



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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**Agenda Item No. 10**

**TO:** Town Council  
**FROM:** Michelle Haynes, Planning and Development Services Director  
**FOR:** Meeting of October 19, 2017  
**DATE:** October 10, 2017  
**RE:** Town Hall Subarea Updates

**UPDATE**

The Town Hall Subarea Committee (committee) reconvened on October 2, 2017 to discuss the area development plans within the Town Hall Subarea as defined in the amended Comprehensive Plan as of June of 2017. The Phase 2 planning and associated projects are anticipated to begin in 2018 and will span a number of years. The committee's discussion focused on: (1) defining a process for moving forward, and (2) initial thoughts on priority areas. Below is a brief summary of discussion points that the committee will further deliberate.

**Process**

- Town of Mountain Village to appoint committee replacement for Cath Jett.
- Reach consensus on list of key factors when considering and developing priority schedule for development areas, including but not limited to:
  - Community benefit
  - Anticipated time of construction
  - Estimated cost
  - Financing
  - Sequencing / phasing

**Development Areas and Projects**

Items discussed in the preliminary meeting (not in any particular order).

**VCA Expansion**

- Survey of existing conditions on the property, utility locates, wetlands. – in process
- Pro forma to understand anticipated unit mixes, revenues and construction costs.
- Hire an owner's representative, architect or design build team to begin planning development approvals tracking with anticipated construction costs.
- Negotiate cost sharing and determine financial package to construct with interested parties that may include:
  - TSG
  - TMVOA
  - State or Federal Funding
  - Private partnerships
  - Bond
  - Loan

Childcare Facility:

Survey of the property including utility locates, topography and wetlands for a basis of future development in 2018 could occur. Conceptual plans that are more detailed could also be perfected in 2018.

Bus Shelter and tunnel beneath the road

Possibility of constructing the tunnel and bus shelter in 2018. Engineering, development, easement agreements and an estimated cost to construct could occur in 2018.

Parking Structure and Bridge

The committee agreed expansion of the parking structure is important, but determined to wait and see the resulting parking needs at VCA (if any) and/or the childcare facility prior to moving forward with this portion of the subarea plan.

Park

Some improvements could occur in 2018.

Road Realignment and Engineering

Understand engineering and construction cost estimates in 2018.

**PROPOSED MOTION**

Staff recommends appointing a Town Council member to the committee to complete the group.

The Town Hall Subarea Committee will further discuss processes and develop a Memorandum of Understanding (and bylaws if required) to be finalized and brought to Town Council at the next meeting on November 16, 2017.

/mbh