] – (to spur discussion)

- Pond / near Conference center – improve placemaking for pond activation

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### From the Comp Plan

- “The Comprehensive Plan recognizes that the key to improved economic vitality is increased visitation: more people visiting more often, staying longer, spending more.” ... pg 28
- Focus Points: hotels, visitors, guest experience, land use, economic vibrancy... front cover

### TOWN CORE SUBAREA (TCS) - Continued

#### Next Steps

- Define key objectives & scope
- Execute MOU
- Contract with consultant – scope of work

#### Key Objectives

- TBD
- TBD
- TBD

#### Scope

- TBD
- TBD
- TBD
- TBD
- TBD
- TBD
- TBD