

MEMORANDUM OF UNDERSTANDING

PHASE 2: TOWN HALL CENTER SUBAREA

Date: November 8, 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”).

Deliverables: 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/deliverables 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**), along with some of their key components.

1. **Area 1: VCA Expansion**
 - a. Construct up to 50 units
 - b. Reconfigure surface parking
 - c. Improve pedestrian pathways

2. **Area 2: Community Hall and Shuttle Drop-Off**
 - a. Identify all associated land use requirements such as re-platting, rezoning, density transfers, development agreements and utility/easement agreements to realize the vision
 - b. Improve pedestrian safety – add tunnel under roadway allowing safe pathway between ski-run and Town Hall
 - c. Improve shuttle pick-up/drop off experience and efficiency – add covered shuttle stop (south/slope side of MVB)
 - d. Perform architectural review of existing Town Hall building and proposed new buildings
 - e. Construct new and larger building where post office currently resides – allowing more space for community services
 - f. Improve surface (Market) parking lot – including addition of snow melt so long as the snow melt infrastructure is also designed and in alignment with the town’s energy efficiency goals.
 - g. Improve landscaping and plaza

3. **Area 3: Utilities, Roadway, and Park**
 - a. Identify additional land use process steps such as development agreements, utility or easement agreements and associated approvals that would be concurrent to a re-platting process
 - b. Replat as necessary to facilitate the construction of each “development area”
 - c. Improve entry and sense of arrival – this “Gateway Area” should provide drivers with a clear signal they have arrived in MV
 - d. Construct consolidated roadway improvements, including roundabout, drive lanes, parking drop offs, and sidewalks – together will provide drivers with a noticeable transition from residential to commercial/public areas
 - e. Construct an elegant park and enhance surrounding landscaping – will further provide drivers with sense of arrival
 - f. Improve pedestrian safety – add tunnel under roadway allowing safe pathway between park and Town Hall / Market
 - g. Relocate utilities

4. **Area 4: Full Buildout of Parking**
 - a. Construct bridge to parking structure – allowing reduced traffic/congestion in Town Hall surface parking lot (Market Lot)
 - b. Build out of parking structure – including facade improvements
 - c. Identify agreement amendments and/or town approvals necessary for the parking structure building out

5. **Area 5: Mixed-Use/Mountain Munchkins Day Care**
 - a. Construct building for mixed-use civic services, including Mountain Munchkins
 - b. Improve pedestrian safety – add tunnel under roadway allowing safe pathway to park
 - c. Improve shuttle pick-up/drop off experience and efficiency – add covered shuttle stop

- d. Identify ownership or transfer of ownership, lease or partnership opportunities associated with the lot to effectuate the Mixed-Use/Mountain Munchkins Day Care vision
- e. Undertake conceptual design based upon site specific information

6. Area 6: Future Expansion of Civic Services

- a. Additional office space for possible civic services and uses

- 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.
- 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

November 16, 2017
Date


Telluride Mountain Village Owners Association

November 17, 2017
Date


Telluride Ski and Golf, Inc.

November 16, 2017
Date