



OFFICE OF THE TOWN MANAGER

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

Item No. 19

TO: Town of Mountain Village Housing Authority

FROM: Michelle Haynes, Assistant Town Manager with Paul Wisor, Town Manager

FOR: Meeting of May 16, 2024

RE: Mountain Village Housing Work session

Executive Summary: With Meadowlark and VCA Phase IV for sale and for rent deed restricted development projects wrapping up in 2024, Town Council requested a work session to identify additional land areas to develop for housing in Mountain Village.

INTRODUCTION

In October of 2021, the MVHA produced a housing inventory of possible land areas owned by the Town of Mountain Village. That study is hyperlinked below. Staff has identified four possible land areas for development for Council discussion.

ATTACHMENTS

- [Town of Mountain Village Community Housing Inventory, Spring 2022](#)
- Conceptual Site Planning Analysis of four town owned properties

BACKGROUND

The Town of Mountain Village implement a Community Housing Initiative in 2021. As part of those efforts, we also completed a town owned property inventory in the fall of 2021, to identify possible land development options for housing within the boundaries of Mountain Village. Staff have chosen four areas owned by the town as part of this work session. The purpose of the work session is to orient Town Council and the public to the viability of housing development. Housing can be controversial, so to that end, it is important to vet any possible development in advance with the community so that Town Council can also get a better read about prioritizing, based upon public input, potential development.

The properties to be discussed today are the following:

- A. Lot OS-3A, Village Center**
- B. Lot OS-16, Residential**
- C. Land Unit 1 & 4, Town Hall Subarea**
- D. Lot OS-8, Residential**

Lot OS-3A



Land Area in acreage	.502 acres
Current Zoning	Village Center Active Open Space
Proposed Zoning	Planned Unit Development

Constraints

There is a covenant that requires the consent of the Peaks HOA to build vertically on this property.

Strengths

The Town could span beneath OS-8 due to the grades, the right of way and possibly under town owned OS-3BR-2R-1 to create required underground parking, plaza services equipment storage and possibly reimagine trash removal in the village center.

The adjacent development pattern and zoning is Village Center. If this property is developed it does not require replacement open space.

The Comprehensive Plan (Comp Plan) shows this property as mixed-use center on the Future Land Use Map. No Comp Plan amendment is required.

Staff recommends the property undergo a Planned Unit Development process to allow for a mixed-use development. Elements of the mixed use development could include the following:

- Deed restricted rental housing (the primary use)
- A free market element with condominiums
- A penthouse restaurant or roof top bar
- Generous garage space for parking, plaza services equipment and vehicular storage and possibly an underground trash and recycle solution for the Village Center.

Staff believes this land area has the most potential to meet town needs now or in the future and needs to be thoughtfully planned and financed.

Process:

1. A new Site Specific Planned Unit Development Application which is a 5 step process per CDC Section: [17.4.12.B.1](#).

Rental or For Sale

Staff recommends this be a public private partnership and the housing element be a rental product.

OS-16



Land Area in acreage	.632 acres
Current Zoning	Active Open Space
Proposed Zoning	Active Open Space: Full Use Ski Resort (Class 3 AOS)

Constraints

Compatible development, as described in the Housing Inventory, suggests a single deed restricted residence. Construction of a deed restricted single-family home may not be attractive to a developer.

More density could be programmed on the property, two building footprints are shown, but up to 8-10 townhomes could be constructed; however, the neighbors likely would not desire density beyond one or two units in this location.

Strengths

The Comprehensive Plan Future Land Use Map shows this property as Active Open Space, Full Use Ski Resort. In keeping with the Comp Plan we would rezone to this category, consistent with the Comp Plan, by which deed restricted housing is allowed pursuant to the CDC Use Schedule at [17.3.3](#).

Process

1. A rezone application from Active Open Space to Active Open Space: Full Use Ski Resort
2. A conditional use permit.
3. A two-step design review application for the suggested configuration of density

Staff recommends this be a for sale product.



**Land Units 1 & 4, Village Station Land Condominiums
Land Unit 1**

Land Area in acreage	.88 acres
Current Zoning	Civic
Proposed Zoning	Civic

Constraints

This area includes a significant wetland. Wetland regulations need to be followed in order to consider development in this area which would mean replacement wetland area is required pursuant to the CDC. This is also the former proposed site of the medical center in 2015 that became controversial in part due to the wetlands.

Strengths

The land area has vehicular access and is located within the Civic Town Hall Subarea which is appropriate for deed restricted housing. Consideration in this area may need to be folded into the upcoming subarea planning processes.



Staff recommends housing in this location be folded into the Town Hall Subarea planning process.

Land Unit 4

Land Area in acreage	.991 acres
Current Zoning	Civic
Proposed Zoning	Civic

Constraints

Any development would be subject to a tram board variance or precluded from development within a certain range from the gondola lines.

There is no parking that can be provided within the land unit, so parking would need to be waived or parking provided by some agreement nearby.

Access is not simple.

Strengths

A multi-tiered development that steps down the hillside with ski access is attractive while being close to amenities inclusive of public transportation. The Comp Plan identifies the building and area just west and south of the blue boundary for a community hall.

Staff recommends this be a rental product.

OS-8



Land Area in acreage	1.043 acres
Current Zoning	Active Open Space
Proposed Zoning	Full Use Ski Resort Active Open Space

Constraints

The Comprehensive Plan Future Land Use Map shows this tract as Active Open Space Resource Conservation. A Comprehensive Plan amendment to the Future Land Use Map would be needed to develop this as a housing parcel.

A portion of the Mountain Village Boulevard trail runs through the property which, if able, would need to be relocated behind the potential development.

This development pattern is least attractive for a developer as the design lends itself to additional costs. However, if the town wanted a pilot community project, we could choose a design theme and let individual developers or architects bring through their own designs and also construct the homes. Finally, curb cuts onto Mountain Village Boulevard should generally be minimized so the layout provided is to give a general sense of density, although the number of curb cuts isn't consistent with the DRB standards. To emphasize that curb cuts onto Mountain Village Boulevard are not encouraged for residential development.

Strengths

If the Town of Mountain Village wanted to showcase a small deed restricted development project, this could be the area for it. This is a long skinny open space tract that is highly visible from Mountain Village Boulevard.

A Comp Plan amendment, a conditional use permit and a two step design review would be needed to develop this property.

These units are roughly 1,000 square feet each, with a 400 square foot garage.

Staff recommends this be a for sale product.

Other Land Options

The Shop Lot – 650

We have discussed deed restricted housing on the town shop lot in the Meadows. Although the lot is 5.23 acres with a grandfathered industrial zoning, the town has few properties that can be used for storage,

material laydown and public works like functions. The access would be through the area used by heavy machinery, gas pumps and EV charging stations. Residential access through a heavy industrial use is problematic. It's the preference of town staff to not consider this property for housing, when other properties are appropriately zoned and available for housing uses.

Timberview

Pursuant to the Four Seasons Planned Unit Development agreement, the Town understands we may be given four (4) Timberview detached condominium lots to partially satisfy a term within the agreement. Should this occur, the town could consider an attractive package for a developer to construct 4-8 units in this location. Although the property is already deed restricted, the Town of Mountain Village Council supports the construction of more deed restricted inventory, however that occurs.

Norwood 38 acre property

Staff recommends we could hold a few stakeholder meetings in Norwood to better understand community feedback, and additional community needs as it relates to future development on the Norwood property.

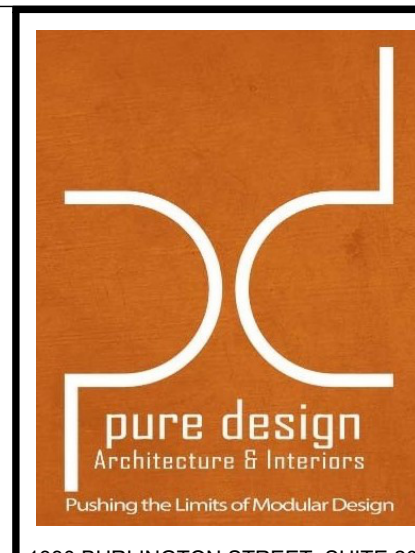
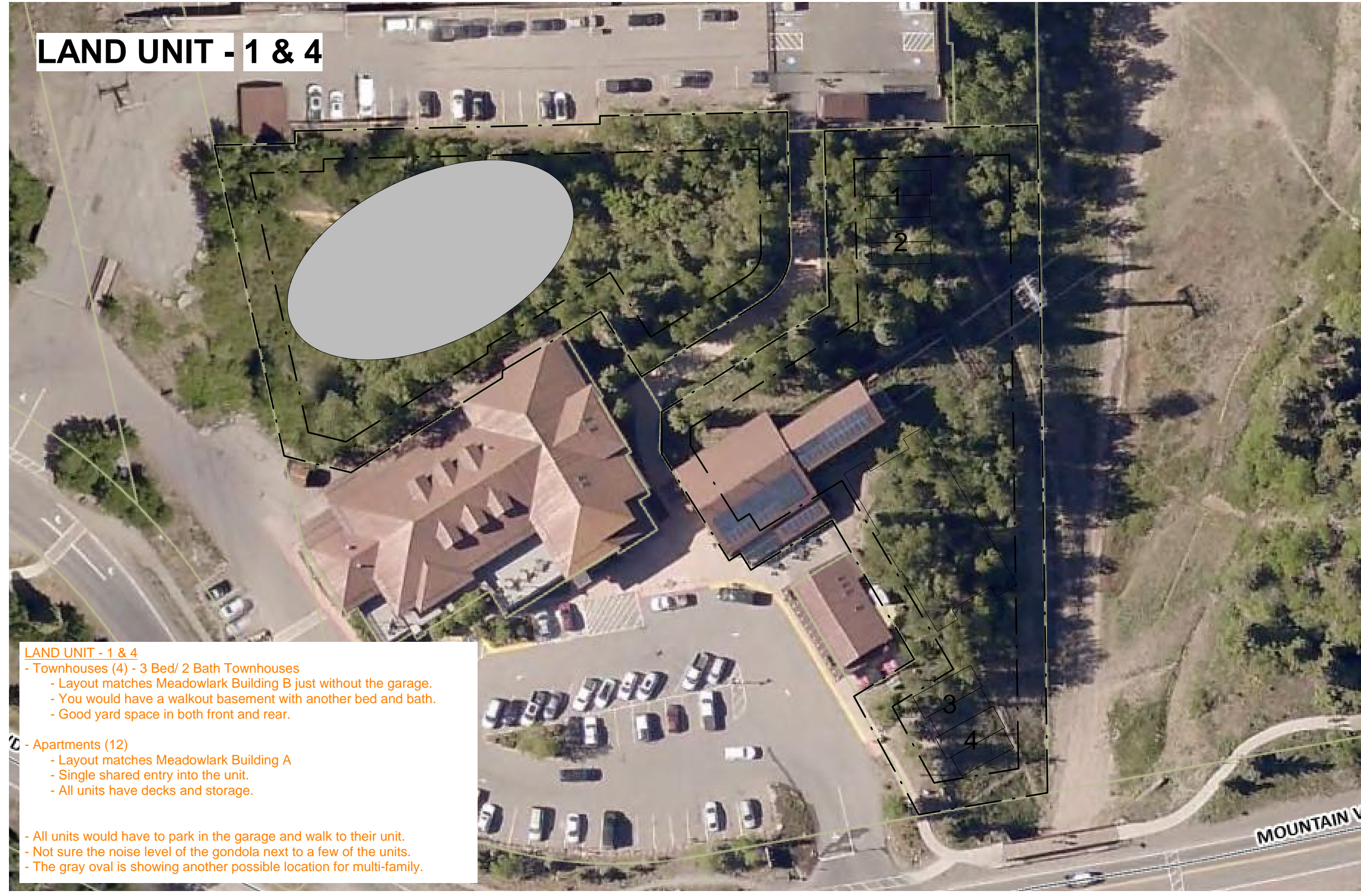
Overall Regional Housing Data

Some estimates have been predicted relative to the regional housing deficit and projected units. Staff are prepared to discuss this preliminary data as needed.

Staff Recommend Strategy

- Staff recommends we continue to prioritize the Ilium Property and associated improvements.
- We leverage land we own to create an attractive developer package to construct additional deed restricted housing per some of the land areas we have shown today in Mountain Village.
- We hold a few meetings in Norwood to get additional feedback regarding future development of the town owned 38 acre parcel.

/mbh



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TOMV - Potential Lot Options
Town of Mountain Village, CO

JOB NO:	0000.00
DATE:	08.05.15
ISSUE RECORD:	n/a
REVISIONS:	

HOUSING WORKSESSION

TMV PROPERTIES

M. Haynes & P. Wisor

May 16, 2024



OVERVIEW OF TOWN OWNED PROPERTIES

- OS-3A, Village Center
- OS-16, Residential
- Land Units 1 & 4, Town Hall Subarea
- Lot OS-8, Residential
- Other properties of note
 - Lot 650-Shop Lot, Meadows
 - Timberview Lots, Meadows
 - Norwood Property
 - Ilium Property



OS-3A

Land Area in acreage

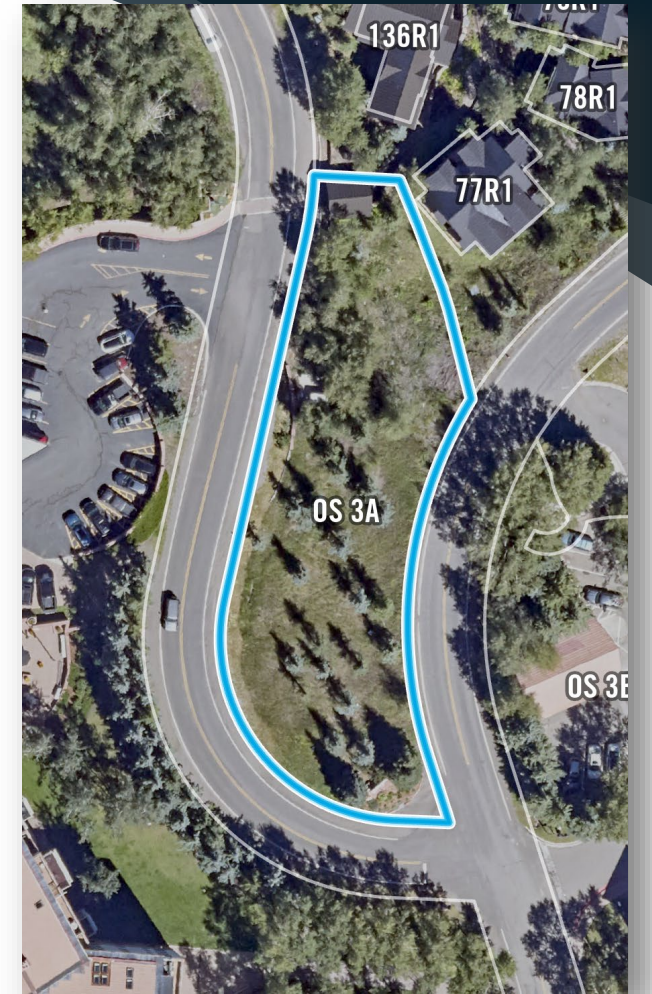
0.502 acres

Current Zoning

Village Center Active Open Space

Proposed Zoning

Planned Unit Development



OS-16

Land Area in acreage

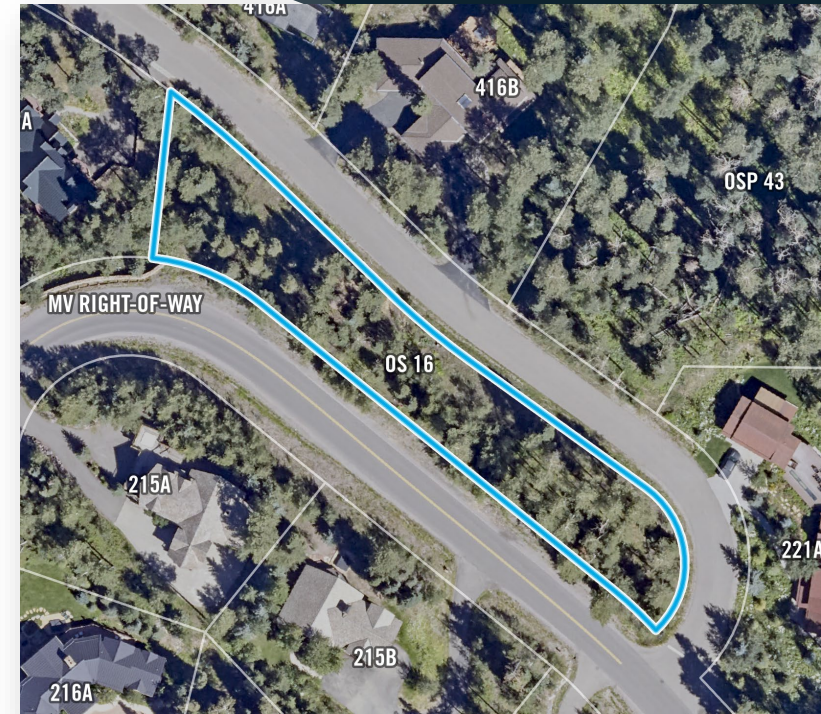
0.632 acres

Current Zoning

Active Open Space

Proposed Zoning

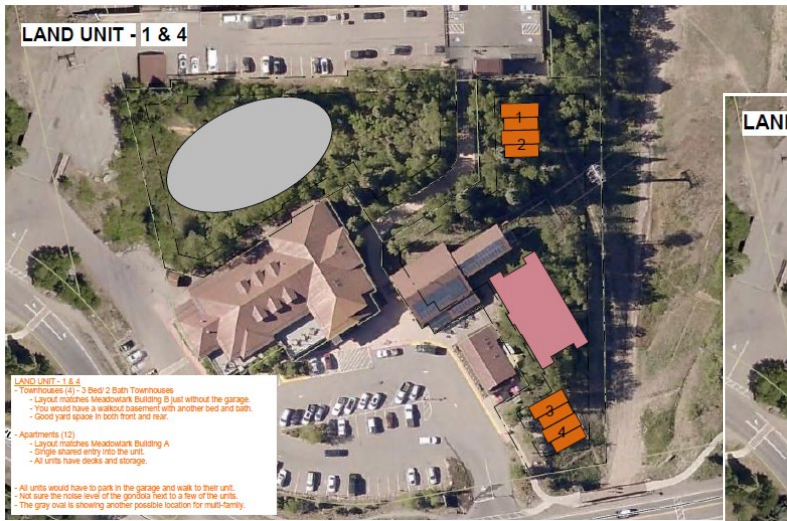
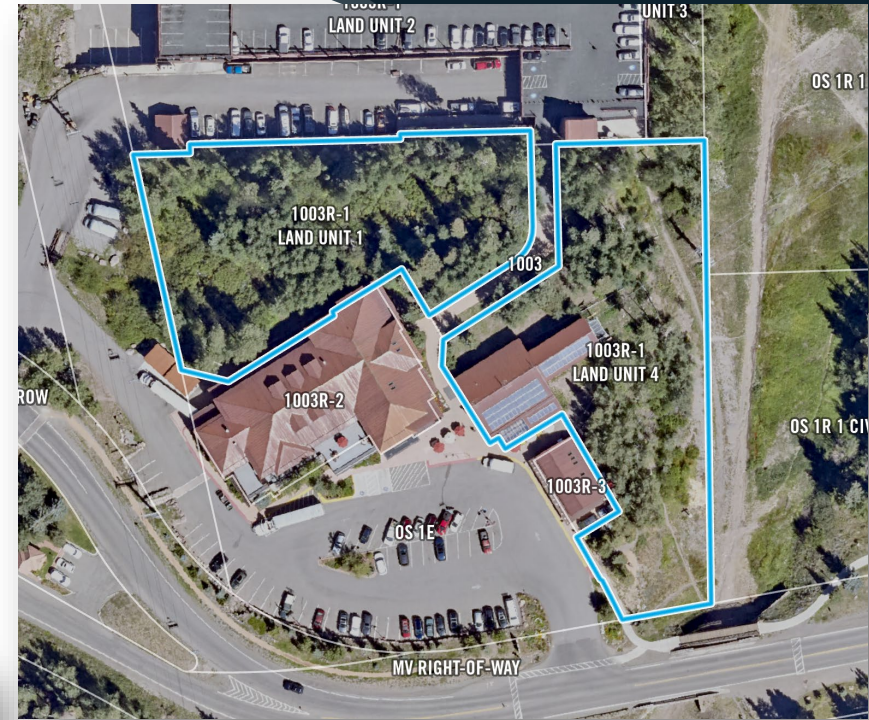
Active Open Space: Full Use Ski Resort (Class 3 AOS)



LAND UNITS 1 & 4

VILLAGE STATION LAND CONDOMINIUMS

Land Area in acreage 0.88 acres
 Current Zoning Civic
 Proposed Zoning Civic



OS-8

Land Area in acreage

1.043 acres

Current Zoning

Active Open Space

Proposed Zoning

Active Open Space: Full Use Ski Resort (Class 3 AOS)



OTHER PROPERTIES

- Lot 650-Shop Lot, Meadows
- Timberview Lots, Meadows
- Norwood Property
- Ilium Property



STAFF RECOMMENDATIONS

- Continue prioritizing Ilium
- Consider a development package for a PP partnership on land within MV, Timberview could be a good one, given the Town is deeded the property
- Talk with the Town of Norwood community this year for more input



QUESTIONS



REGIONAL BUILD OUT ESTIMATE

Overall in the County there are 1376 current deed restricted units

Roughly 841 additional units were noted to be constructed to fill a housing gap thru 2026

181 were built between 2018 and today

Leaving a deficit of **660 units**



REGIONAL BUILD OUT ESTIMATE CONT.

In construction Range between 175–178

In planning Range between 556 and 974

Total workforce under construction and in planning = 731 to 1152 range

Based upon the 2018 needs assessment and this approximate data, regionally we would be satisfying and exceeding the then projected deficit with projects in construction and in planning.

