

Town of Mountain Village

# Community Housing Inventory

Fall 2021







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## project summary.

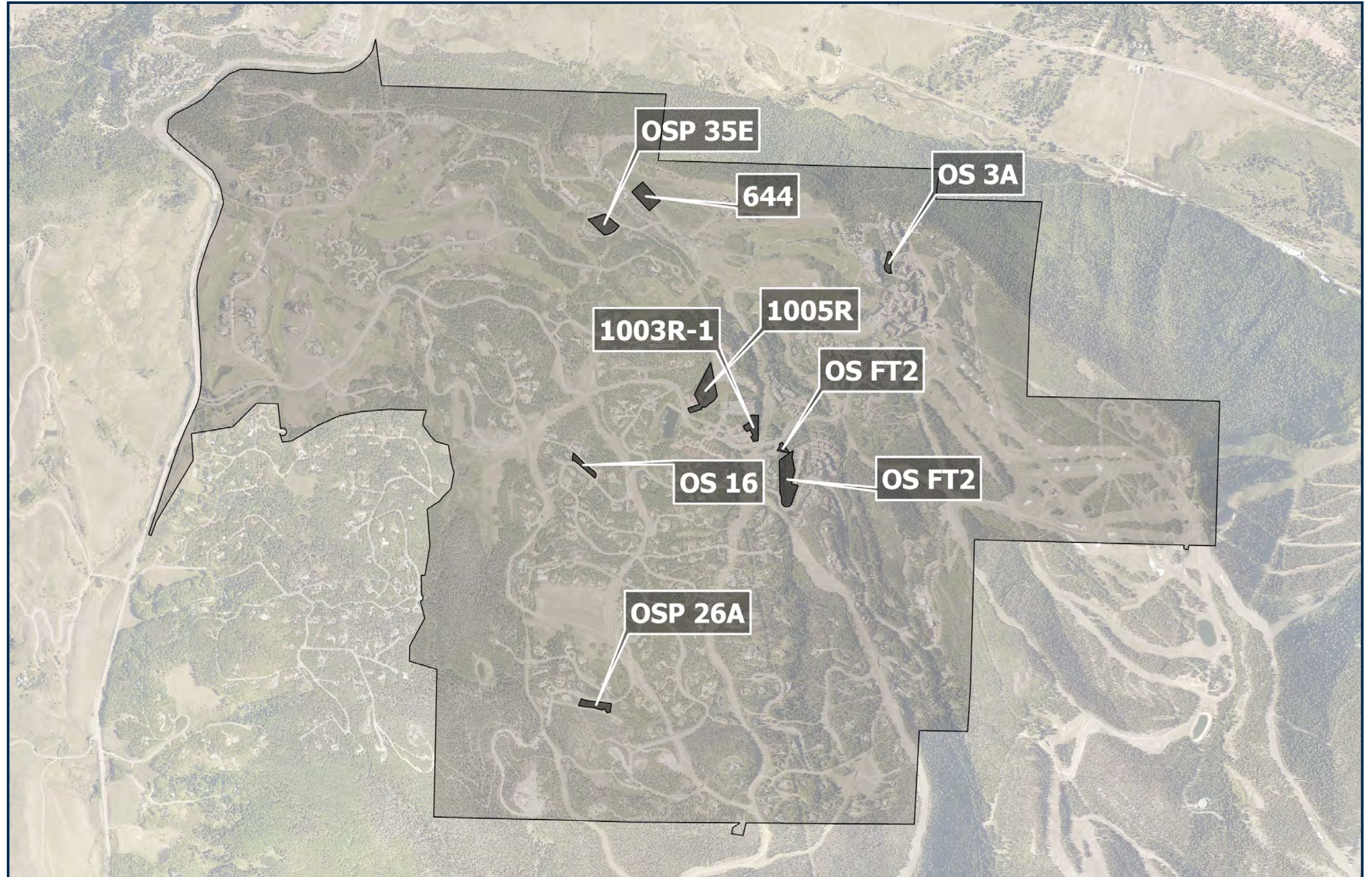
***com·mu·ni·ty: a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals.***

The Town of Mountain Village, and the Telluride region as a whole, is in the midst of a housing crisis that directly threatens the quality of life of every Mountain Village resident, second homeowner, business, and visitor. From entry level restaurant workers to top level ski executives, and every other position in between, these critical roles are going unfilled, in large part, because such workers and their families lack viable housing options within or near Mountain Village. Unless this crisis is addressed, the basic services and amenities that make Mountain Village a place like no other, will be diminished or eliminated altogether.

This document intends to provide community housing development strategies and priorities for town-owned properties in the Town of Mountain Village. The sites range in size, location, and development potential and will require additional scoping for any future development.

This document attempts to identify lots spread throughout the Mountain Village in order to provide deed-restricted housing more equitably in our community.

town owned property map: active open space and multi-family zoning



## project inventory

This document intends to provide community housing development strategies and priorities for town owned properties in the Mountain Village. The Lots range in size, location, and development potential and are detailed more within this document in order to assess specific development potential and constructability. In order to better understand each opportunity, an overview of each property has been provided, along with potential development concepts.

## lot overview

This section will introduce the site. A base map graphic orientates readers to the existing conditions and spatial relationships. In addition, information about the site acreage and zoning, current uses and existing site photos provides context for each town-owned property.

## conceptual concept

Within this section, the development concept is introduced. A simple, rendered site plan illustrates the development vision.

## implementation

The project phasing section describes a logical order of implementation for the project when multiple programmatic and built elements are recommended.

## development framework

The following documents provided guidance for the development of this document

### **Mountain Village Comprehensive Plan (2011)**

#### *Village Center Subarea Plan*

#### *Meadows Subarea Plan*

### **Mountain Village Town Hall Center Subarea Plan (2017)**

The previous planning documents were informed by a robust civic engagement process which provided specific direction for future development. The Town is currently in the process of updating the Comprehensive Plan and those results will be incorporated into this document in the future.

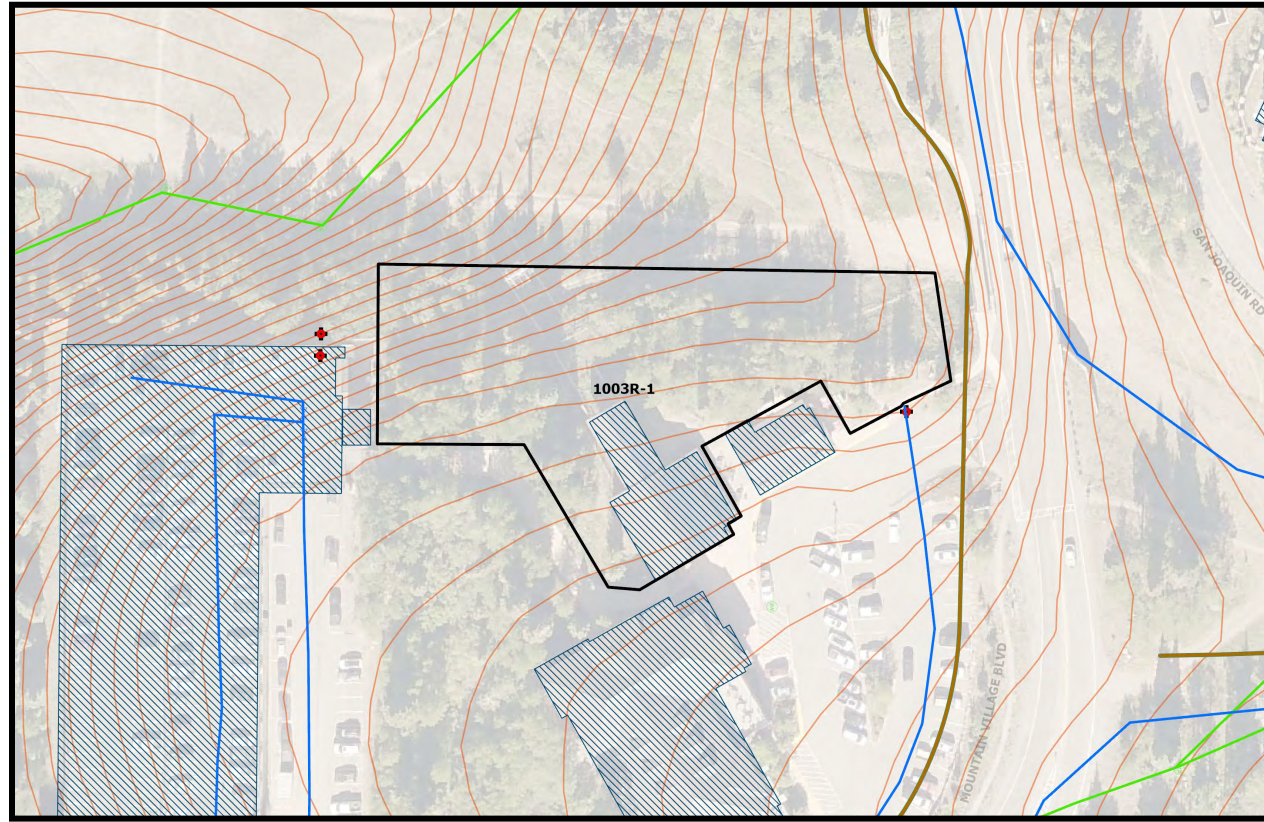
## **TIER 1 OPPORTUNITIES**

Tier 1 properties are prioritized for housing development.

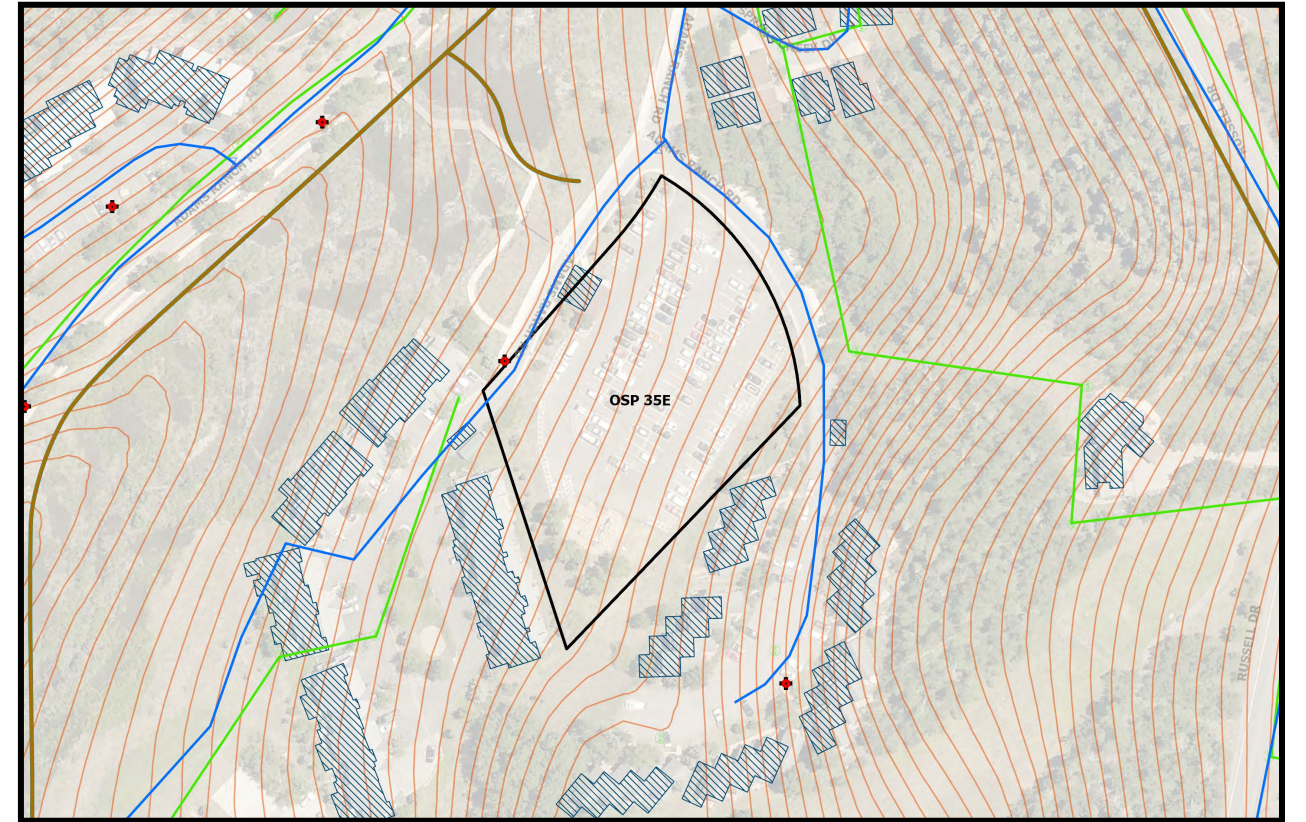
These lots typically have less topographic challenges, have Multi-Family or Active Open-Space Zoning, and are suited for additional community housing based on their location.

## **TIER 2 OPPORTUNITES**

Tier 2 properties have topographical constraints but are otherwise developable. It may be preferable to rezone these lots from Active to Passive Open-Space, and rezone a more developable passive-open space lot in exchange.

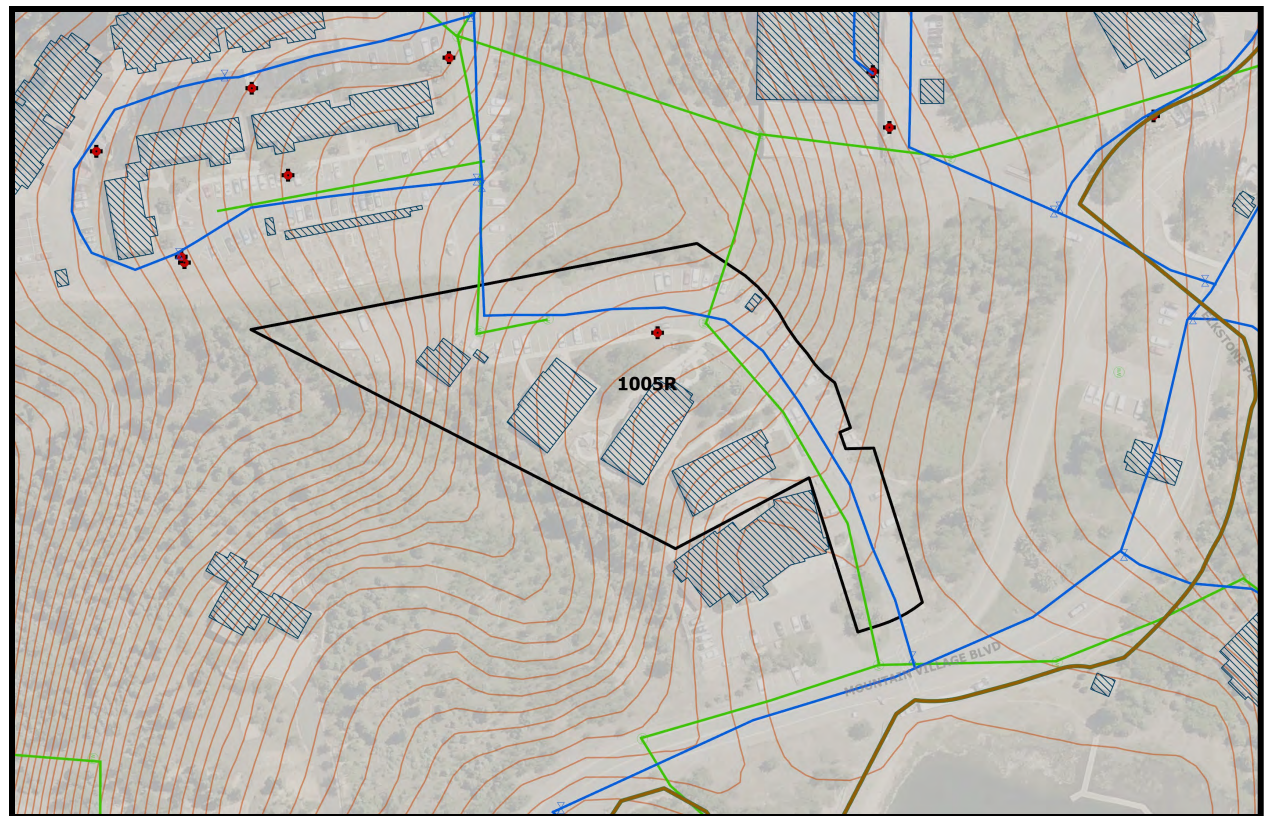


Lot 1003R-1 Land Unit 4 (Town Hall)



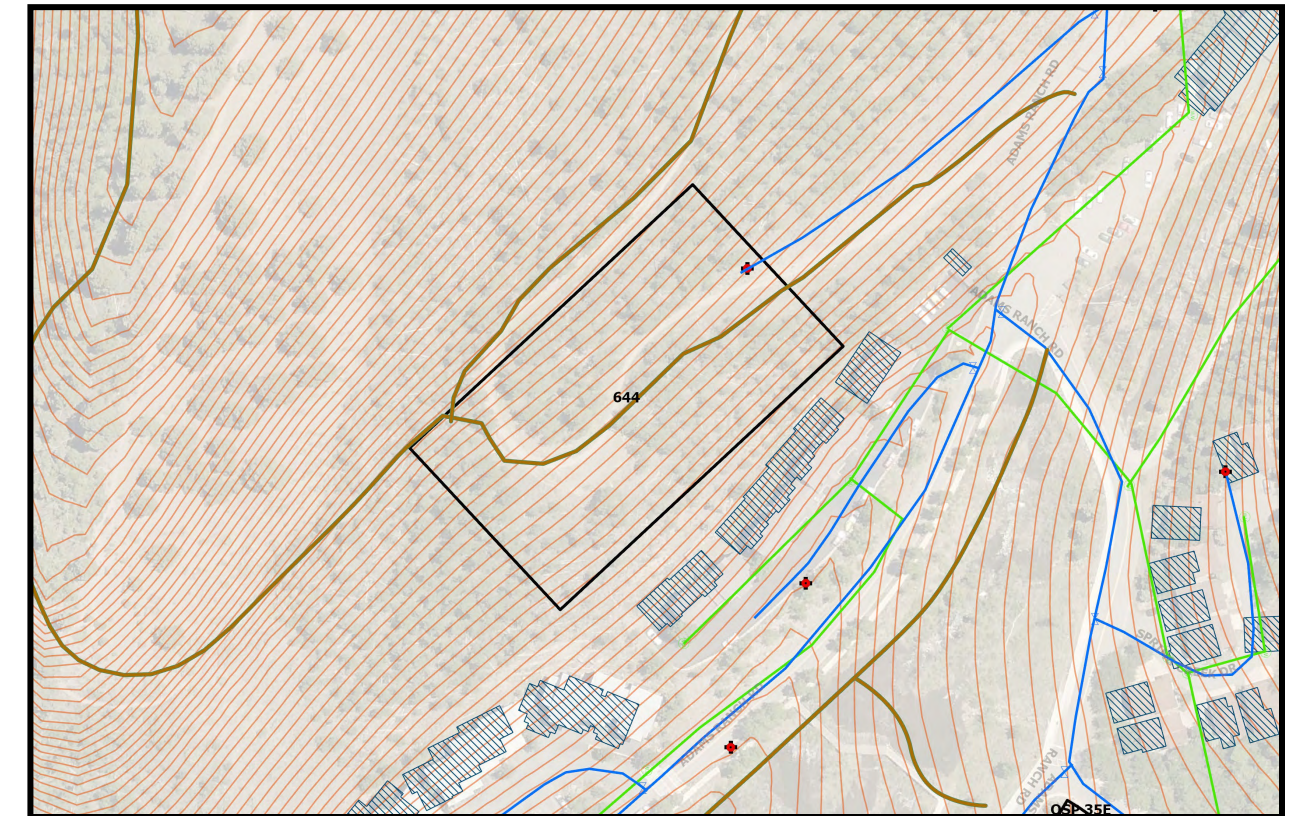
Lot OSP-35E (Meadows Parking Lot)

Lot 1005R (VCA Maintenance Shop)

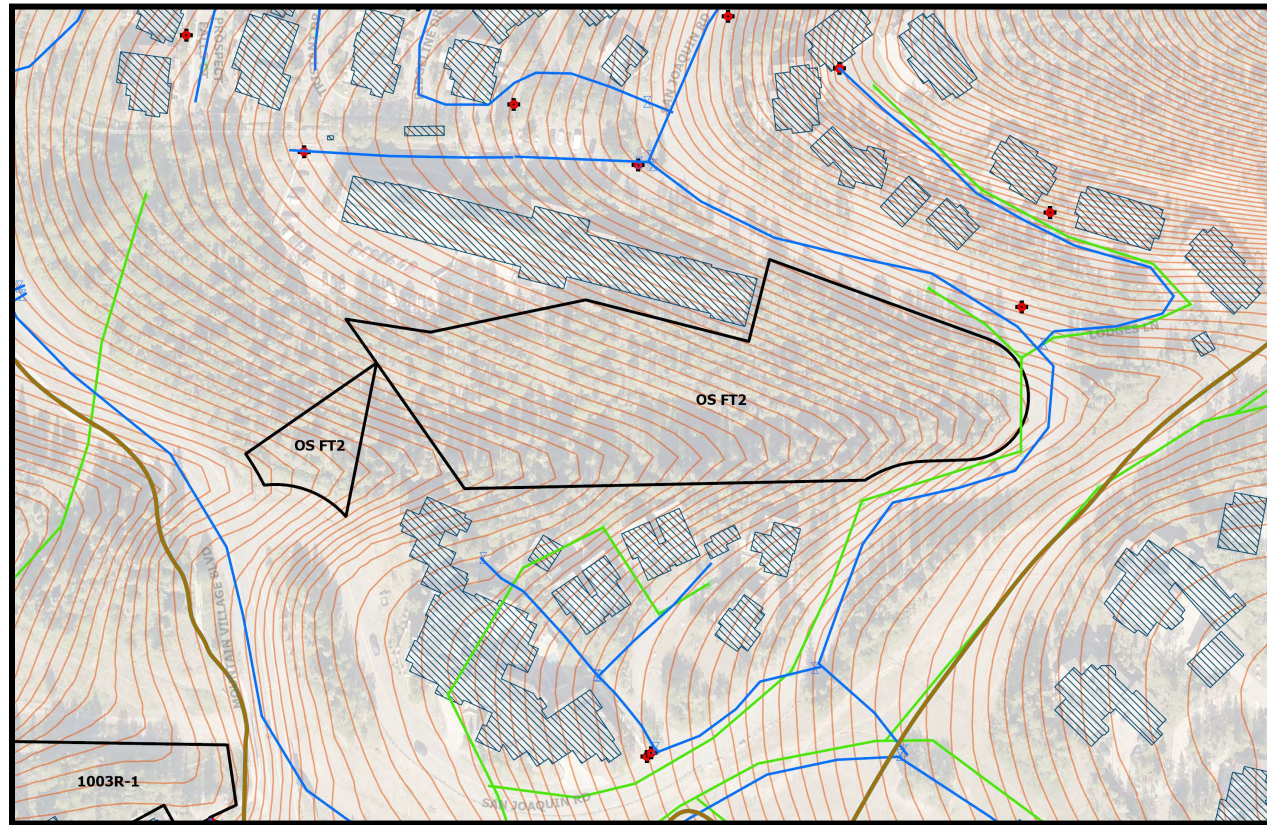


# TIER 1

Lot 644 (Upper Jurassic Lot)

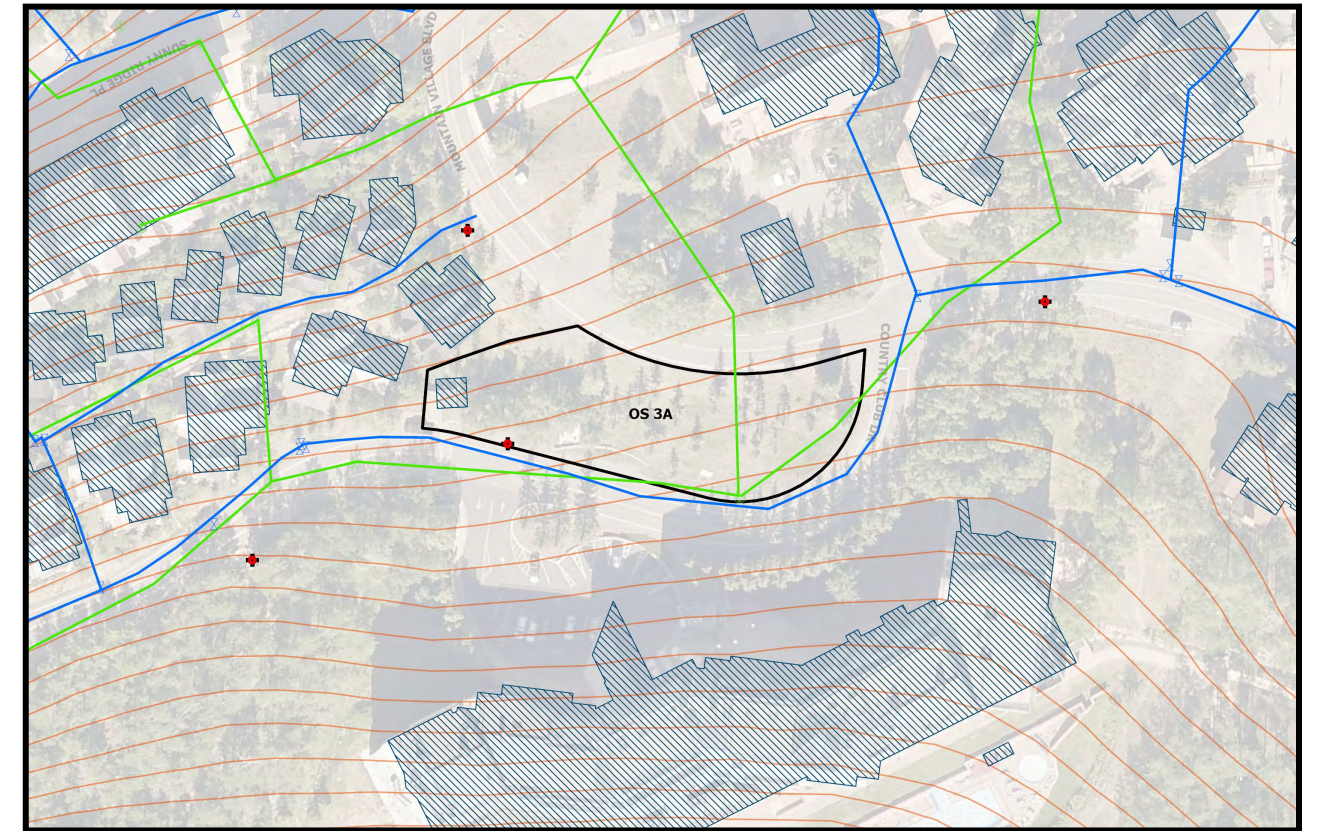
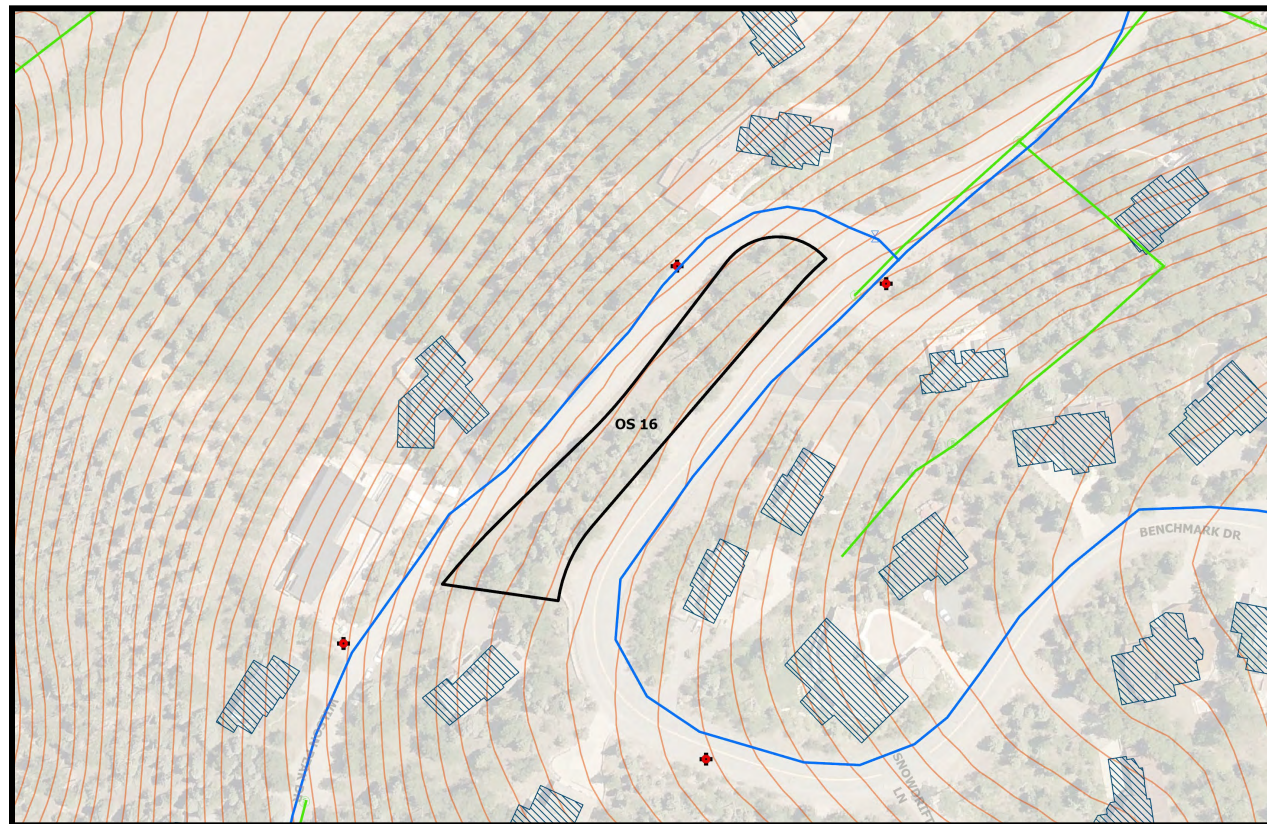






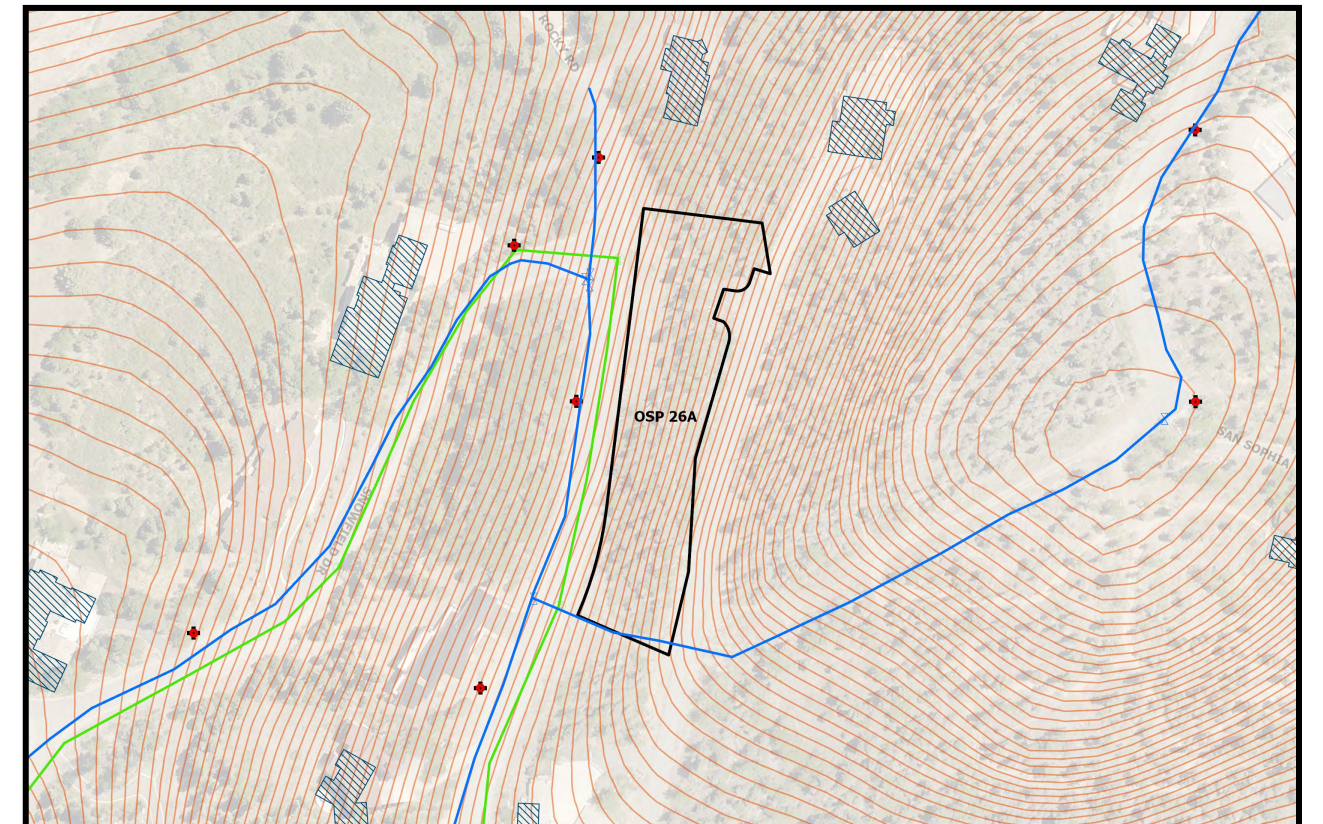
Lot OS-FT2 (San Joaquin)

Lot OS-16 (Wilson Peak)



Lot OS-3A (Country Club Dr)

Lot OSP-26A (Rocky Road)



# TIER 2



1003R-1

Mountain Village

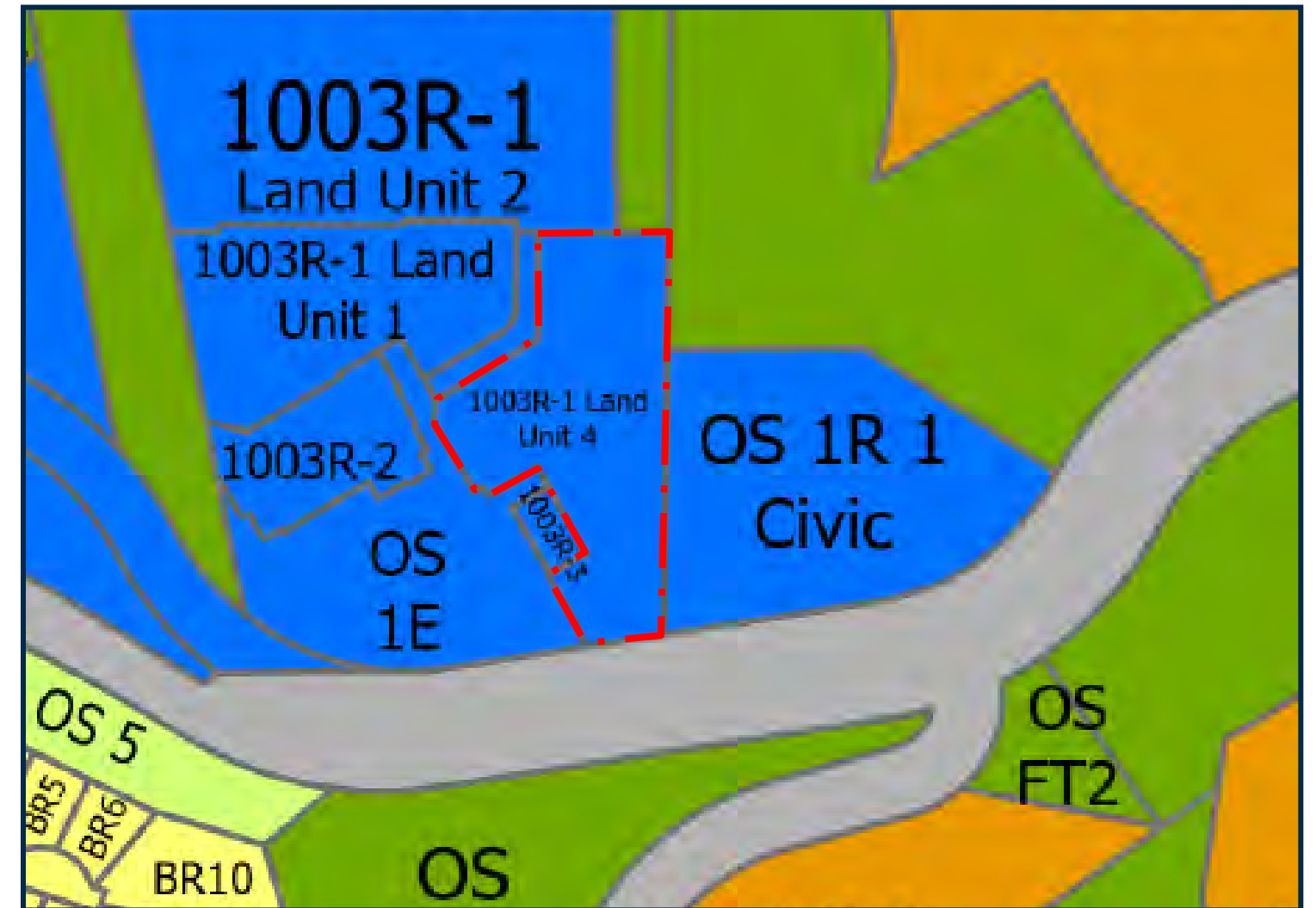
GRAY



# Lot 1003R-1

Unit 4  
Town Hall Center

Zoning:



multi-family  
active open space

civic  
passive open space

# summary.

**Zoning:** Civic  
**Lot Size:** 0.991 Acres

## LOT OVERVIEW

Lot 1003R-1 is located within the Town Hall Center Subarea and is the current site of Town Hall, the Village Market, the Gondola Station, the Gondola Parking Garage and other small commercial and civic spaces. The Lot has been condominiumized and this proposal relates to Land Unit 4 which is currently vacant with the exception of the Town Hall Gondola Station. Land Unit 4 is located directly adjacent to the double cabin ski run. The unit is treed and slopes down to the ski run to the east.

## CONCEPTUAL CONCEPT

### *Community Housing*

Lot 1003R-1, Land Unit 4 should be retained and prioritized for the long term needs of the Town of Mountain Village community housing. The specific development program will be determined in the future, but staff believes that this site could accommodate a stepped hillside development of condominiums or townhouses, adjacent to the gondola facility and to the rear of the existing commercial uses on the adjacent land unit. Due to the condominiumized nature of Lot 1003R-1, it may be preferable to maintain ownership of the units for long term rentals.

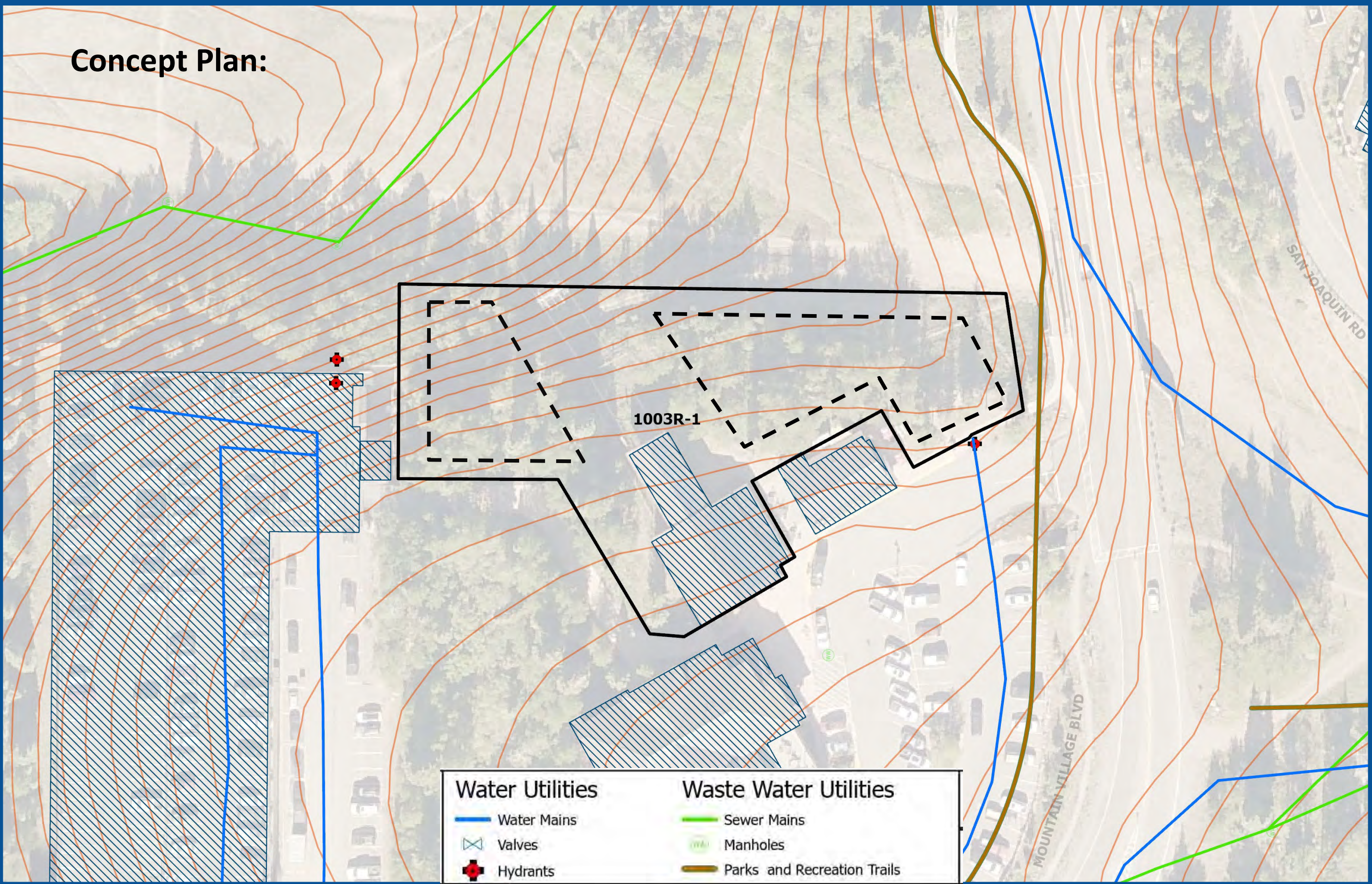
## IMPLEMENTATION

1. Council decision on financing or partnership
2. Conceptual Scoping including parking analysis
3. Density Transfer and Rezone Application establishing new density
4. Design / Construct
5. Rental Lottery

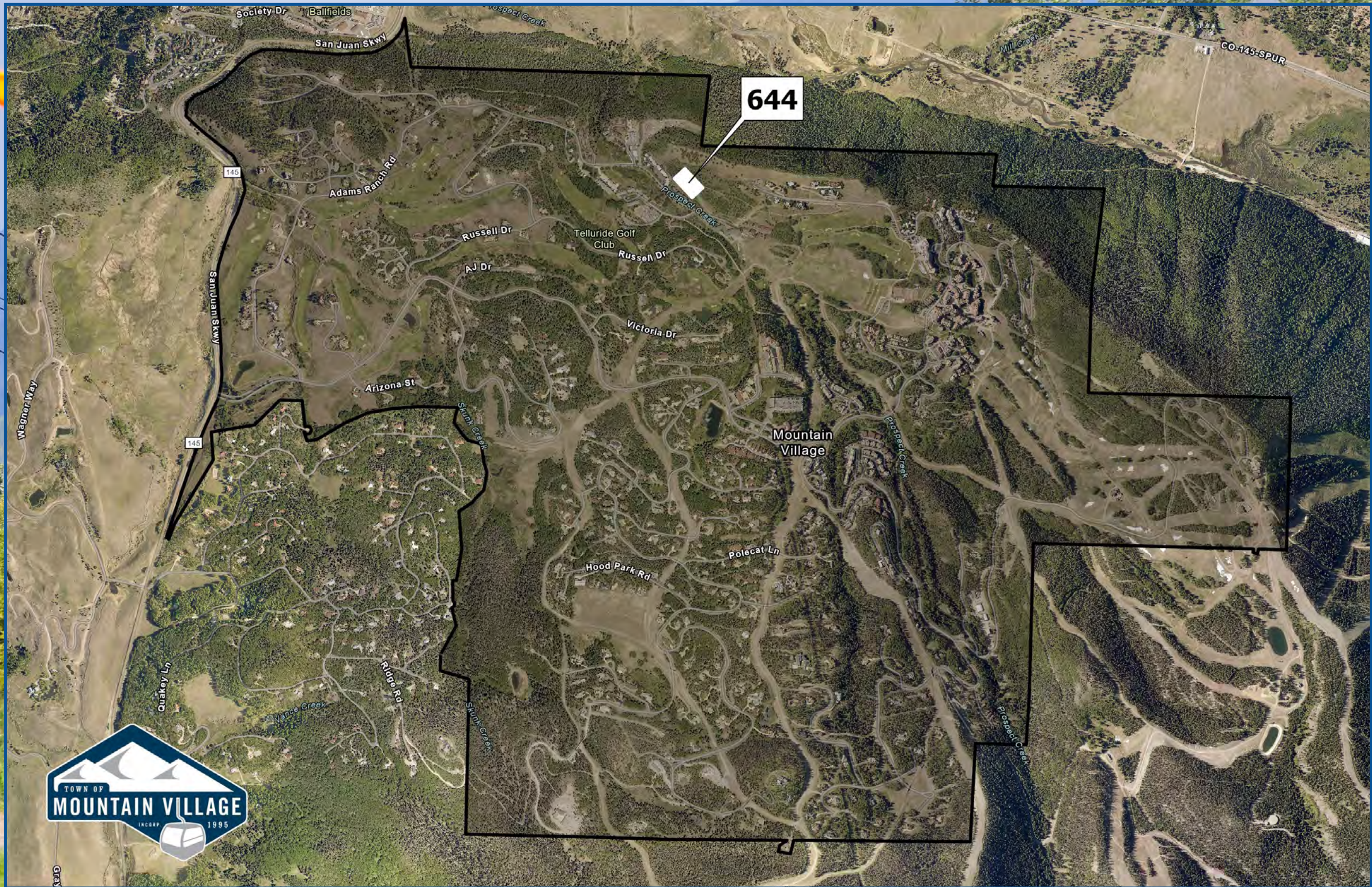
# existing conditions.



# Concept Plan:



Water Utilities	Waste Water Utilities
Water Mains	Sewer Mains
Valves	Manholes
Hydrants	Parks and Recreation Trails

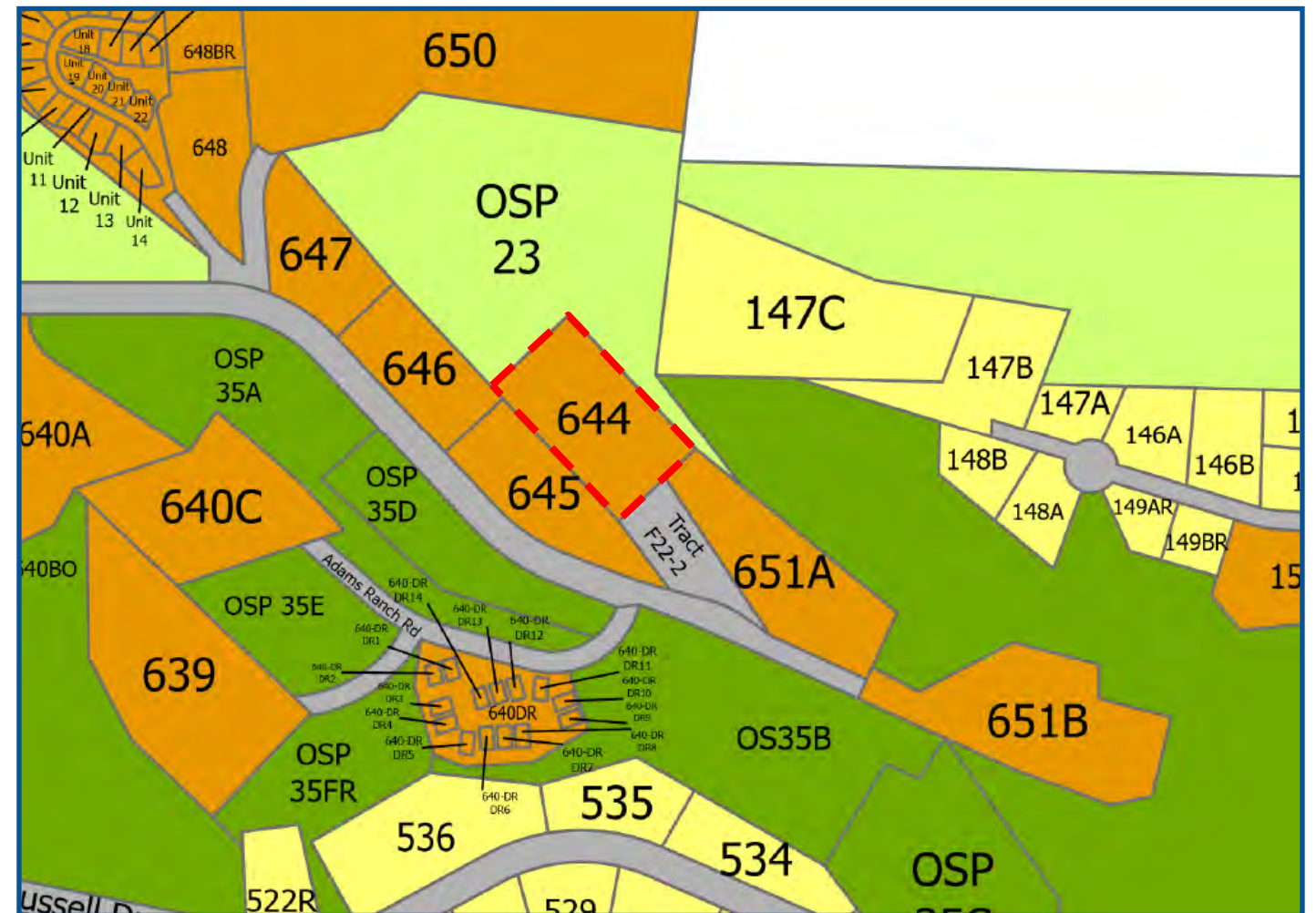




# Lot 644

Upper Jurassic

Zoning:



- multi-family
- active open space
- single-family
- passive open space

# summary.

**Zoning:** Multi-Family  
**Lot Size:** 1.61 Acres

## LOT OVERVIEW

Lot 644 is located within the Meadows Subarea and is currently vacant with the exception of the Jurassic Trail which traverses the Lot. This lot, is the only undeveloped Multi-Family Lot owned by the Town of Mountain Village. It presents a unique opportunity to work within a private-public partnership to develop a large amount deed-restricted housing opportunities. Lot 644 currently is assigned 41 Units of Employee Condominium Density. This is one of the premier lots to provide additional community housing in the Mountain Village.

## CONCEPTUAL CONCEPT

### *Community Housing*

Lot 644 should be developed as for sale employee condominiums. The specific development program will be determined in the future, but focus should relate to private development incentives, public private partnerships, and/or working with adjacent property owners (651A, TSG), to allow for coordinated access and development proposals. Adjacent Lot 651A is assigned 15 units of free-market condo density and this free-market development could offset potential deed-restricted development costs.

## IMPLEMENTATION

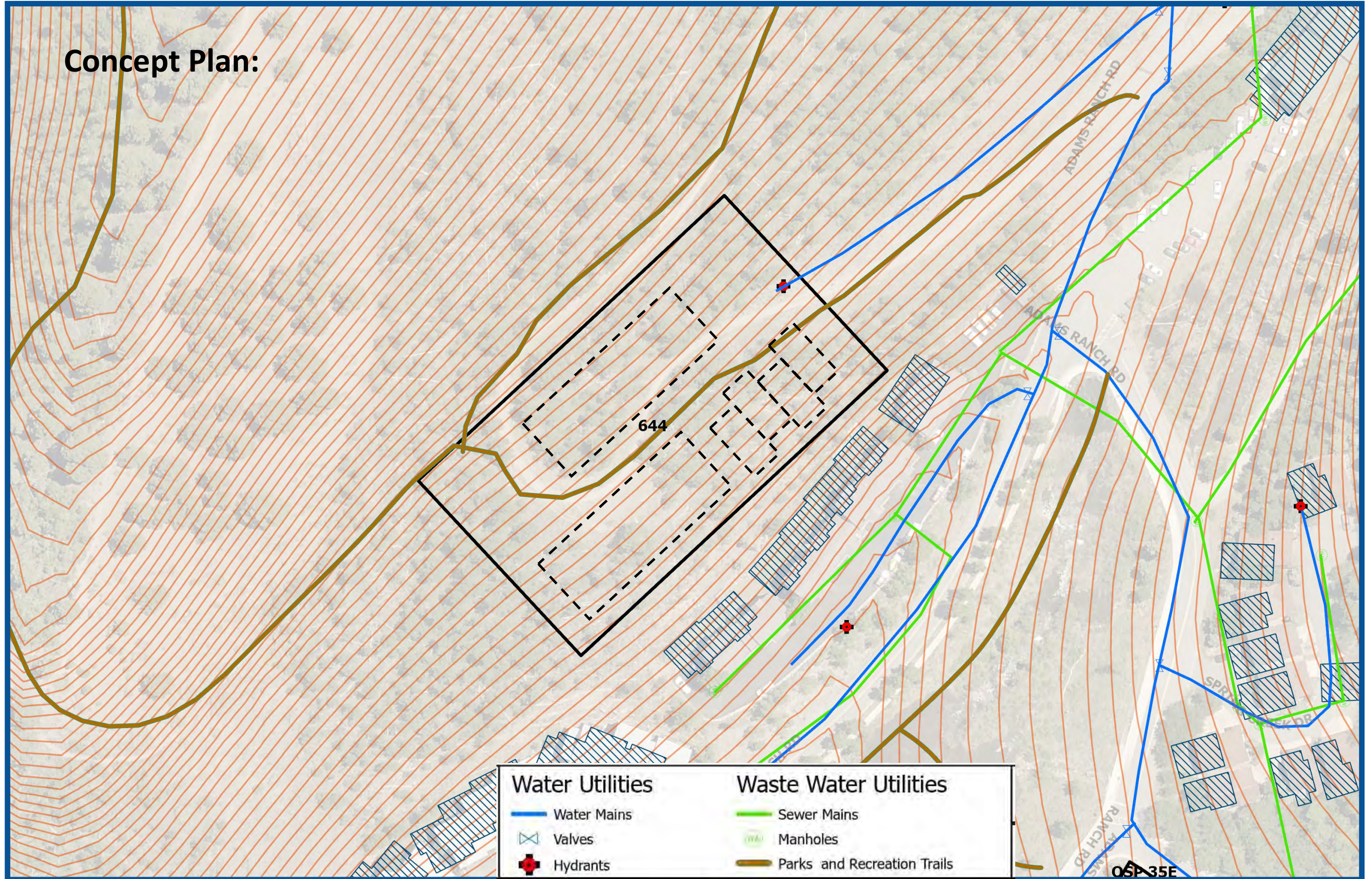
1. Council decision on financing or partnership
2. Discuss Meadows access and egress
3. Conceptual Scoping with TSG related to shared development costs, access, and appropriate density
4. Design / Construct in tandem with 651A or independently.

# existing conditions.





# Concept Plan:



Water Utilities	Waste Water Utilities
Water Mains	Sewer Mains
Valves	Manholes
Hydrants	Parks and Recreation Trails

OSP-35E

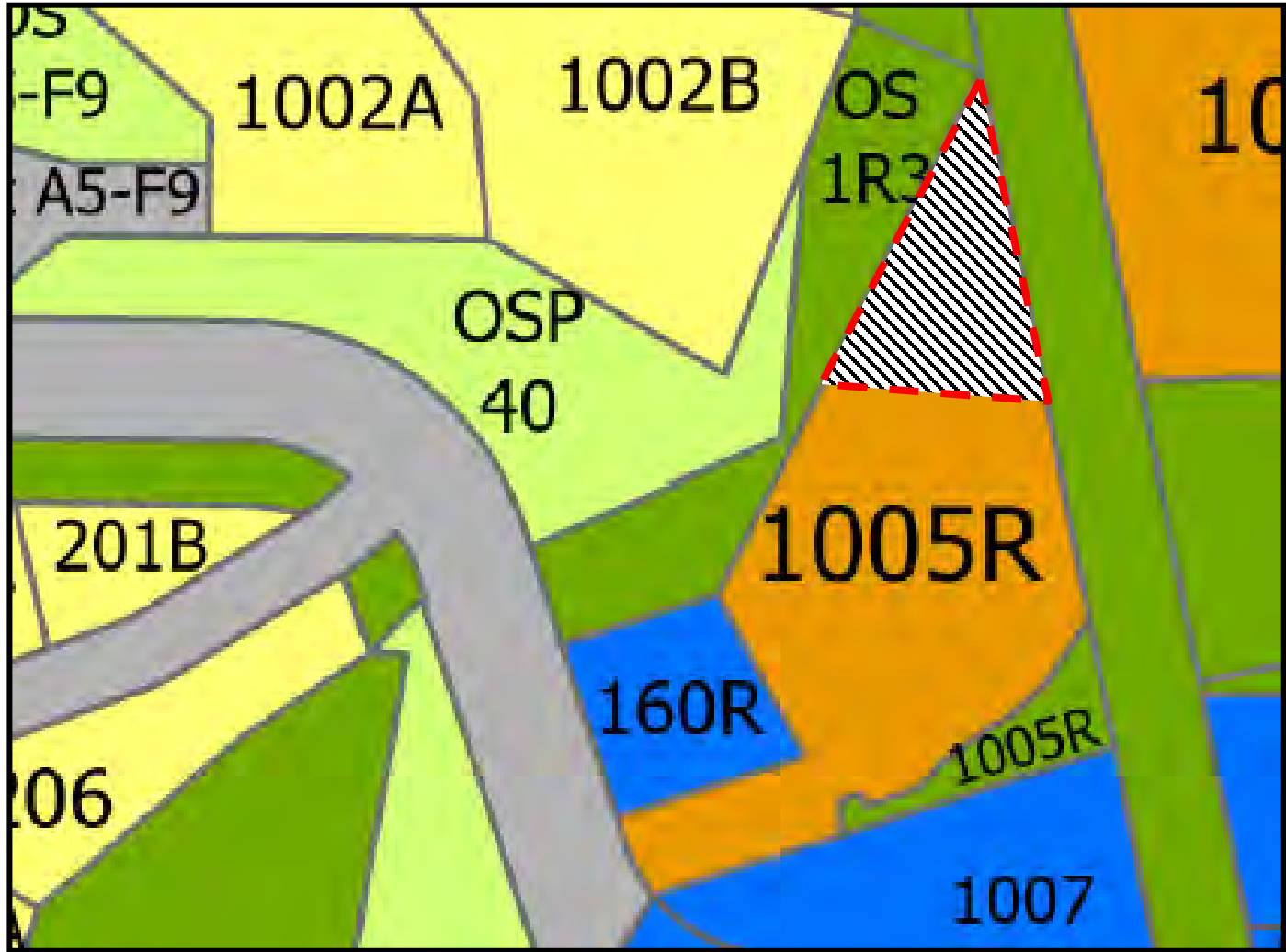




# Lot 1005R

VCA Maintenance Shop

Zoning:



- multi-family
- active open space
- civic
- passive open space

# summary.

**Zoning:** Multi-Family  
**Lot Size:** 0.41 Acres (expansion area)

## LOT OVERVIEW

Lot 1005R is the location of a portion of VCA and the VCA Maintenance Shop. The developable area was discussed within the Town Hall Subarea as a location for future community housing. To maximize the building envelope and to account for parking requirements, the existing maintenance shop may need to be relocated adjacent to the new development, or incorporated into a mixed use development.

## CONCEPTUAL CONCEPT

### *Community Housing and VCA Maintenance Facility*

Any new development in VCA should be a for rent product focusing on 80-120% AMI. By incorporating the maintenance facility into a new development, existing facilities can be maintained and improved. This development would impact existing parking areas which would need to be addressed concurrently with any future development. In the past, VCA has been successful in obtaining relief from the parking requirements of the CDC and has otherwise been allowed one space per unit.

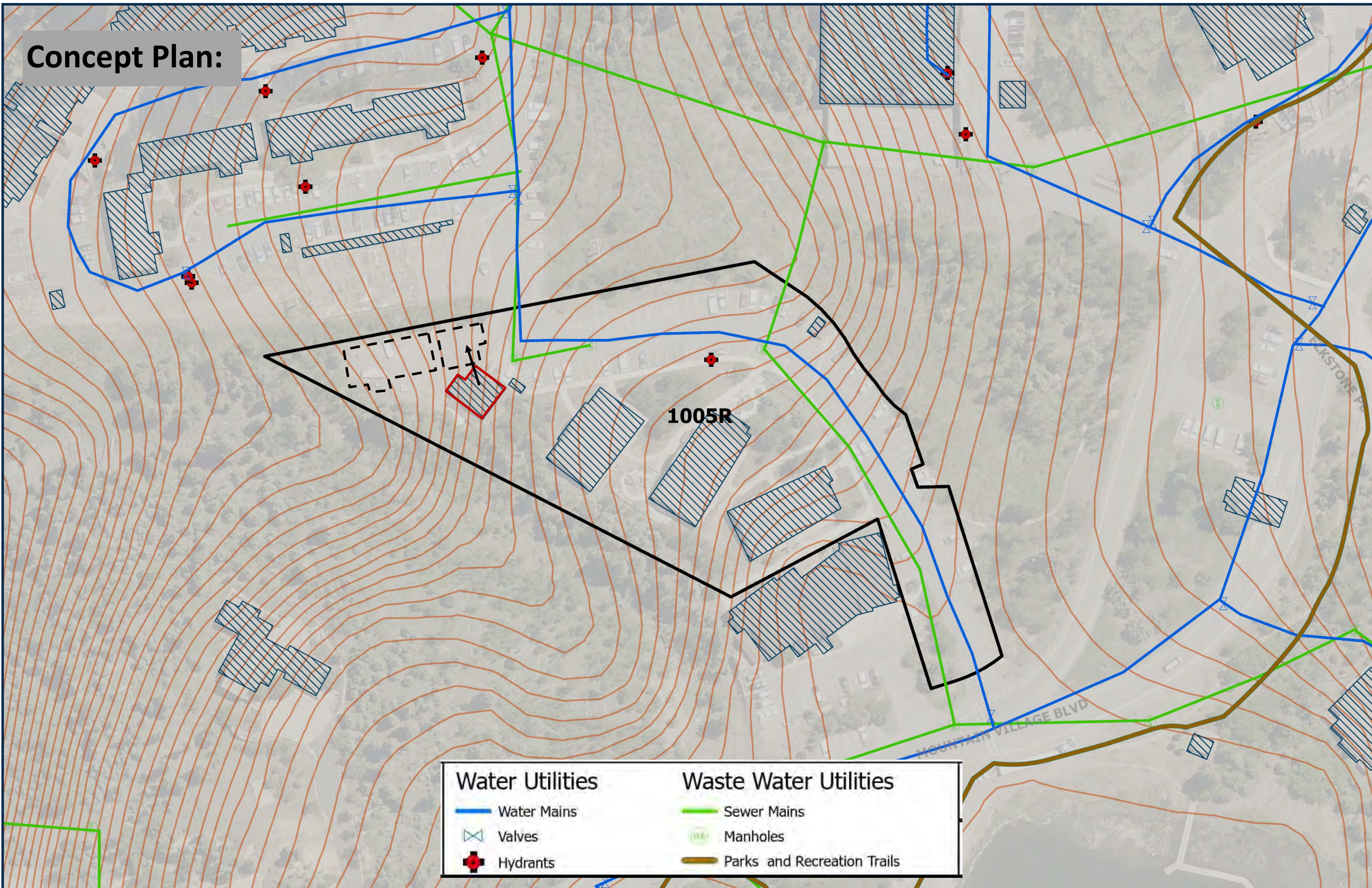
## IMPLEMENTATION

1. Conceptual Scoping including parking analysis
2. Density Transfer and Rezone Application establishing new density
3. Design / Construct
4. Potential Parking Variance

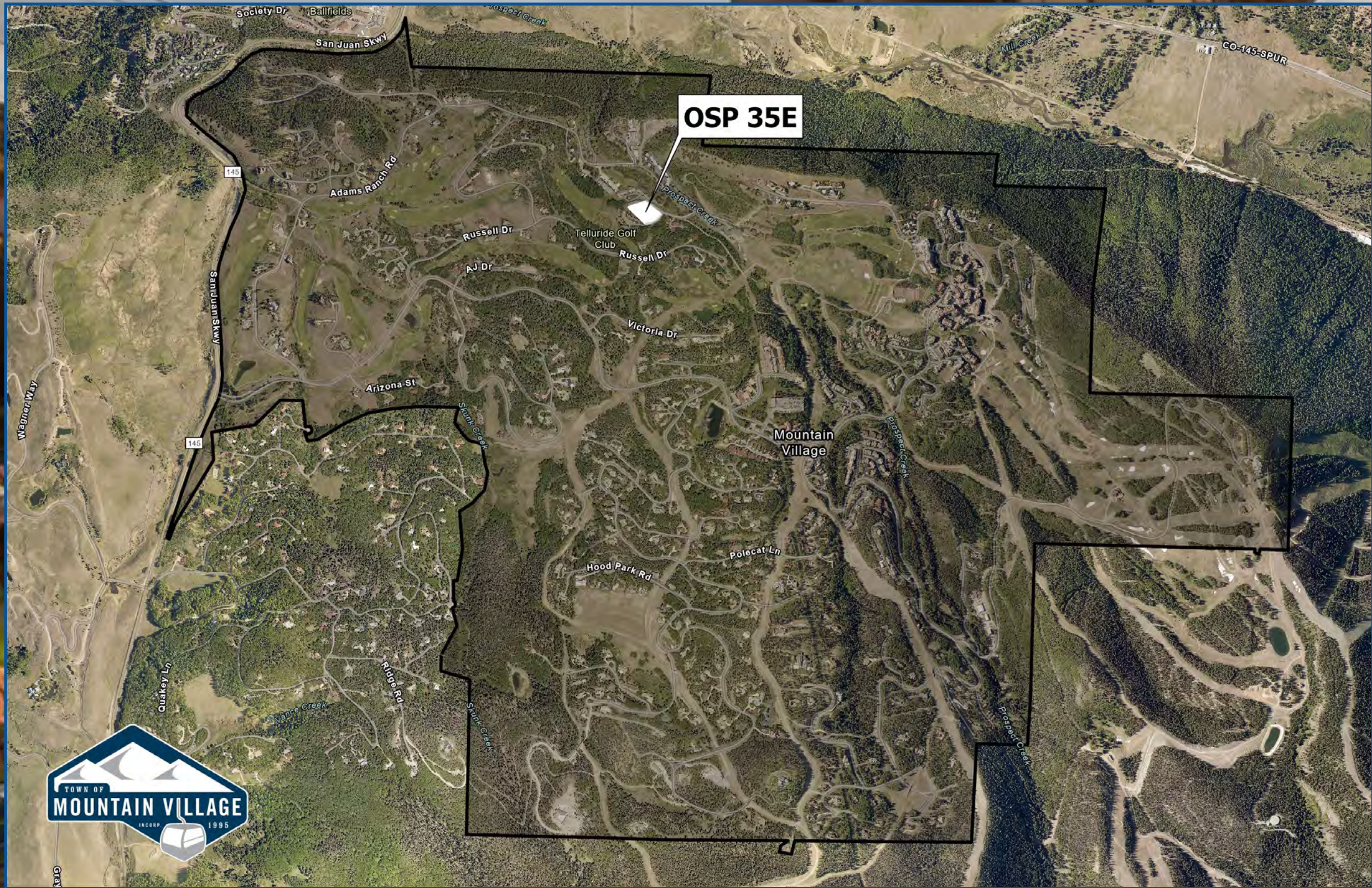
# existing conditions.



**Concept Plan:**



Water Utilities	Waste Water Utilities
Water Mains	Sewer Mains
Valves	Manholes
Hydrants	Parks and Recreation Trails

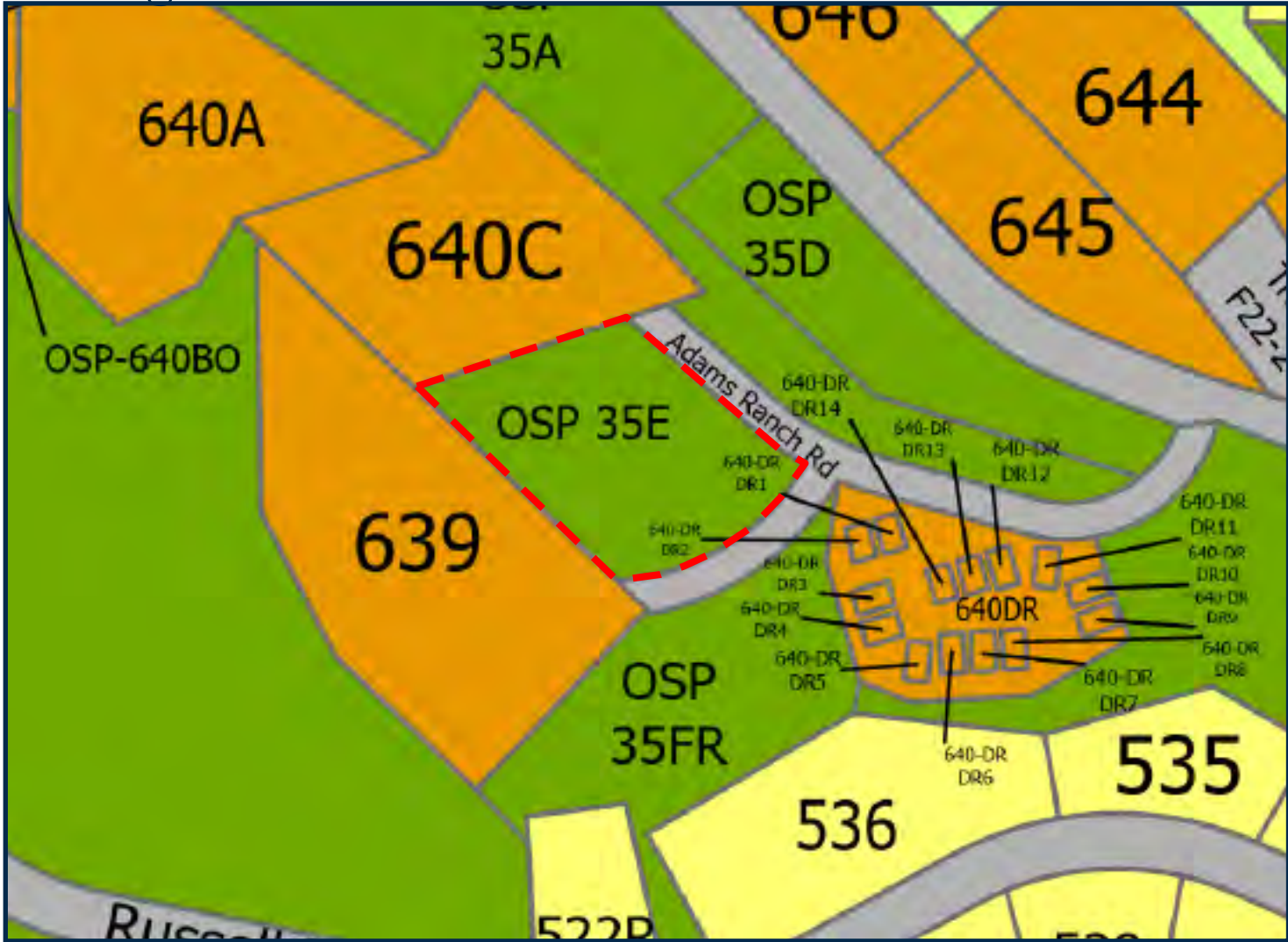




# Lot OSP-35E

Meadows Parking Lot

Zoning:



-  multi-family
-  active open space
-  civic
-  single-family

# summary.

**Zoning:** Active Open Space  
**Lot Size:** 1.50 Acres

## LOT OVERVIEW

Lot OSP-35E is located within the Meadows Subarea currently serves as surface parking along with a post office box location and playground. This lot was identified for development within the Meadows Subarea plan, which called for a multi-level development incorporating a parking garage in order to maintain existing parking. Given the community amenities this Lot currently provides, adequate scoping and public outreach should be conducted prior to any future development. This is one of the premier lots to provide additional community housing in the Mountain Village.

## CONCEPTUAL CONCEPT

### *Community Housing and Parking*

Lot OSP-35E should be developed as for sale employee condominiums. The specific development program will be determined in the future, but focus should be a multi-family condominium development with subgrade parking facilities. This parking should accommodate all existing parking plus additional unit requirements of 1.5 spaces per unit. Special consideration should be provided for the existing park area adjacent to the project and potentially incorporated into the project.

## IMPLEMENTATION

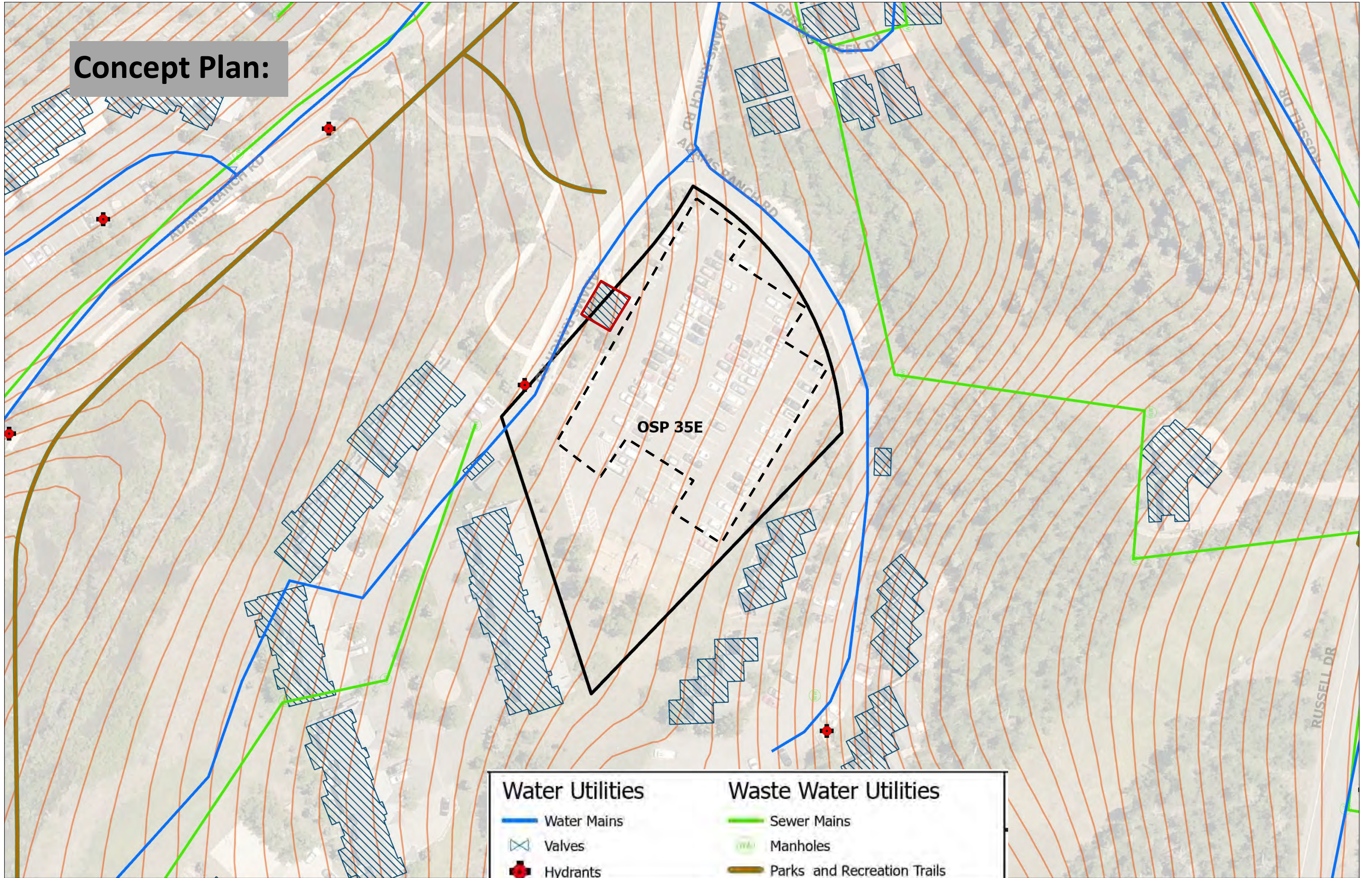
1. Council decision on financing or partnership.
2. Soils study to understand subgrade parking feasibility.
3. Design / Construct.
4. For Sale Lottery to occur.

# existing conditions.

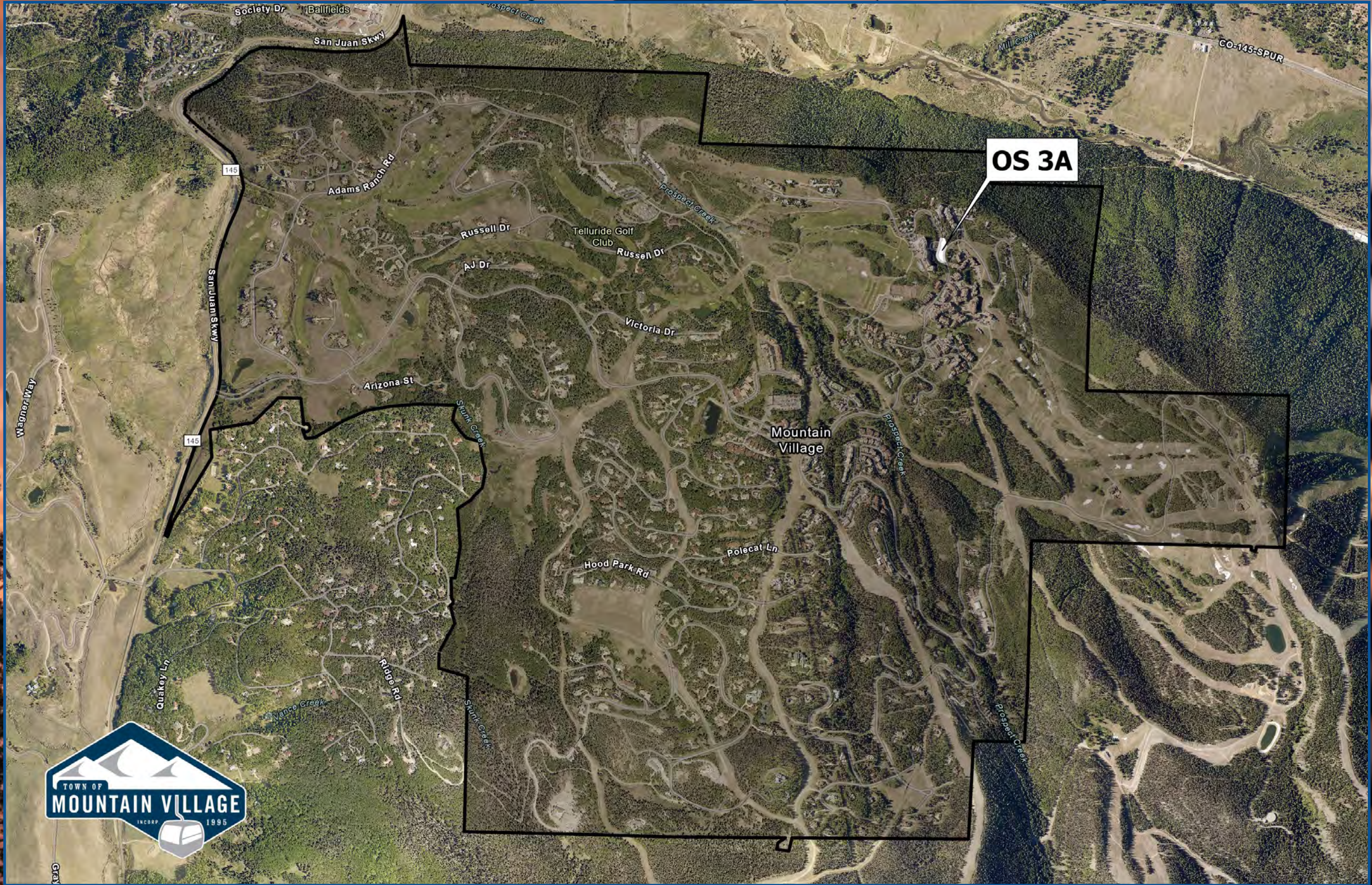




# Concept Plan:



Water Utilities		Waste Water Utilities	
	Water Mains		Sewer Mains
	Valves		Manholes
	Hydrants		Parks and Recreation Trails



OS 3A

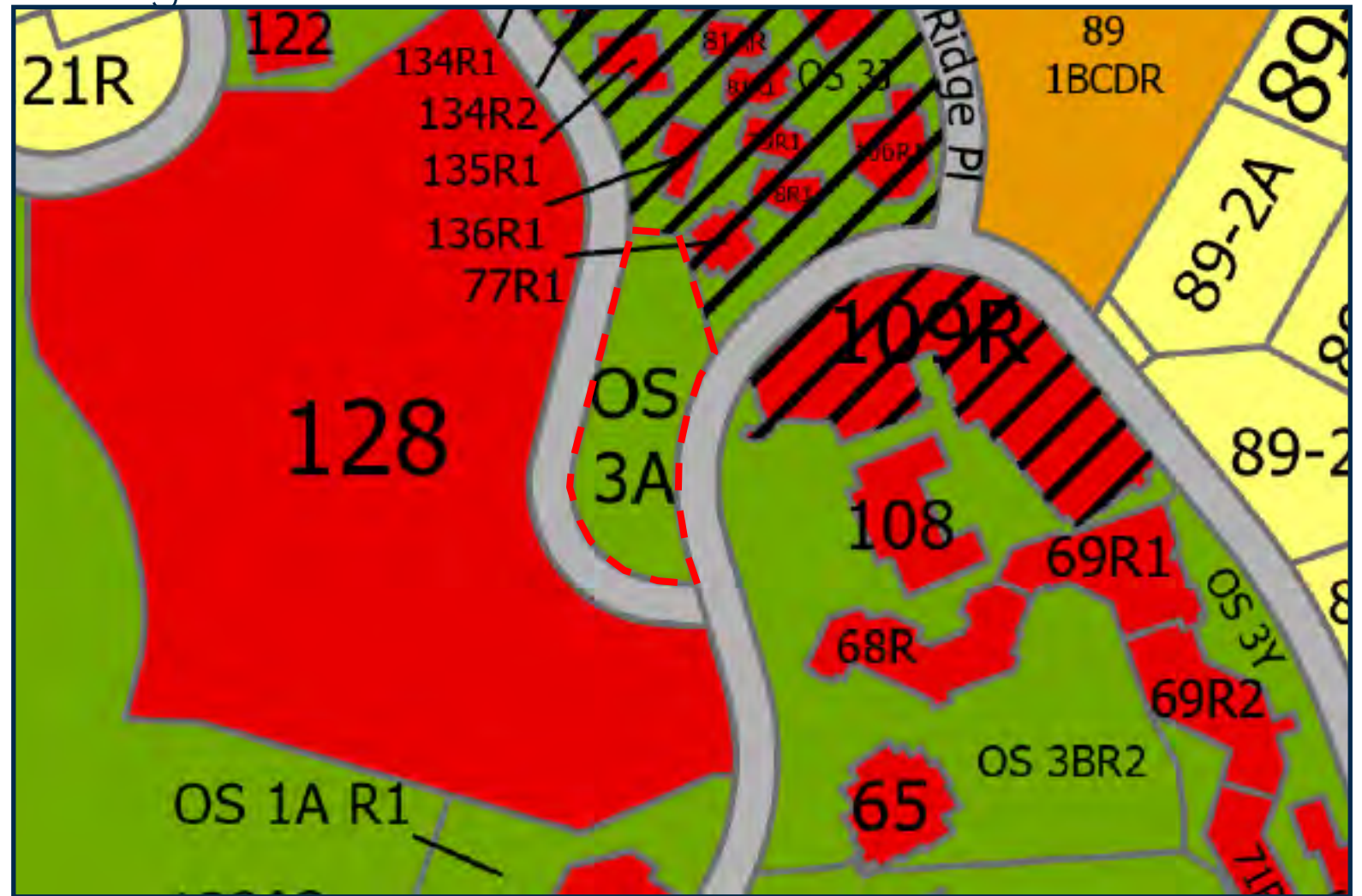




# Lot OS-3A

Country Club Drive

Zoning:



multi-family

active open space



single-family

village center

# summary.

**Zoning:** Multi-Family  
**Lot Size:** 1.61 Acres

## LOT OVERVIEW

Lot OS-3A is located at the intersection of Country Club Drive and Mountain Village Blvd. The Lot is currently vacant with the exception of electrical facilities near the Cabins at See Forever. This lot presents an opportunity to develop single family common interest deed-restricted housing near the village center. Access for these unit could be provided along either adjacent roadway. Home sizes would be slightly smaller than the adjacent cabins at See Forever, but they would otherwise blend into the current streetscape. Given the large amount of development surrounding this property, there may be less opposition to community housing in this location, and it provides a unique opportunity for single family product.

## CONCEPTUAL CONCEPT

### *Community Housing*

Lot OS-3A should be developed as for sale employee single-family common interest homes. The specific development program will be determined in the future, but focus should relate to higher AMI development of homes between \$700K-1M.

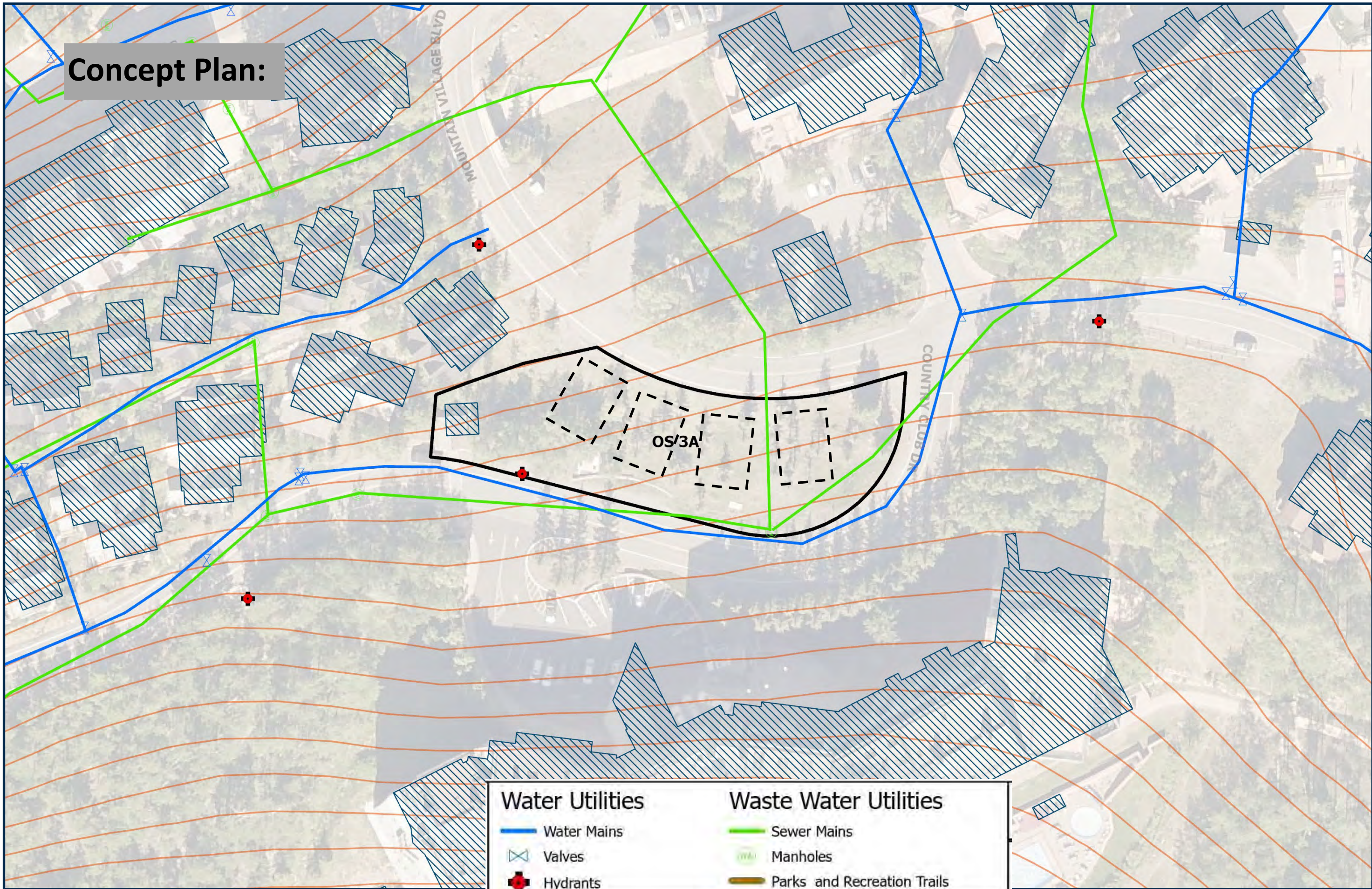
## IMPLEMENTATION

1. Determination of appropriateness for development
2. Conceptual Scoping
3. Design / Construct
4. Provide lottery for new homes

# existing conditions.



# Concept Plan:



## Water Utilities

- Water Mains
- Valves
- Hydrants

## Waste Water Utilities

- Sewer Mains
- Manholes
- Parks and Recreation Trails



OS FT2

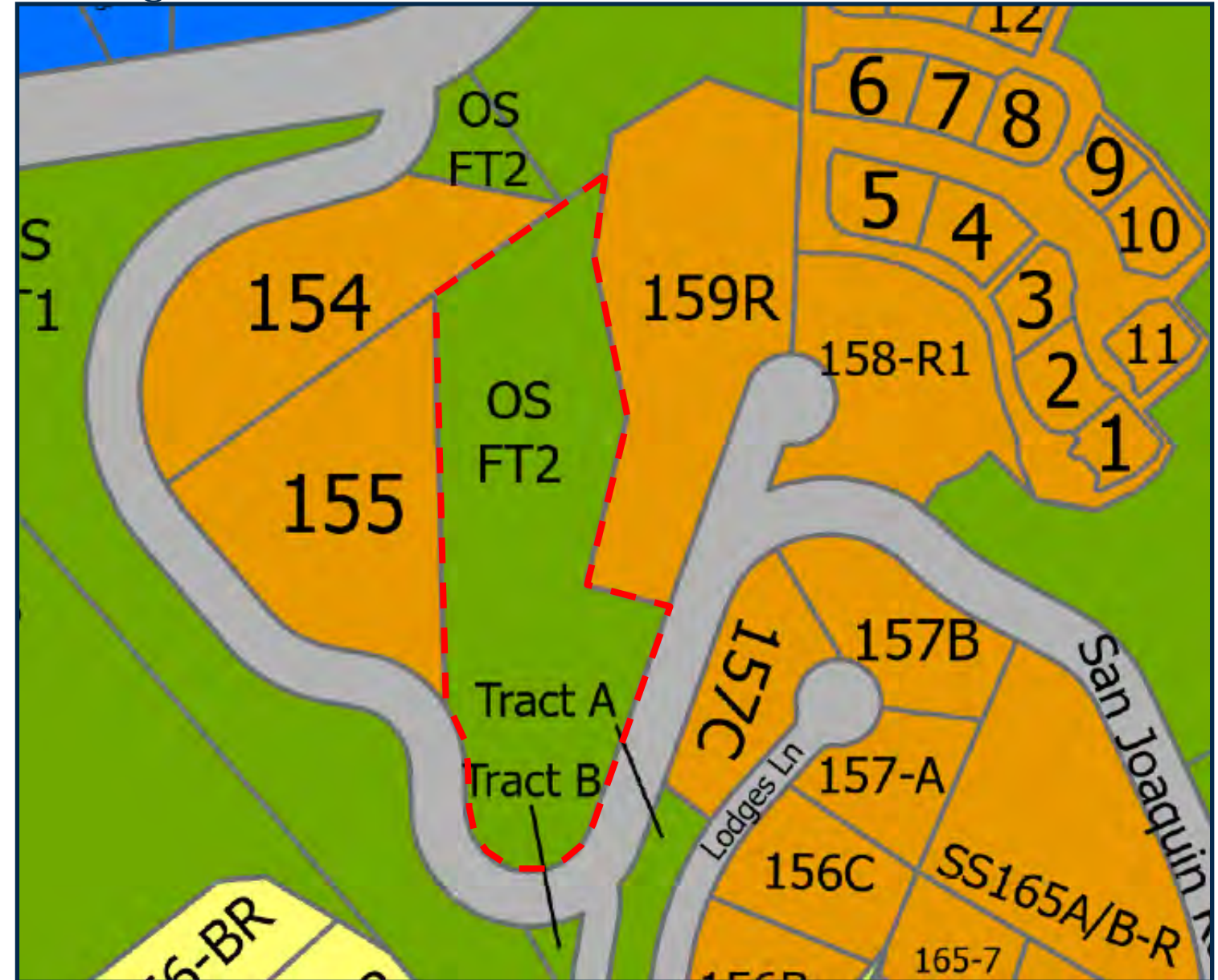
Mountain Village



# Lot OS-FT2

San Joaquin Road

Zoning:



- multi-family
- active open space

- single-family
- passive open space

# summary.

**Zoning:** Active Open Space  
**Lot Size:** 3.201 Acres

## LOT OVERVIEW

Lot OS-FT2 is very steep and contained a stream feature that would need to be avoided. Although this lot is quite large, it may be better suited to rezone to passive open-space—allowing the town to rezone a separate passive open-space Lot to Active Open Space.

## CONCEPTUAL CONCEPT

### *Land Bank—Land Swap*

Lot OS-FT2 would best be suited to be swapped for a passive open space parcel. OS-FT2 could remain town owned, and presents an interesting opportunity for recreational trails connecting San Joaquin Road with Mountain Village Blvd.

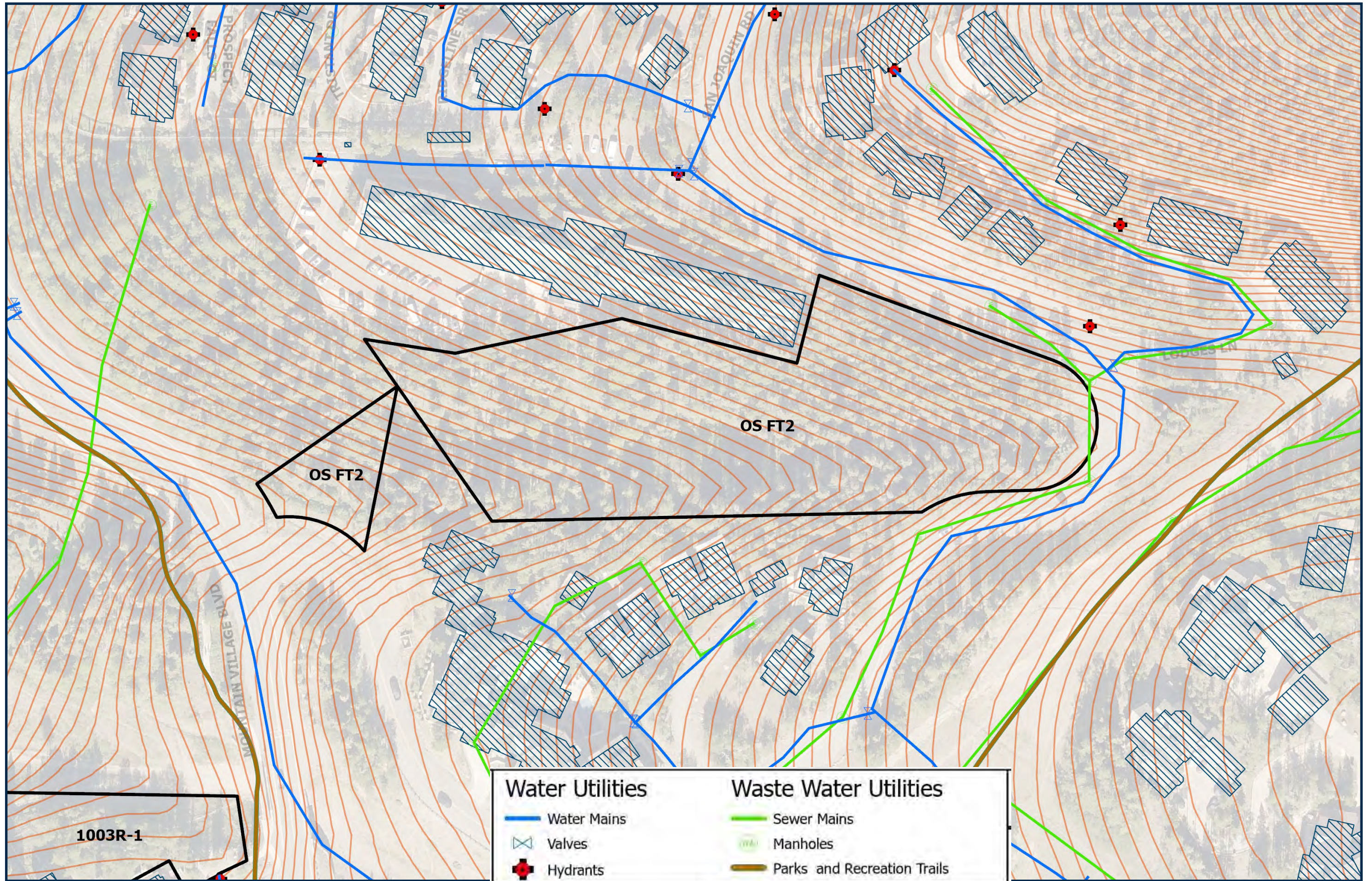
## IMPLEMENTATION

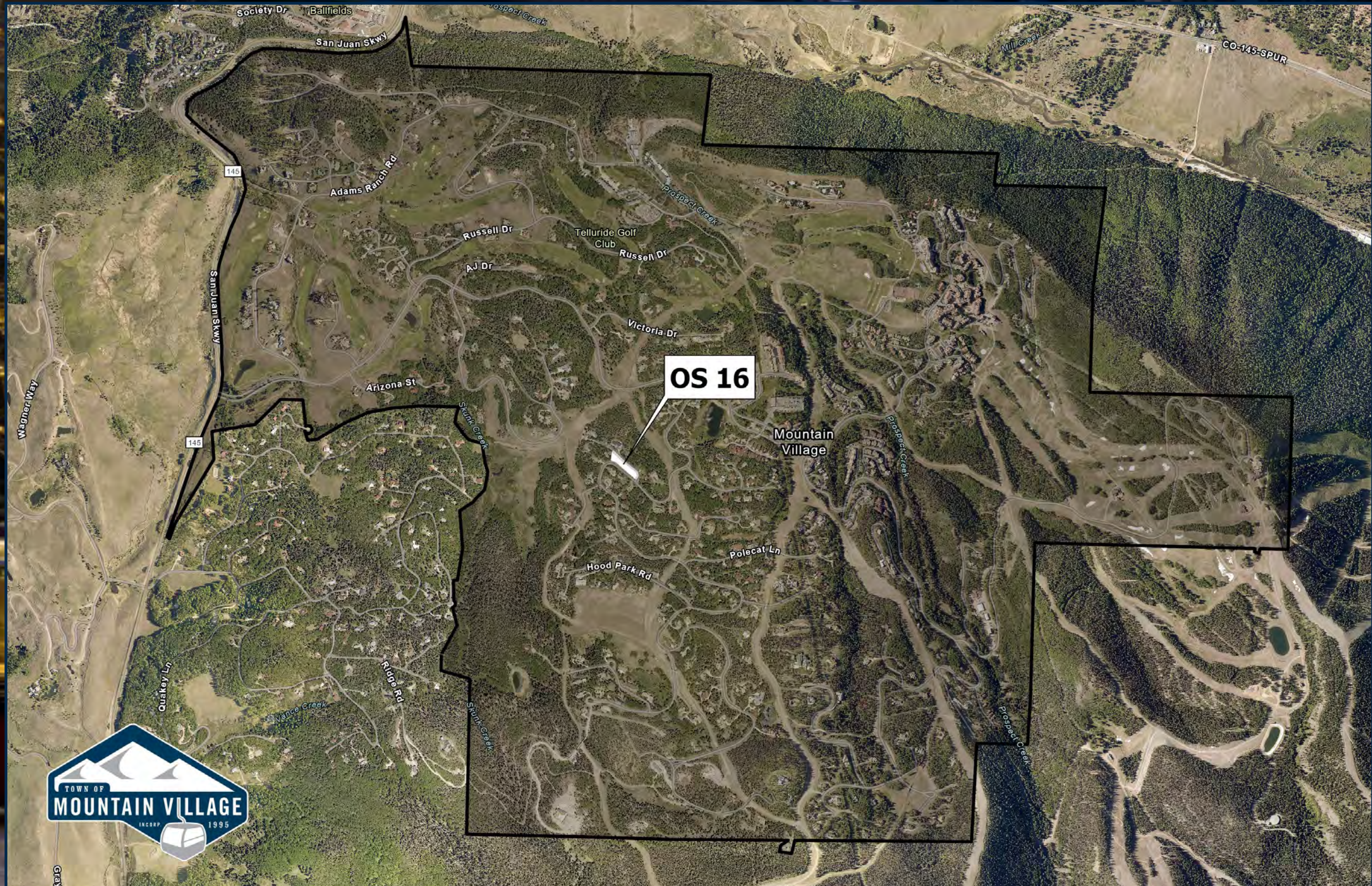
1. Rezone to Passive Open Space
2. Convert a better developable Passive Open Space Lot to Active Open Space to allow for future community housing development.

# existing conditions.







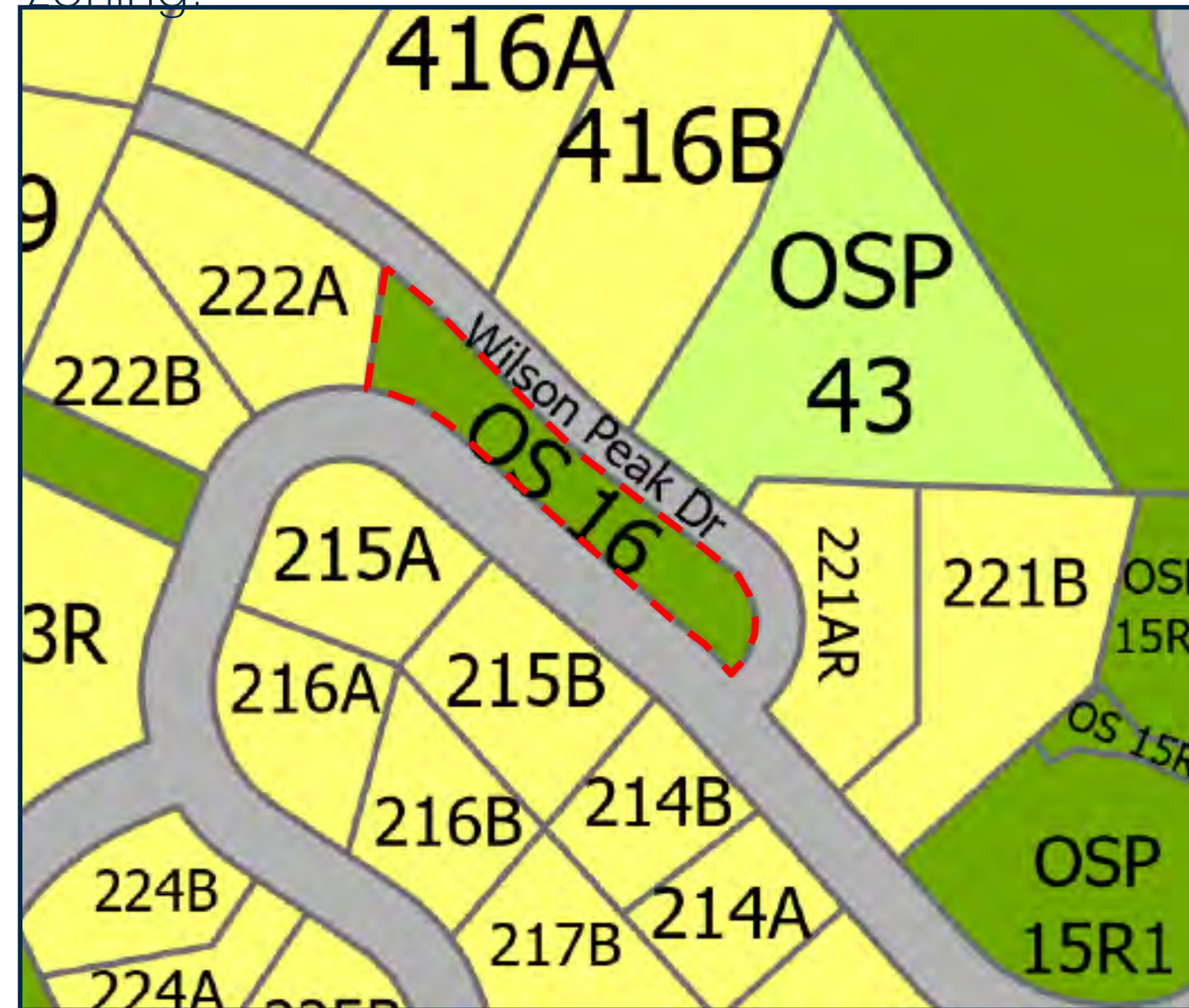




# Lot OS-16

Wilson Peak Drive

Zoning:



single-family



active open space



civic



passive open space

# summary.

**Zoning:** Active Open Space  
**Lot Size:** 0.632 Acres

## LOT OVERVIEW

Lot OS-16 is located between Wilson Peak and Benchmark Drive, and is currently vacant. The Lot is narrow at only approximately 50 feet wide, but is otherwise flat. Due to grades along Wilson Peak, it may be preferable to access this Lot off of Benchmark Drive. This lot could potentially provide for up to 3 single-family common interest homes. These would be for sale deed-restricted homes.

## CONCEPTUAL CONCEPT

### *Community Housing*

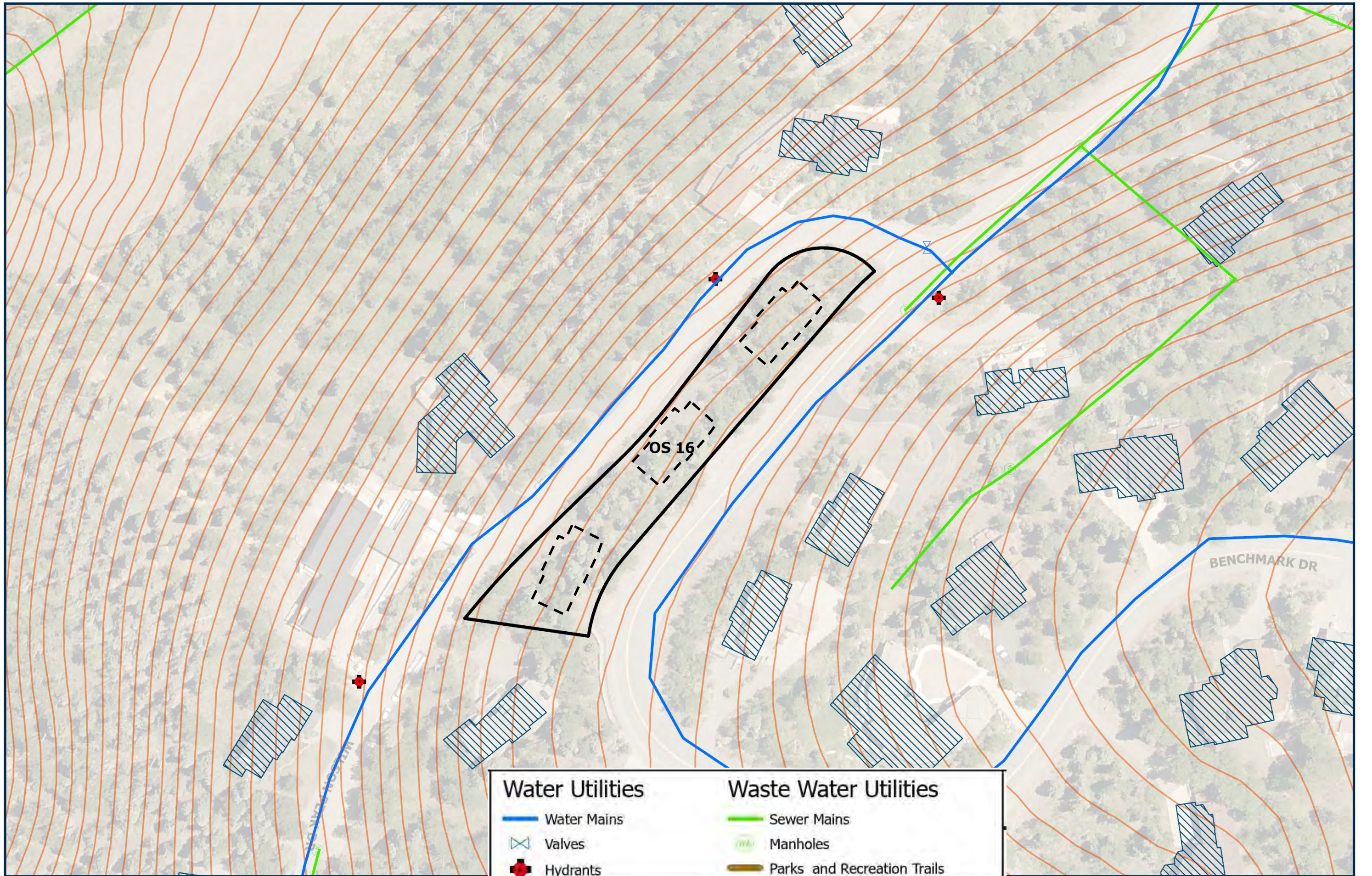
Lot OS-16 should be developed as for sale single-family common interest deed restricted homes. The specific development program will be determined in the future, but focus should relate to development of 2-3 single-family homes. Alternatively, this property could also be rezoned to passive open space to allow for conversion of more suited property in the future.

## IMPLEMENTATION

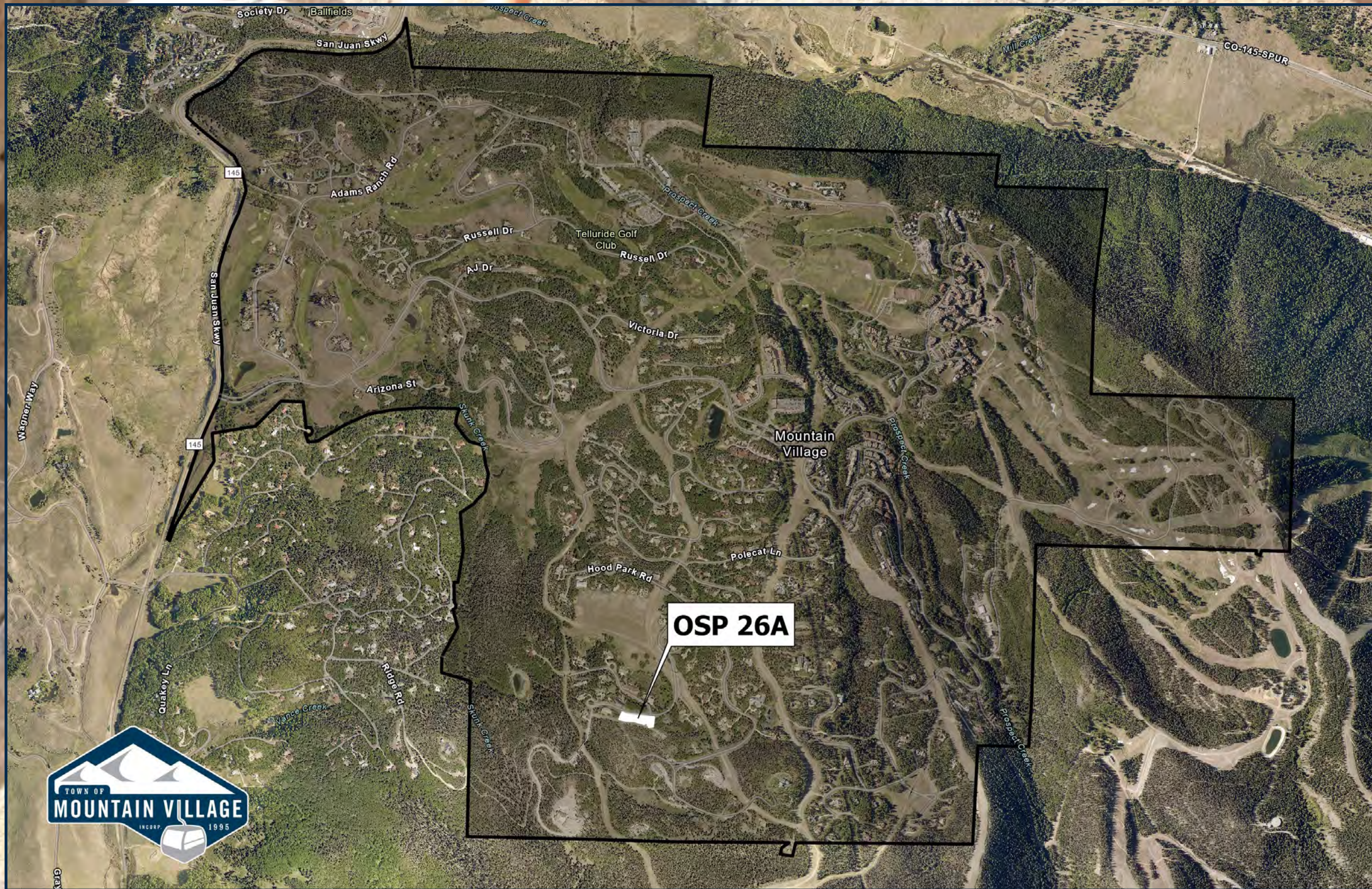
1. Council decision on rezoning or development of OS-16
2. Discuss access from Benchmark Drive
3. Conceptual Scoping
4. Design / Construct
5. For Sale Lottery of the units to qualified residents

# existing conditions.





Water Utilities	Waste Water Utilities
 Water Mains	 Sewer Mains
 Valves	 Manholes
 Hydrants	 Parks and Recreation Trails



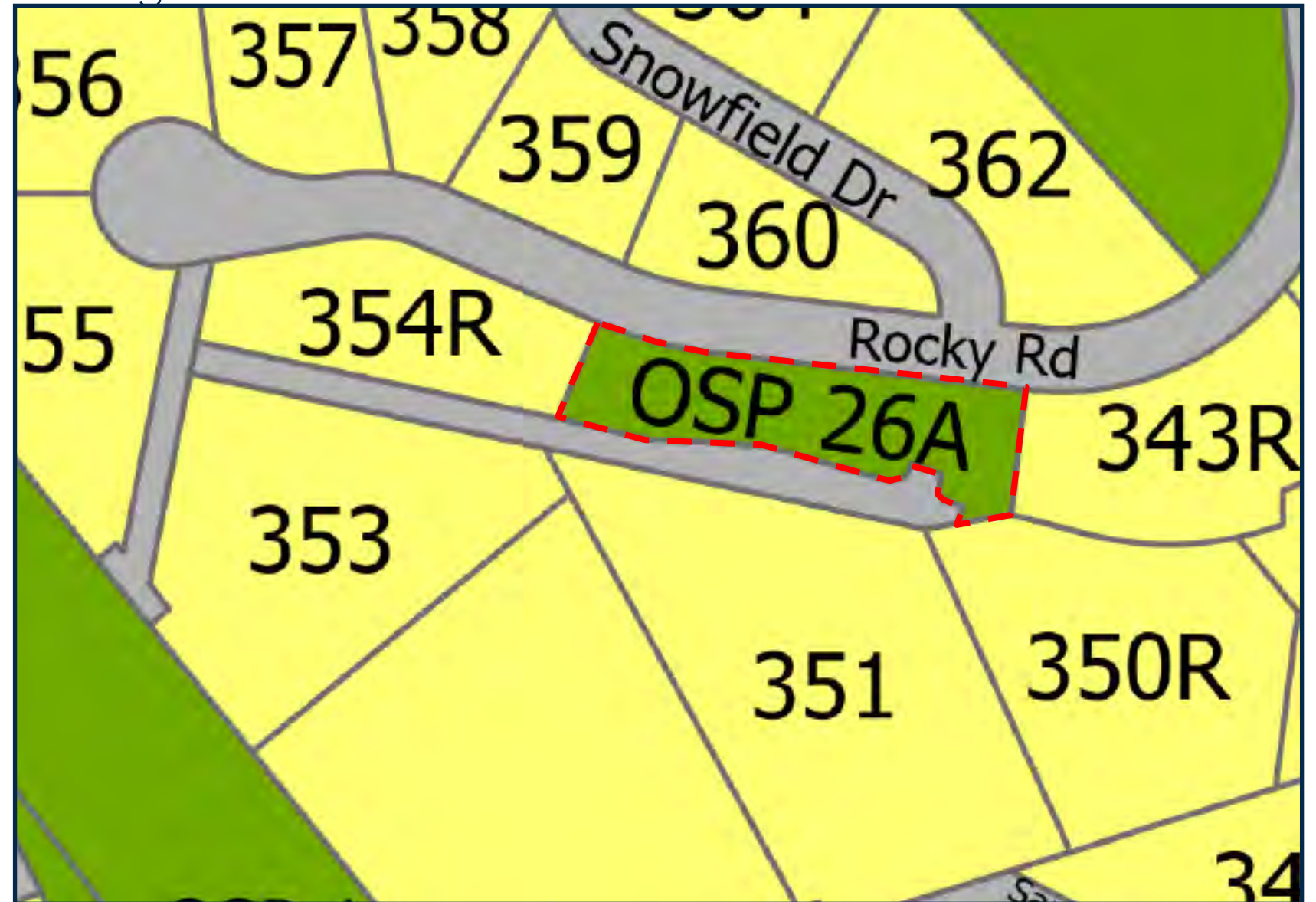
COLORADO STATE U







# Lot OS-26A

Rocky Road

Zoning:



 single-family  
 active open space

 civic  
 passive open space

# summary.

**Zoning:** Active Open Space  
**Lot Size:** 0.929

## LOT OVERVIEW

Lot OS-26A is very steep and narrow. At just under an acre, it also presents an opportunity for a land swap, converting this lot to passive open space while rezoning a separate passive open space lot to active open space.

## CONCEPTUAL CONCEPT

### *Land Bank—Land Swap*

Lot OS-16 would best be suited to be swapped for a passive open space parcel. OS-16 could remain town owned, and would otherwise be undeveloped, providing additional greenspace.

Development of this lot would allow for community housing near the south of our community, an area that has traditionally had limited deed restricted units, but would be expensive given the slopes of the Lot.

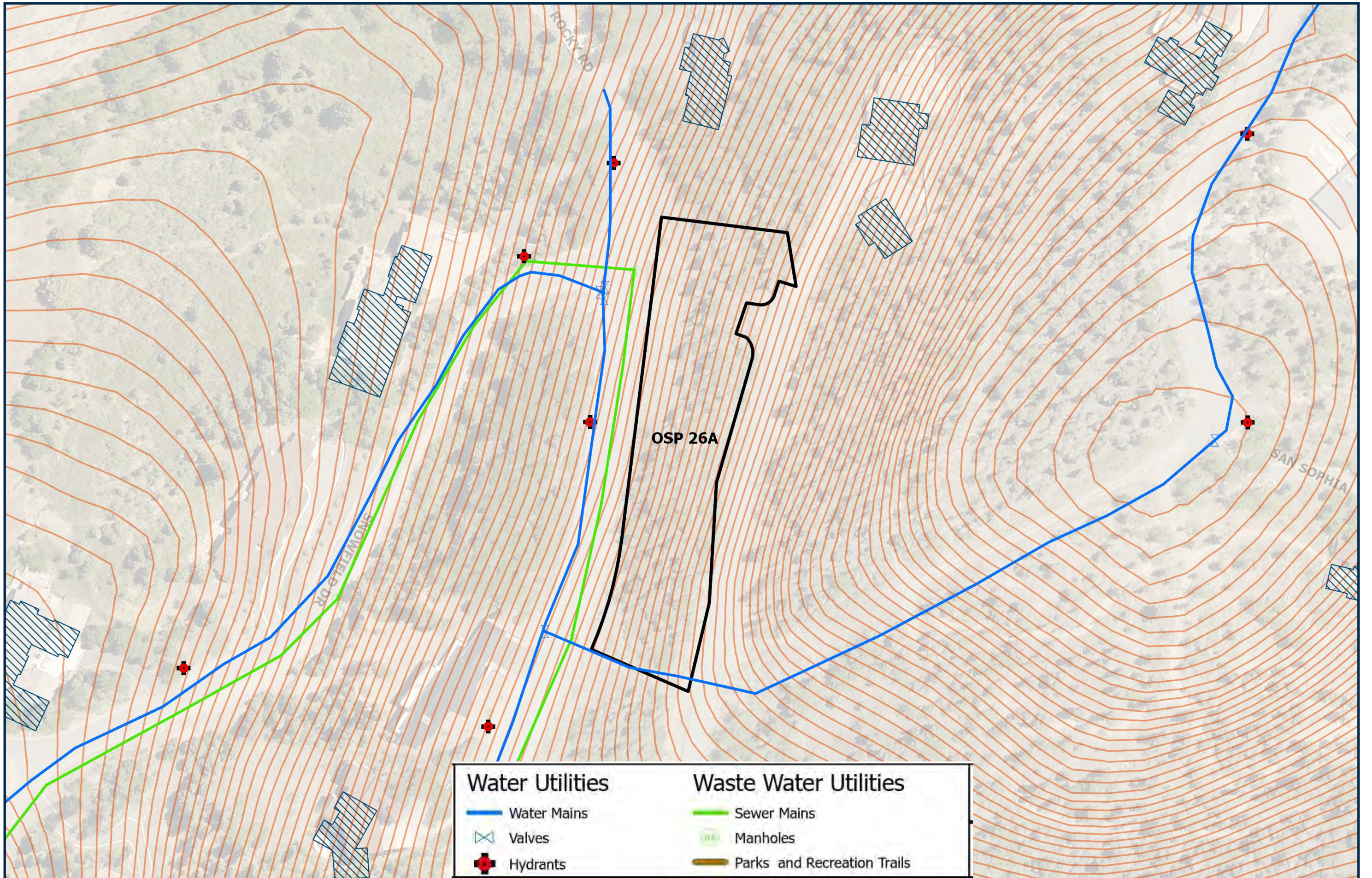
## IMPLEMENTATION

1. Rezone to Passive Open Space
2. Convert a better developable Passive Open Space Lot to Active Open Space to allow for future community housing development.

# existing conditions.







# Conclusion



The Town of Mountain Village is the owner of several properties within the community. The Town Council would like to ensure that all town owned land can be an asset to the community in the future, not only providing needed housing resources for members of our community who provide for our businesses to remain open, but for those who help provide a vibrancy of place that makes our visitors and guest stay longer. The developability of each Lot was analyzed relating to it's location, context, site characteristics, existing uses, and goals in the Comprehensive Plan. Understanding the overall potential and defined best use for each Lot, allows the Town to prioritize improvements on the parcels over time. In summary, the development strategies for each Lot has been provided below.

#### *Lot 1003R-1 Land Unit 4*

This development would be a 2 phased development focused on a for rent product of condominiums or townhouses. Given the ski-in ski-out nature of the site as well as its overall accessibility being in the Town Hall Subarea, these units would be highly desirable and would generate rental incomes above 100% AMI. Parking at this site is problematic and may require the Gondola Parking Garage if parking cannot be accommodated on site.

#### *Lot 644*

This is the last remaining opportunity for larger scale multi-family development in the Meadows. With the density assigned, this project could accommodate a large number of deed-restricted condominiums and would only require a design review approval to proceed. This site could be developed in partnership with adjacent land owners or other interested parties and would be a for sale project. Although the site has difficult access, the building envelopes identified in this plan are relatively small and would allow for larger multi-family buildings along with townhouse type development. Access would need to be coordinated with TSG.

#### *Lot 1005R*

The VCA Maintenance facility was identified during the Town Hall Subarea as a potential area to add housing in VCA. Due to the current location of the Maintenance Facility and Parking, these items would need to be addressed and incorporated into any future design. Any future development within VCA Lots should be for rent apartments targeting 60-100% AMI or higher.

#### *Lot OSP-35E*

The Meadows Parking Lot presents an opportunity for the redevelopment of OSP-35E for a large multi-family condominium structure with underground parking and incorporated greenspace. Any future development needs to be conscious of existing residential density in the area, and should provide adequate stepped design to limit offsite impacts. This property could be entirely redeveloped into housing if these issues are addressed properly. The existing post office should be incorporated into this design.

#### *OS-3A and OS-16*

Both OS-3A and OS-16 provide opportunity for smaller deed-restricted single-family common interest communities. Neither site could accommodate more units than 4 but would otherwise provide for sale single-family housing stock that is desperately needed for upper level management residents.

#### *OS-FT2 and OS-26A*

These lots should continue to be explored but due to topography, should be rezoned to passive open space and swapped with passive opens pace lands that are better suited for development. In total, they provide for 4.13 acres of land that would allow for development in other more suited areas of the village.

