



TOWN HALL SUBAREA PLANNING COMMITTEE MEETING

November 7, 2017

11:30 AM-1:00 PM

Telluride Mountain Village Owner’s Association
111 Lost Creek Lane, Blue Mesa Building

- I. Review of Town Hall Subarea Memorandum of Understanding (MOU)..... 25 mins
 - a. Achieve Consensus
 - i. Agendized for Nov 16, 2017 Town Council meeting
- II. Discussion of Village Center Memorandum of Understanding (MOU)..... 60 mins
 - a. Committee to reach consensus by early Dec 2017
 - i. Target Dec 14, 2017 Town Council meeting
 - b. Determine date for kick-off meeting; to include recap/education on Comp Plan
- III. Other Topics..... 5 mins
- IV. 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
- Natalie Binder-TMV Town Council member

MEMORANDUM OF UNDERSTANDING

PHASE 2: TOWN HALL CENTER SUBAREA [DRAFT]

Date: October 23, 2017

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: In June 2017, Town Council approved an amendment to the Comprehensive Plan to replace the Town Hall Subarea (**THS**) Chapter. The plan defines six (6) unique development areas and provides the next level of detail and planning to the vision for the THS. The Principals wish to continue collaborative work and planning for the THS by initiating Phase 2 of the project. Phase 2 key objectives include:

- More clearly define development areas and key components within them
- Clarify priority of development areas and/or packages – including phasing/sequencing
- Perform analysis and pre-design – including infrastructure, pre-engineering, feasibility, costing, and phasing
- Develop high-level funding framework for each development area/package

Background: In March 2016, the Principals signed a memorandum of understanding outlining their intent to define and engage in a process to determine the most appropriate uses for the THS. The THS committee contracted with AECOM (a design firm) to assist with public outreach, data gathering and synthesis, alternative development and charrette, and preferred alternative development and workshop. The overall project resulted in a seven-page (7) plan that was approved by Town Council in June 2017 to replace the THS chapter in the Comprehensive Plan. The THS plan identified the following six (6) development areas (not in any specific order):

1. Area 1: VCA Expansion
2. Area 2: Community Hall and Shuttle Drop-Off
3. Area 3: Utilities, Roadway, and Park
4. Area 4: Full Buildout of Parking
5. Area 5: Mixed-Use/Mountain Munchkins Day Care
6. Area 6: Future Expansion of Civic Services

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. The Committee will continue to function as an advisory committee that provides recommendations to the Mountain Village 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 eight participants:

- Two representatives from each of the Principals;
- The Executive Director of TMVOA and the Planning and Development Services Director of the Town

Method: The Committee shall agree to a scope of work. Similar to the process used for Phase 1 of the THS, a consultant may be hired to assist the committee. The fee for the consultant shall be split equally among the Principals. Any consultant fee and/or other Committee costs attributed to the Town must be budgeted and appropriated by the Town Council prior to entering into any consultant agreement or other cost. In the event the Town Council elects not to appropriate any funds pursuant to this MOU, the parties may elect to terminate this MOU at such time. Although the THS affects the Principals and land owners, the Mountain Village Town Council has the sole authority to amend the Comprehensive Plan, fund, and execute the THS plan as amended.

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 12 months from the issuance of a contract.

Next Steps: Committee shall agree to scope of work, contract with consultant, and initiate planning and work in January 2018.

Agreed to in principle:

Town of Mountain Village Date

Telluride Mountain Village Owners Association Date

Telluride Ski and Golf, Inc. Date



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

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



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Agenda Item No. 11

TO: Town Council
FROM: Michelle Haynes, Planning and Development Services Director
FOR: Meeting of October 19, 2017
DATE: October 10, 2017
RE: Village Center Improvements (Work) Plan 2018

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 committee also generally discussed the Village Center Improvements Plan which has not commenced nor has the scope of work been perfected for 2018. The subcommittee discussed a broad range of concepts and ideas regarding the Village Center Improvements Plan. In order to move forward, the scope must be reduced and the intent clarified.

The Telluride Mountain Village Owners Association (TMVOA), Telluride Ski & Golf (TSG) and Town Council have not yet reached a single vision on the matter. The Village Center primary discussion points were the following:

- Vibrancy & Activation
- Infrastructure
- Undeveloped Parcels

Vibrancy & Activation

As the Planning Director, I understood the Village Center planning in 2018 is to be focused on activation and vibrancy. Plaza areas would be reprogrammed, landscaping and site improvements conceptualized to achieve greater use, pedestrianization, maintenance and enjoyment. The Town budget is consistent with this vision.

Infrastructure Analysis

As an outgrowth of the Comprehensive Plan discussion, the group generally talked about the existing infrastructure and planning for a more vibrant center (Core) and built-out of the Village Center. Do we have adequate roadways, parking, pick up and deliveries, pedestrian pathways and trail integration. Consideration of a professional infrastructure analysis was discussed.

Undeveloped Parcels

The committee had general discussions about undeveloped parcels and anticipated build out in the Village Center as it relates to the Comprehensive Plan.

Conclusion

Staff is unsure what direction Town Council wants to support in scope and financially and is soliciting feedback. This may require a work-session with the stakeholders.

/mbh