



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

**Agenda Item No. 15**

**TO:** Town Council

**FROM:** Nathan Pepple & Deanna Weber of AECOM, Anton Benitez, Executive Director, Telluride Mountain Village Homeowners Association & Michelle Haynes, Planning and Development Services Director

**FOR:** Meeting of March 15, 2018

**DATE:** March 6, 2018

**RE:** Town Hall Center and Village Center Subarea Committee Update

The Town Hall Center and Village Center Subarea Committee along with AECOM is providing an update regarding both subarea implementation and planning processes. Our last update to Town Council was in October of 2017. A presentation will be provided at the meeting.

/mbh



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**Agenda Item No. 16**

**TO:** Town Council

**FROM:** Michelle Haynes, Planning and Development Services Director & Anton Benitez, Executive Director, Telluride Mountain Village Homeowners Association

**FOR:** Meeting of March 15, 2018

**DATE:** March 6, 2018

**RE:** Consideration of Approval of the Village Center Subarea Memorandum of Understanding (MOU) between the Town of Mountain Village, Telluride Ski and Golf and the Telluride Mountain Village Homeowner's Association.

**ATTACHMENT:**

A. Memorandum of Understanding

**UPDATE**

We last updated the Town Council regarding the Village Center Work Plan at the October 19, 2017 Town Council meeting. The Town of Mountain Village, Telluride Mountain Village Homeowners' Association and Telluride Ski and Golf agreed to budget \$75,000 in 2018 towards the Village Center Subareas as defined by the Comprehensive Plan, with the specific focus in 2018 to be determined. In October we generally identified the following three categories:

- Vibrancy & Activation
- Infrastructure
- Undeveloped Parcels

Please find attached the Village Center Memorandum of Understanding for the Village Center. Once executed the committee will better define a scope of work for 2018. Generally, the committee identified vibrancy of the plaza areas and existing infrastructure and economic analysis as areas of focus for the 2018 year and budget cycle.

**PROPOSED MOTION**

I move to approve the attached Memorandum of Understanding,

/mbh

MEMORANDUM OF UNDERSTANDING  
Village Center Subarea

Date: March 15, 2018

Between: The Town of Mountain Village, Telluride Mountain Village Owners Association, and Telluride Ski and Golf, which representatives from each of the organizations will serve as members of an oversight committee for the Village Center Subarea (VCS) planning process (the “Principals”).

Mission

Statement: The Principals desire to implement the existing Village Center Comprehensive Plan values and actions, provide recommendations to Town Council regarding Comprehensive Plan or Community Development Code amendments, promote and enhance vibrancy, and address long-term infrastructure, management of future build out and optimal use of the Village Center.

Regarding: Implementation of the Village Center 2011 Comprehensive Plan Principals Policies and Actions, specifically the following key land use values and vision statements:

- Vibrant Centers
  - Enhance the visitor, second homeowner and year-round resident experience
  - Provide exceptional year-round commercial services including restaurants and retail uses
  - Implement placemaking, landscaping, plaza activation, pedestrianization and management of the Village Center plazas
- Connectivity
- Appropriateness and Fit of Land Uses
- Alpine Character Preservation
- Incentivize employee and primary resident housing in the Village Center
- Incentivize Hot Bed Development
- Mountain Village is a friendly, customer service-oriented community
  - Provide a sketch-up model of the Village Center for planning purposes
  - Address short and long-term Village Center roof tile and design issues

Objectives:

- Gaining alignment on strategy for gathering owner, public and stakeholders input for Village Center Subarea
- Compile and update (as needed) existing conditions data regarding the Village Center, including but not limited to uses, use ratios, hot-bed analysis (to include grey market), economic models, deed restrictions, sales tax revenue data, and vehicle circulation and parking, and pedestrian and skier connectivity
- Define and identify data gaps and engage required research or studies to gain necessary information for decision making
- Evaluate Village Center vibrancy, engage the community and implement meaningful solutions which could include: placemaking, landscaping, and plaza activation
- Amend the Community Development Code to conform with vibrancy, design and use outcomes as needed.

Oversight: The Committee will function as an advisory committee that provides recommendations to the Mountain Village Town Council. The Committee will strive to reach consensus

amongst the members on all issues, and thus not require a 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

While the Committee is comprised of 8 participants listed above, the Committee recognizes there are many land owners and stakeholders within the VCS and that the Committee shall strive to get input, engagement and feedback from as many land owners and stakeholders as possible regarding the VCS. The Committee further recognizes that it is especially important to get input, engagement and feedback from specific landowners when examining and making recommendations regarding specific parcels identified in the VCS.”

- Method: The Committee shall agree to a scope of work and align the scope of work with the agreed to annual budget. 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 VCS affects the Principals and land owners, the Mountain Village Town Council has the sole authority to amend the Comprehensive Plan which may occur through this Village Center Subarea process.
- 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 Village Center 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: The MOU will be effective for one year. Funding, budgeting, scope of work and contracts will be considered on a calendar basis year cycle.
- Next Steps: Committee shall agree to scope of work, contract with consultant, and initiate planning and work in March of 2018.

Agreed to in principle:

Town of Mountain Village	Date
Telluride Mountain Village Owners Association	Date
Telluride Ski and Golf, Inc.	Date