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## **TOWN HALL AND VILLAGE CENTER SUBAREA PLANNING COMMITTEE MEETING**

January 23, 2018

2:00 PM-3:30 PM

Telluride Mountain Village Owner's Association  
113 Lost Creek Lane (Suite A), Blue Mesa Building

- I. **Consideration of Minutes from 1.03.18 THS & VCS Meeting** (5 mins)
- II. **AECOM (WebEx) – Scope of Services, Task List, Schedule, Budget** (60 mins)
  - a. Town Hall Subarea
  - b. Village Center Subarea
- III. **Updates** (30 mins)
  - a. Village Court Apartments (10 mins)
  - b. Village Center Roofing (5 mins)
  - c. Sketch-Up Model (5 mins)
- IV. **Other** (10 mins)
- V. **Adjourn**



**MINUTES OF THE TOWN HALL SUBAREA COMMITTEE MEETING  
TELLURIDE MOUNTAIN VILLAGE OWNERS ASSOCIATION  
January 3, 2018**

**COMMITTEE MEMBERS PRESENT:** Anton Benitez – TMVOA, Michelle Haynes – TMV, Jim Royer – TMVOA, Bruce McIntyre – TMV, Natalie Binder – TMV Town Council, Bill Jensen & Jeff Proteau - TSG

**COMMITTEE MEMBERS ABSENT:** None

**STAFF PRESENT:** Heidi Stenhammer

**OTHERS PRESENT:** Michael Ward & Erik Fallenius - Nevasca Realty

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**1. Call to Order**

Member Benitez called the meeting to order at 1:40 p.m. on Wednesday, January 3, 2018.

**2. Consideration of Minutes from 11.06.17 Town Hall Subarea Meeting**

The previous meeting minutes dated November 6, 2017 were reviewed and approved.

**3. Review of Town Hall Subarea Memorandum of Understanding (MOU) & Objectives**

**Determine Priority Areas & Best Use of the 2018 Budget**

A discussion ensued regarding the Town Hall Subarea priority areas and the best uses of the 2018 budget. The following comments were made:

- The 2018 budget for the Town Hall Subarea is \$75K
- Focused data needs to be provided by AECOM regarding the cost of proposed development areas such as the parking garage improvements, heating roadways, installing a tunnel and shuttle stop, etc.
- All present agreed that the shuttle stop and tunnel are high on the priority list as they would reflect visible progress
- Cost sharing for the improvements will need to be determined
- An update on the VCA expansion will be provided by Ms. Haynes soon
- Mr. Jensen noted that improvements that can be capitalized are important for private entities however, if those improvements are not built in 3-4 years then they need to be written off which reflects negatively against profitability

## **Determine Next Meeting Date that will include AECOM**

January 23<sup>rd</sup> or 25<sup>th</sup> were discussed as potential dates for a meeting with AECOM.

## **4. Discussion of Village Center Memorandum of Understanding (MOU)**

### **Review the Draft MOU & Objectives**

The Village Center Memorandum of Understanding was discussed, and the following comments were made:

- The 2018 budget for the Village Center is \$225K
- The MOU was created with the Comp Plan as a foundation
- The MOU is based on the principles of promoting vibrancy, infrastructure improvements, development and sustainability
- AECOM or a resort planner will need to be hired to create a cohesive village vibrancy plan for all three plazas, including short-term and long-term initiatives
- A land use analysis of Heritage Plaza will be shared by Ms. Haynes at the next meeting
- It was noted that concerns have been raised that this committee's intent is to completely redo the 30-year comp plan which was adopted by the Town in 2011
- There are many issues the comp plan didn't foresee such as Vacation Rentals By Owners which is similar to having another hotel in Mountain Village
- The initial phase of the plan will be to collect data relative to traffic, parking, deliveries and other existing infrastructure conditions and will be compared to the data in the comp plan
- New developers to the area cannot be expected to contribute millions of dollars towards infrastructure improvements that are not specific to their development
- A model could be created to address the ideal number of full-time, year-round residents living in or near the core and what it would take to sustain that population including tourists and second homeowners

## **5. General Discussion**

None.

## **6. Adjournment**

The meeting was adjourned at 2:45 pm.