

# Southwest Area Conceptual Plan

**WORK SESSION**

**July 13, 2021**



Maxar esri

# *Southwest Area Conceptual Plan*

## SUMMARY OF PRESENTATION

- Purpose of the Plan
- Plan Area
- Timeline
- Land Uses
- Circulation – Traffic Analysis
- Future Steps



### WHAT IS THE PLAN?

## **IT IS CONCEPTUAL GUIDE FOR TOWN COUNCIL**

- **Ultimately Town Council would like to determine use of the public land (including R.O.W) over the long term and avoid making piecemeal decisions.**
- **It is not a detailed site plan / initiative/ or Master Plan Amendment**
- **Plan reveals Opportunities - (Existing Zoning)**

### CONSULTANTS - STUDY

- Existing Land Uses and Patterns
- Pedestrian Circulation
- Bicycle Routes
- Vehicular connections
- Transit Routes
- Existing Street and Sidewalk Improvements
- 2006 Telluride Master Plan
- Town Council's Annual Goals and Objectives

### FOCUS OF THE PLAN

- **IDENTIFY FUTURE SITES**
  - Resident-Occupied / Employee Housing
  - Expanded Parking Opportunities
  - Neighborhood-Serving Commercial
  - Community-Serving Accommodations
- **IDENTIFY CIRCULATION IMPROVEMENTS**
  - Pedestrian Improvements
  - Roadway Improvements
  - Intersection Improvements

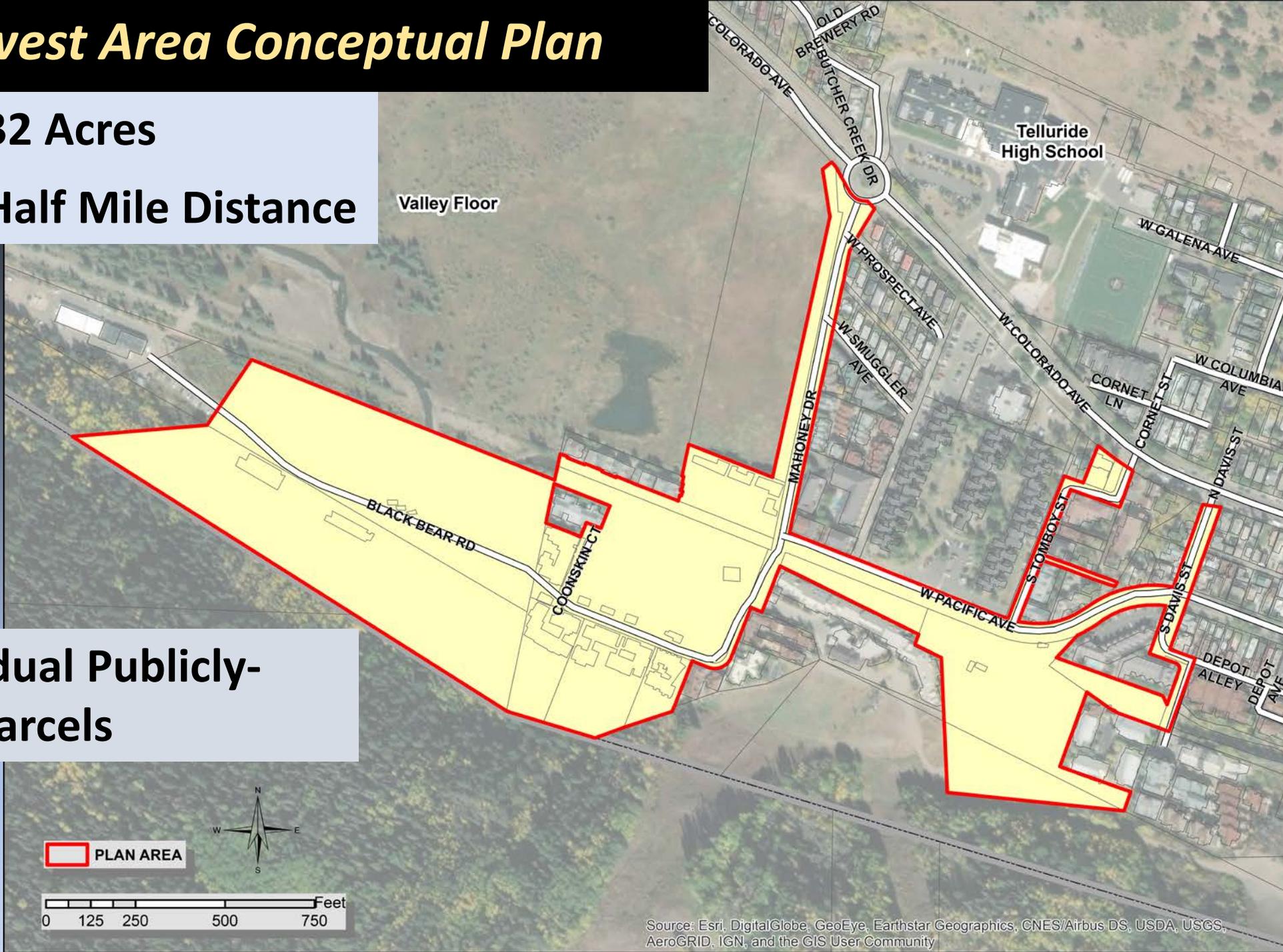
# Southwest Area Conceptual Plan

**PLAN  
AREA**

Approx. 32 Acres

Approx. Half Mile Distance

Valley Floor



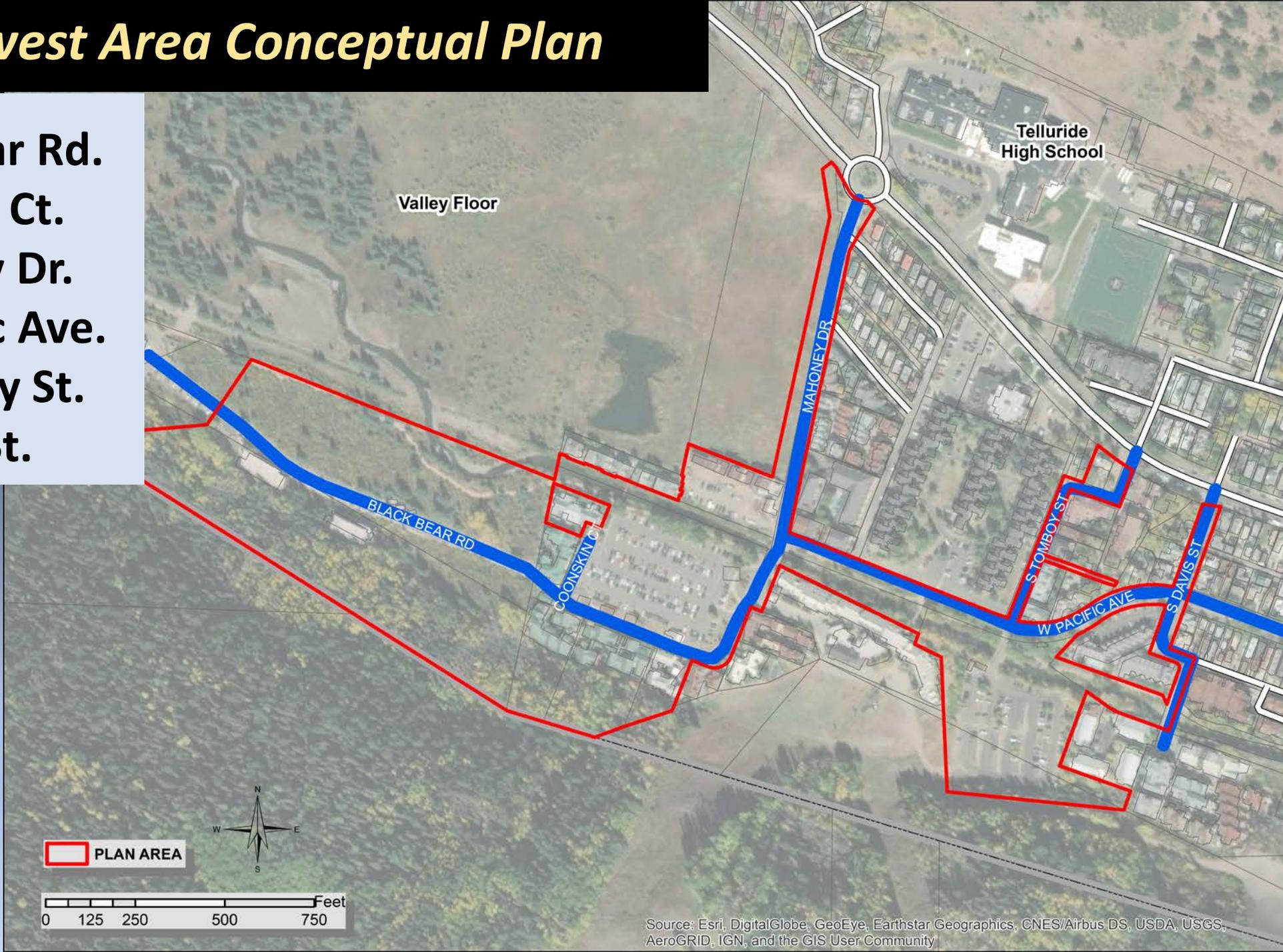
16 Individual Publicly-  
Owned Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Southwest Area Conceptual Plan

**PLAN  
AREA**

**Black Bear Rd.  
Coonskin Ct.  
Mahoney Dr.  
W. Pacific Ave.  
S. Tomboy St.  
S. Davis St.**



# Southwest Area Conceptual Plan

PLAN  
AREA

Town of Telluride  
Nine Parcels



# Southwest Area Conceptual Plan

PLAN  
AREA

Telluride Housing Authority  
Four Parcels



# Southwest Area Conceptual Plan

PLAN  
AREA

Block 23 Housing Corp.  
Three Parcels

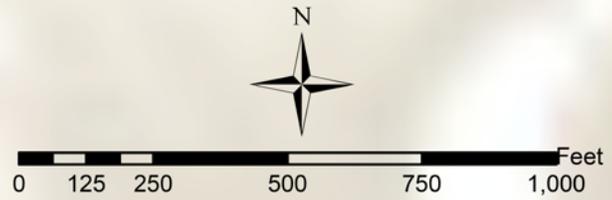
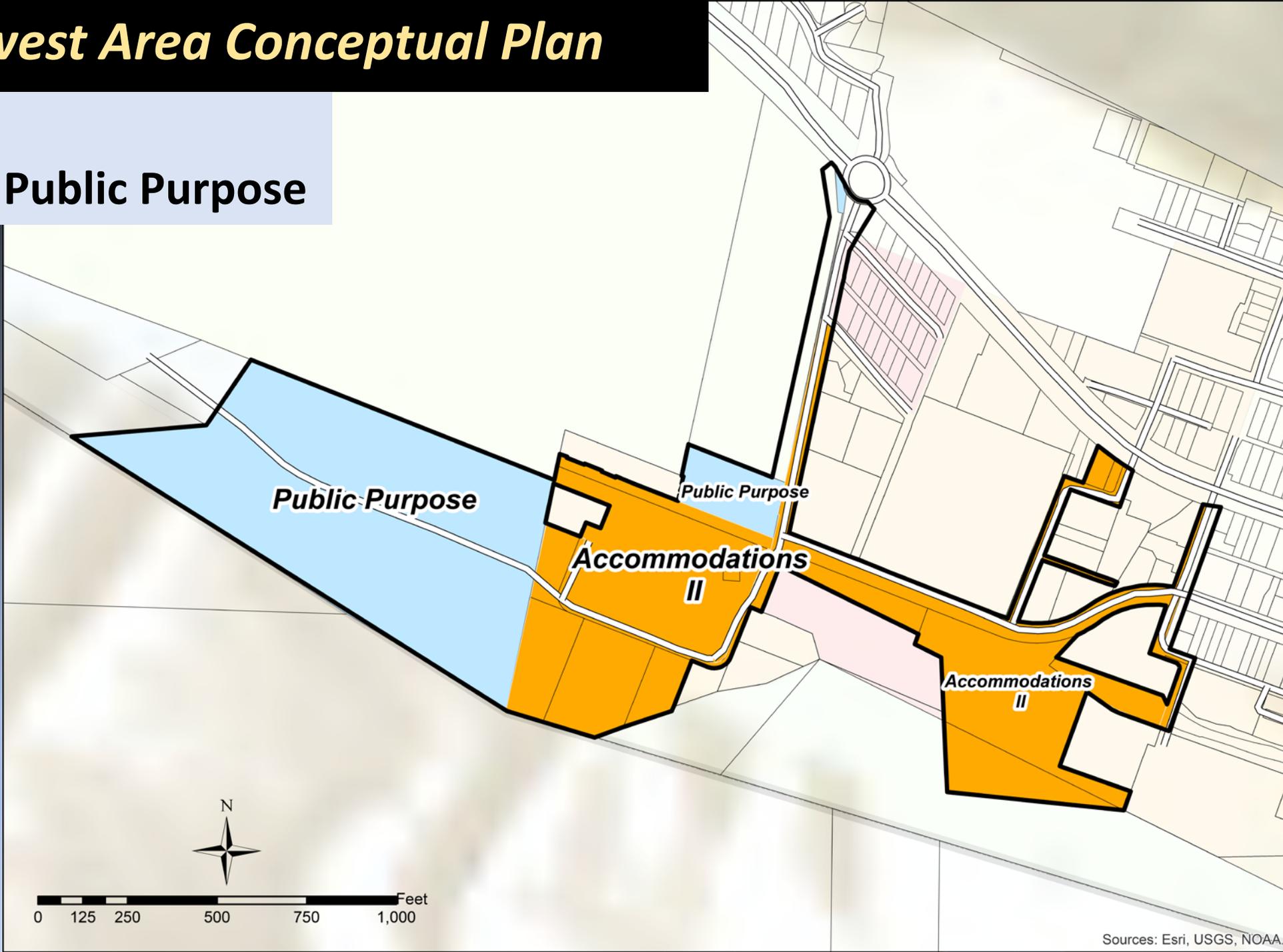


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Southwest Area Conceptual Plan

**PLAN  
AREA**

**ZONING**  
**AC II and Public Purpose**

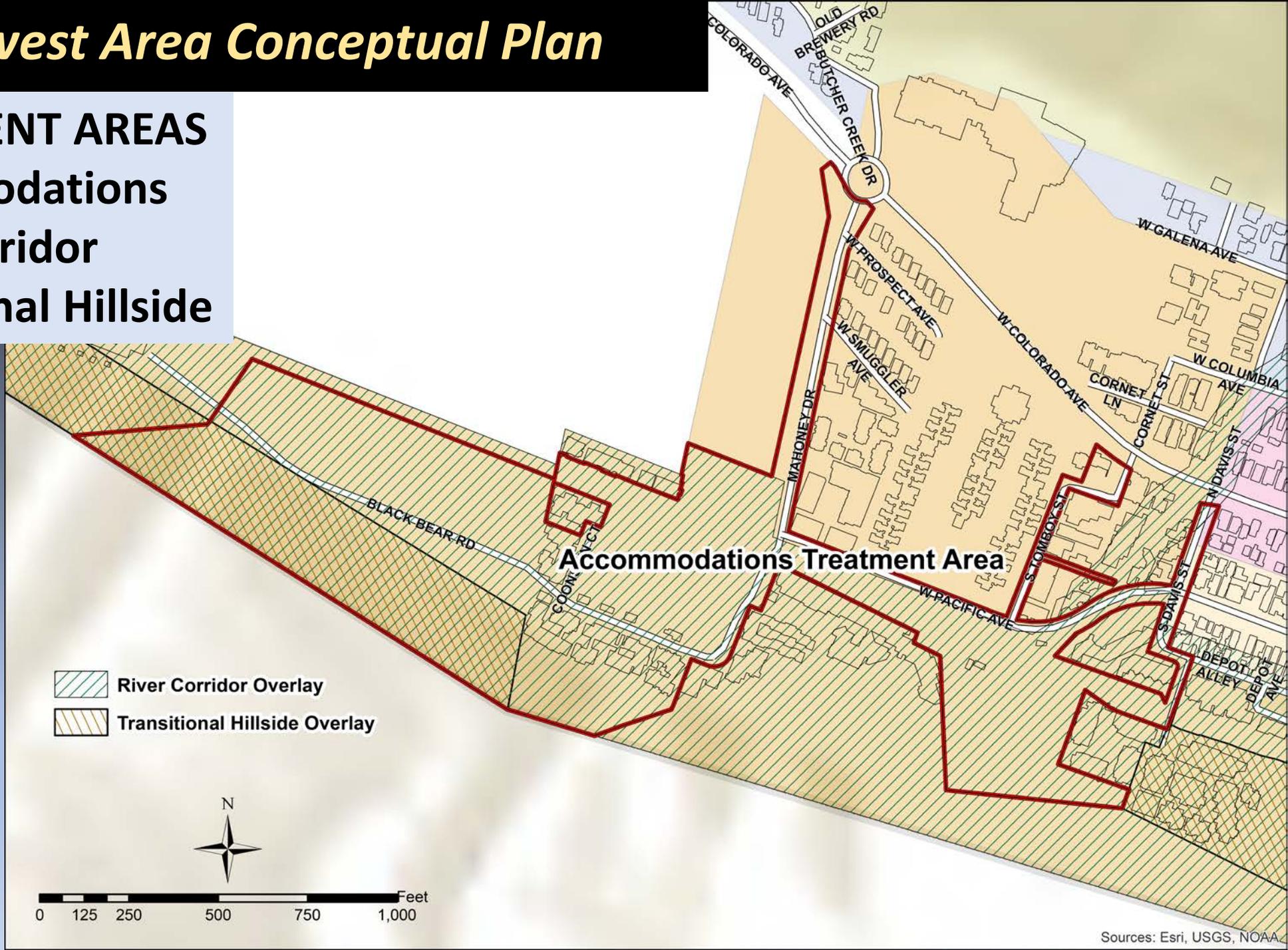


Sources: Esri, USGS, NOAA.

# Southwest Area Conceptual Plan

PLAN  
AREA

TREATMENT AREAS  
Accommodations  
River Corridor  
Transitional Hillside



# *Southwest Area Conceptual Plan*

## **TIMELINE**

- **DHM Consultants – May of 2019**
- **Site Walk with Public – June 10, 2019**
- **1<sup>st</sup> Work Shop – June 11**
- **1<sup>st</sup> Public Open House – June 11**
- **PST Consultants – Traffic**
- **Online Survey**
- **2<sup>nd</sup> Work Shop – July 30**
- **2<sup>nd</sup> Public Open House – July 30**
- **Spanish Language Meeting - August 4**
- **3<sup>rd</sup> Open House – Oct. 28**
- **Traffic Study completed – August of 2020**



# Southwest Area Conceptual Plan

# LAND USES

## LOT L / SHANDOKA



- 155 To 195 Additional Housing Units
- (Redevelopment / Replacement - Shandoka)
- Parking (Multi-Level) (960 - 1,060 Spaces)
- 300+ Commuter Spaces
- Retain Current Parking
- Relocate Parking from Carhenge
- Parking for New Housing/Residents
- 5 To 10K SQ. FT. Transit Oriented Commercial and
- Neighborhood-serving Commercial / Child Care
- New Playground / Pocket Parks
- All Required Parking on-site

# Southwest Area Conceptual Plan

# LAND USES

## CARHENGE

220 to 300 Housing Units  
(depending on unit size – other uses)  
15- 20K SQ.FT. Neighborhood-  
Serving Commercial /Child Care  
30K Sq.Ft. Lodging for Community  
Groups  
New Playground / Pocket Parks  
Variety of Housing Mixes and Designs  
All Required Parking on-site

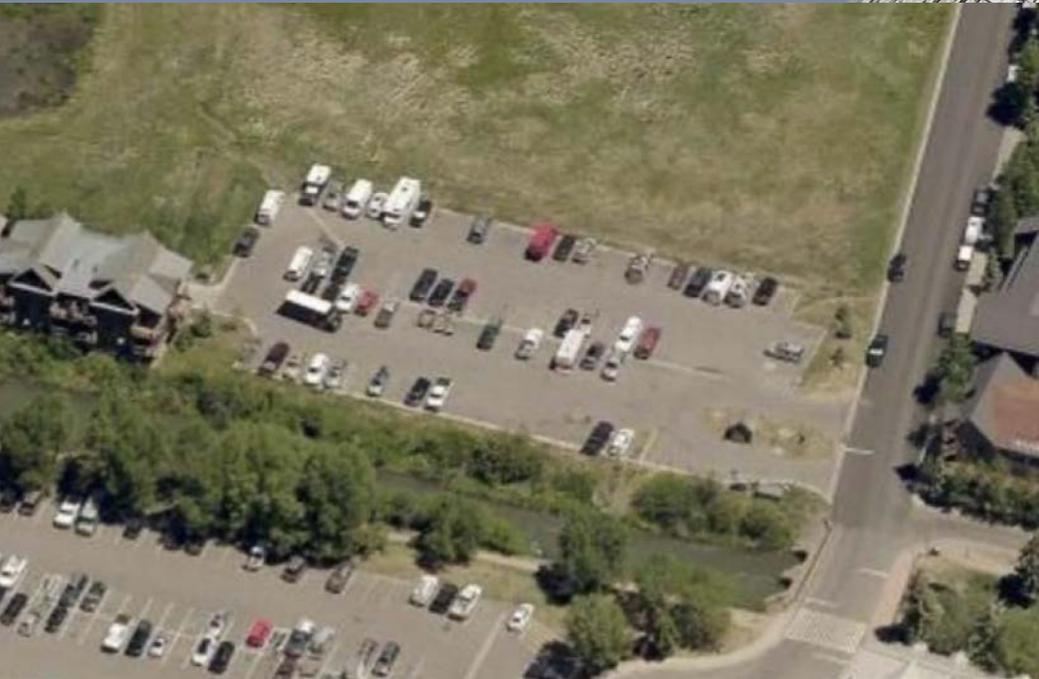


# Southwest Area Conceptual Plan

# LAND USES

LOT B

15 To 20 Additional  
Housing Units

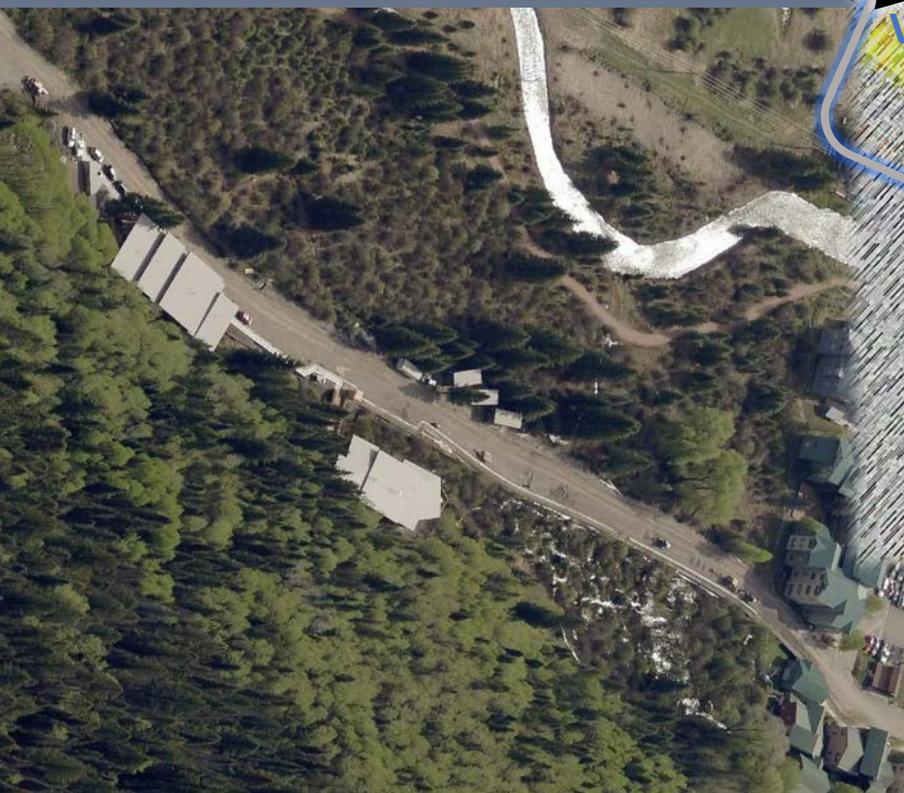


# Southwest Area Conceptual Plan

# LAND USES

## VIRGINIA PLACER

- 8 to 12 Multi.Fam. for short term Municipal Housing Needs
- 22 to 38 Apts./Townhomes
- 20 (approximate) Room Boarding House or additional apts.
- 10 to 20 Single Fam./Duplex or Triplex Units



# Southwest Area Conceptual Plan

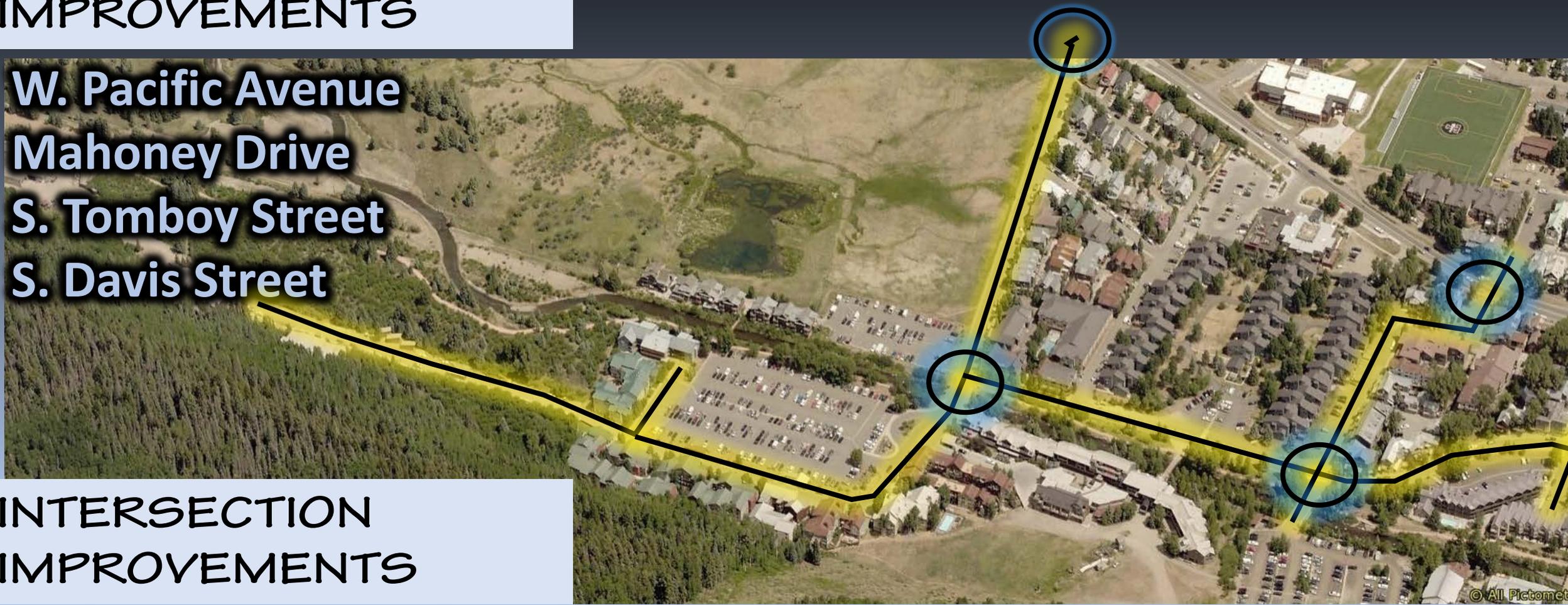
# CIRCULATION

## ROADWAY IMPROVEMENTS

- W. Pacific Avenue
- Mahoney Drive
- S. Tomboy Street
- S. Davis Street

## INTERSECTION IMPROVEMENTS

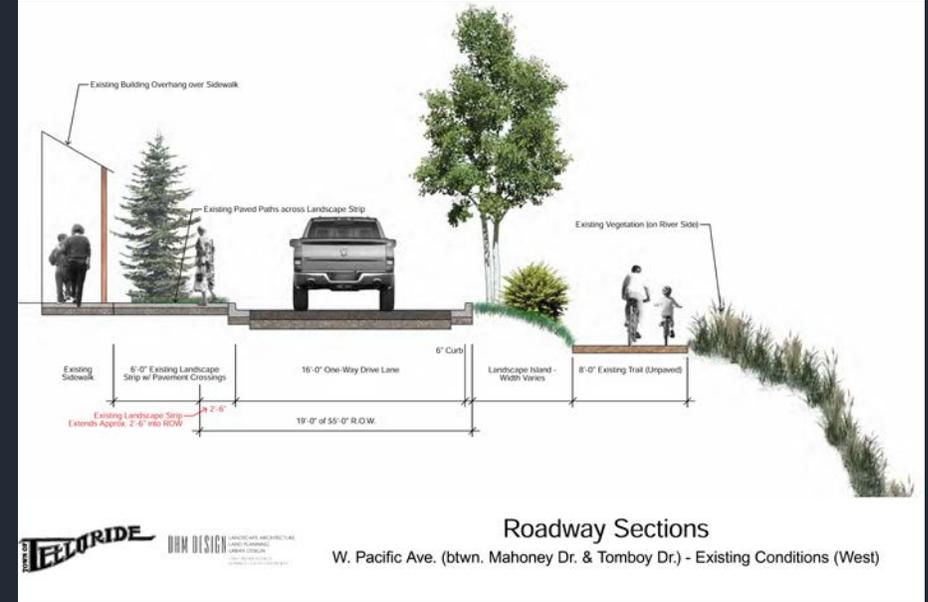
- Mahoney Drive and Pacific Avenue
- S. Davis Street and Colorado Avenue



# Southwest Area Conceptual Plan

# CIRCULATION

## W. Pacific Avenue - Existing



## W. Pacific Avenue Option One

### One-Way East bound (current direction) with Striped Bike Lane

#### Pro's

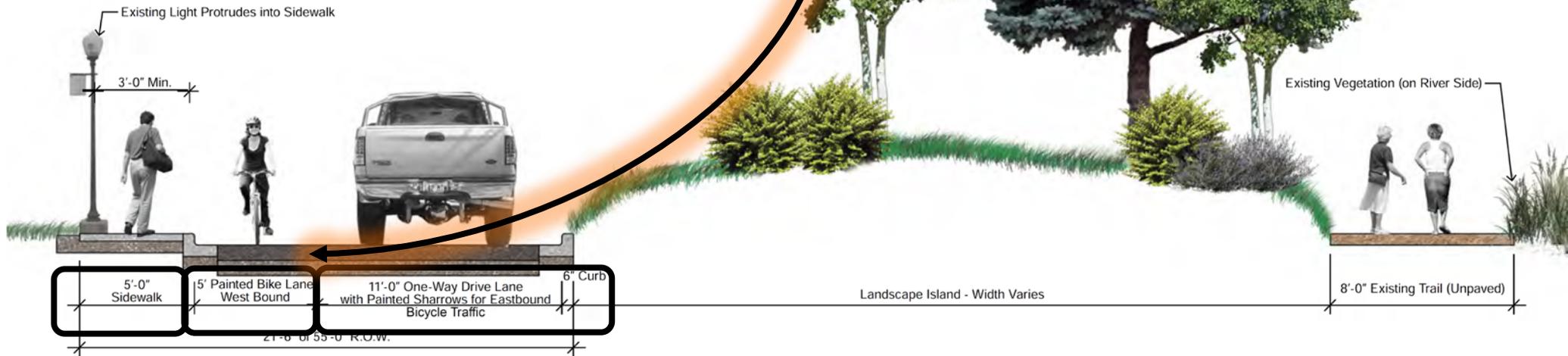
- Easily implemented.
- Lowest Cost.
- No change to Park or Existing Road.

#### Con's

- Bikes not grade separated from cars.
- No improvement to pedestrian connections.



"Sharrow"



### Roadway Sections

W. Pacific Ave. (btwn. Mahoney Dr. & Tomboy Dr.) - Option 1 (Midblock)



DHM DESIGN LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN  
1101 N. PACIFIC AVENUE #11  
TELLURIDE, CO 81416 | 970.885.4219

## W. Pacific Avenue Option Two

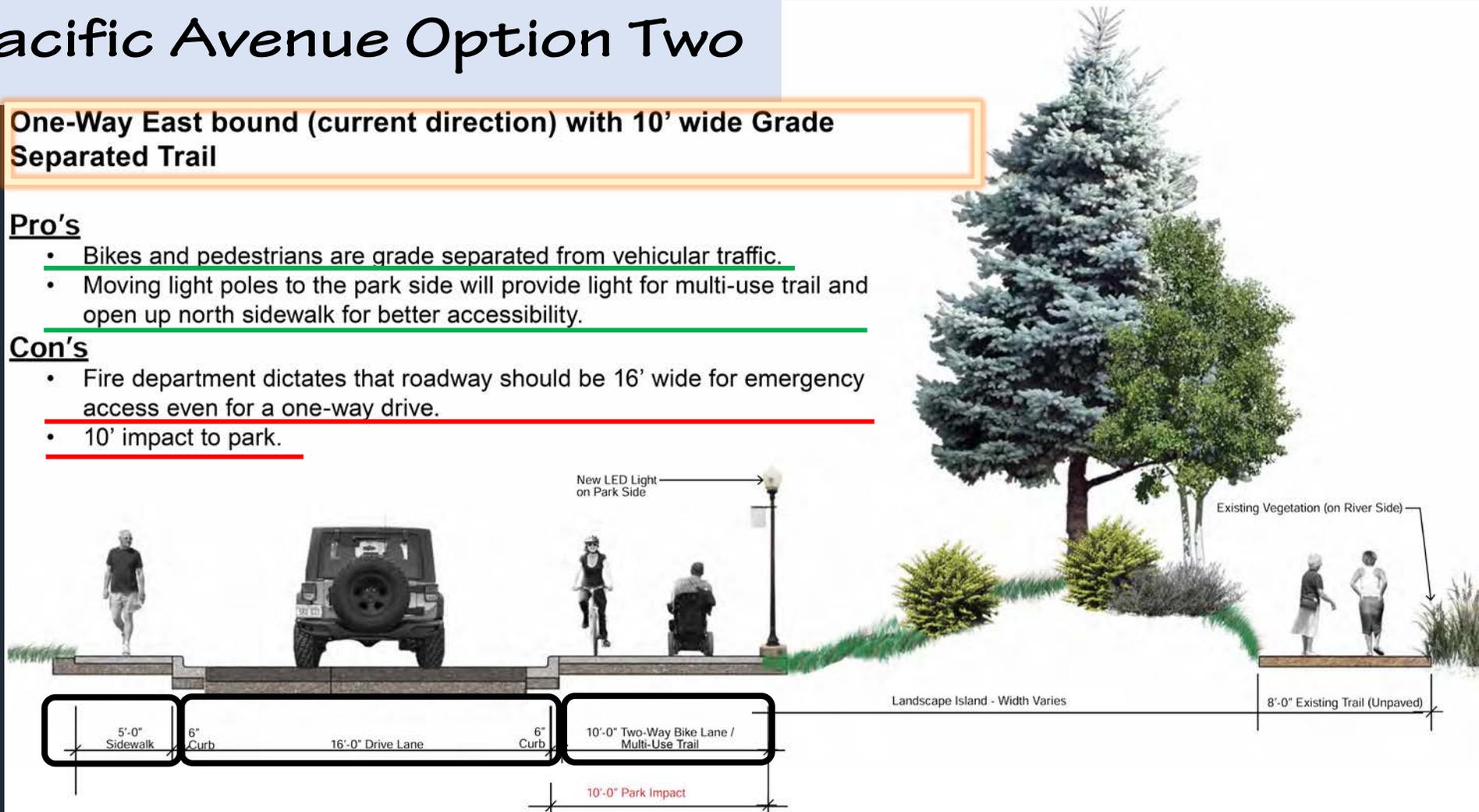
One-Way East bound (current direction) with 10' wide Grade Separated Trail

### Pro's

- Bikes and pedestrians are grade separated from vehicular traffic.
- Moving light poles to the park side will provide light for multi-use trail and open up north sidewalk for better accessibility.

### Con's

- Fire department dictates that roadway should be 16' wide for emergency access even for a one-way drive.
- 10' impact to park.



### Roadway Sections

W. Pacific Ave. (btwn. Mahoney Dr. & Tomboy Dr.) - Proposed Option 2 (Midblock)



OHM DESIGN LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN  
7000 19th Ave. SE, Room 111  
DENVER, CO 80202-1111

## W. Pacific Avenue Option Three

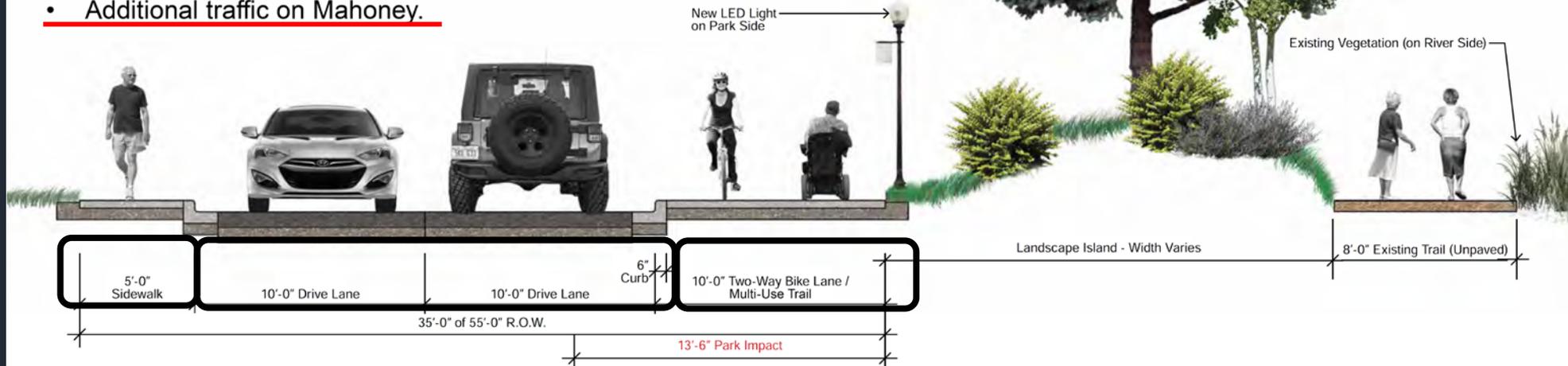
### Two-Way

#### Pro's

- Provide flexibility in exiting Town to roundabout at Mahoney and Colorado
- Takes pressure off Davis/Colorado intersection.
- Moving lighting to park side provides lighting for multi-use trail and opens up north sidewalk for better accessibility.

#### Con's

- Largest impact to the park.
- Impact into existing landscape strip in front of Lulu City.
- Most expensive.
- Additional traffic on Mahoney.



### Roadway Sections

W. Pacific Ave. (btwn. Mahoney Dr. & Tomboy Dr.) - (Midblock)



DHM DESIGN  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN  
1500 E 3RD AVE, ROOM 21  
DURANGO, CO 81301 | 970.885.4219

# Southwest Area Conceptual Plan

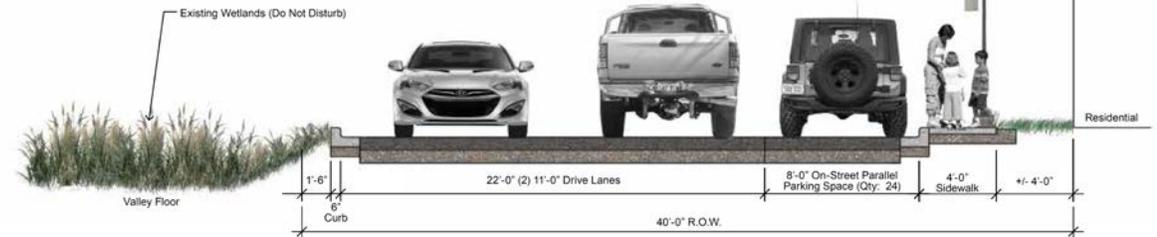
# CIRCULATION

## Mahoney Drive

### Existing

#### Issues:

- Sidewalk narrow and icy in shadows
- People drive too fast coming down long open straight road
- Parking on east side of street is limited due to driveway cuts



#### Pro's

- Moving parking to the west side could gain 10 additional spaces.
- Boardwalk on west side would provide a safer walkway not disrupted by driveways. It also provides a nice recreational amenity in the form of a trail with views to the Valley Floor.

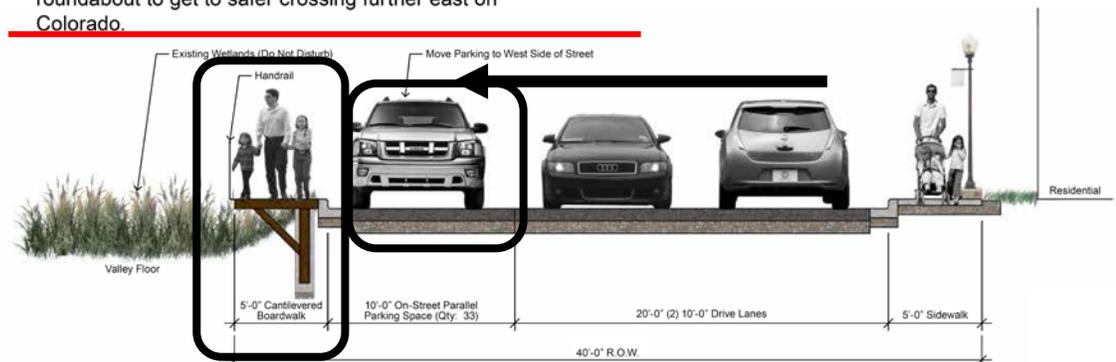
#### Recommendations

- Move parking to west side of street.
- Add boardwalk to west side of street (may need to be cantilevered in some locations).
- Add traffic calming techniques such as bulb-outs and special paving at crosswalks at Prospect and Smuggler.
- Narrow drive lanes to 10' in each direction for traffic calming.

#### Con's

- Pedestrians would still have to cross Mahoney before roundabout to get to safer crossing further east on Colorado.

### Option



## Davis Street

### Existing

#### Issues

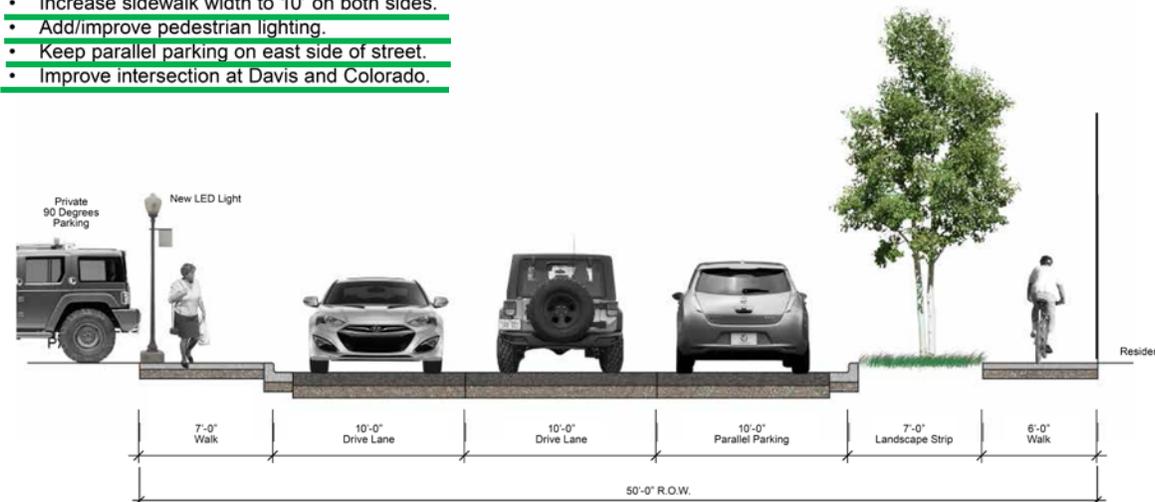
- Very large drive lanes. Extra pavement going to vehicles and not promoting slower traffic.
- Cars drive over sidewalk to access parking on private property.
- Parked vehicles overhang sidewalk.



#### Recommendations for future, when street needs repaved and budget allows:

- Narrow drive lanes to 10'
- Increase sidewalk width to 10' on both sides.
- Add/improve pedestrian lighting.
- Keep parallel parking on east side of street.
- Improve intersection at Davis and Colorado.

### Option

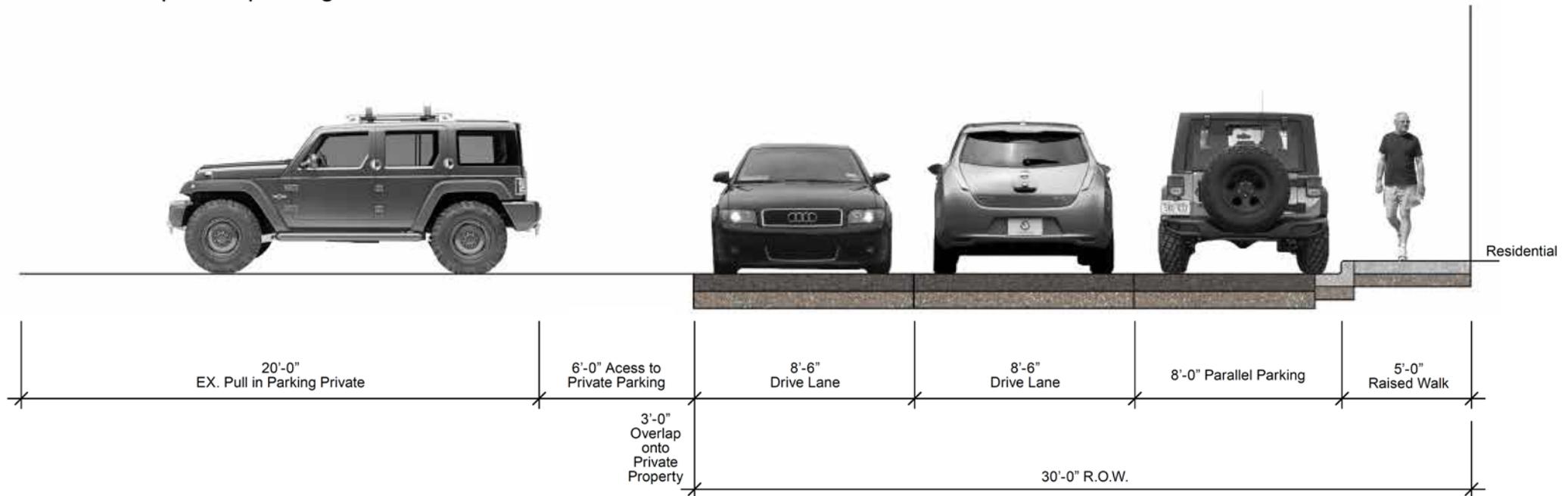


## Tomboy Street Option

Tomboy is a narrow corridor with a very limited ROW. Right now it functions as a shared street between bikes, pedestrians, and cars accessing Telluride Lodge and other condos. Cars circulate through by using overlap space in the parking area when passing is required. The recommendation is to keep the ROW configuration as is. In the future special paving materials and pedestrian lighting could be used to make the space feel more inviting to pedestrians and less like a private parking lot.

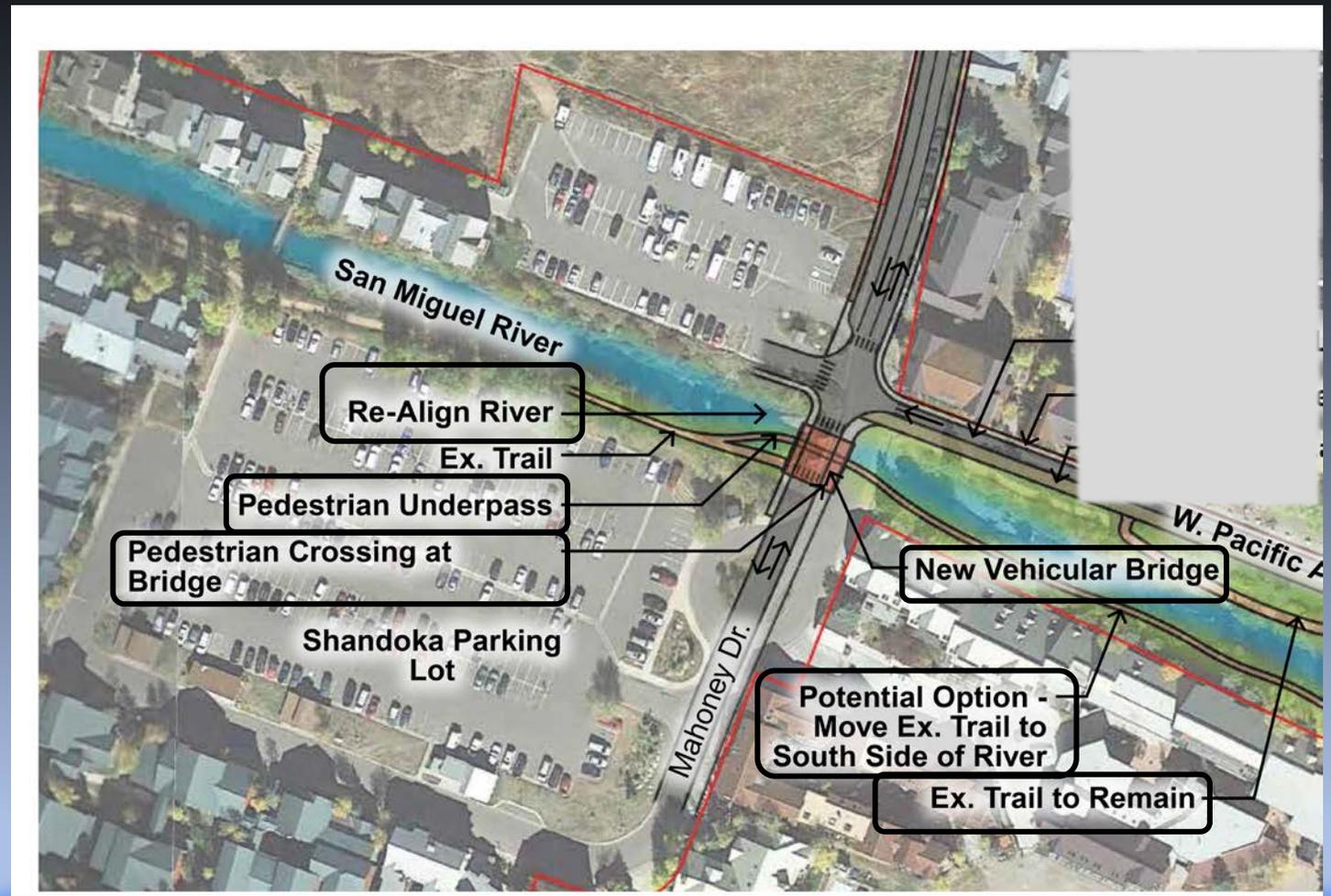


Changes in paving were used to make this vehicular drive feel more pedestrian friendly.



## INTERSECTION IMPROVEMENTS

# W. Pacific Avenue and Mahoney Drive



The bridge at Mahoney and Pacific will need replaced in the not too distant future. This provides a variety of opportunities to improve all types of circulation. The intersection should be realigned to be as square as possible. The capacity of water that can flow under the bridge should be greatly increased from the two existing pipes - improving flood capacity. A surface pedestrian crossing should be incorporated over the river that is separated from the drive lanes. There is also the potential opportunity for a pedestrian underpass, this should be studied when the bridge is designed.



# Southwest Area Conceptual Plan

# CIRCULATION

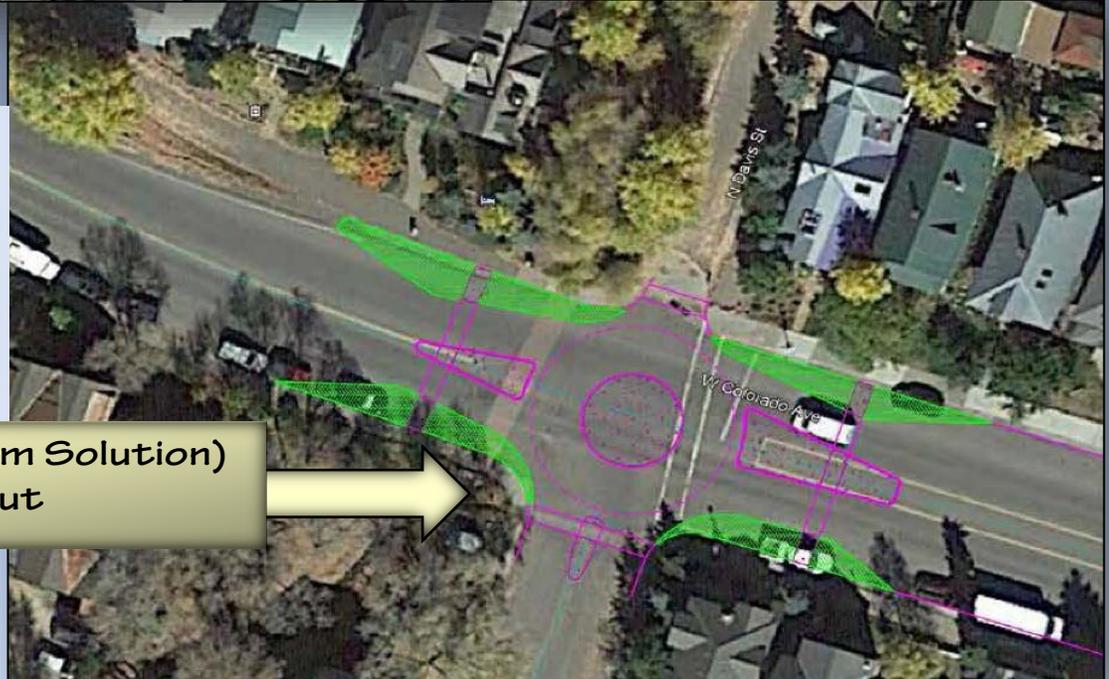
## INTERSECTION IMPROVEMENTS

# South Davis Street and Colorado Avenue

Traffic Study: Currently functioning just at or below acceptable levels of service during the PM peak hours



**STRIPING** (Short Term - Low Cost)  
Northbound Left/Thru Lane  
Northbound Right/Turn Lane  
Left Turn Lane on Colorado  
(on west or both directions)



**RETROFIT** (Longer Term Solution)  
With a Mini-Roundabout

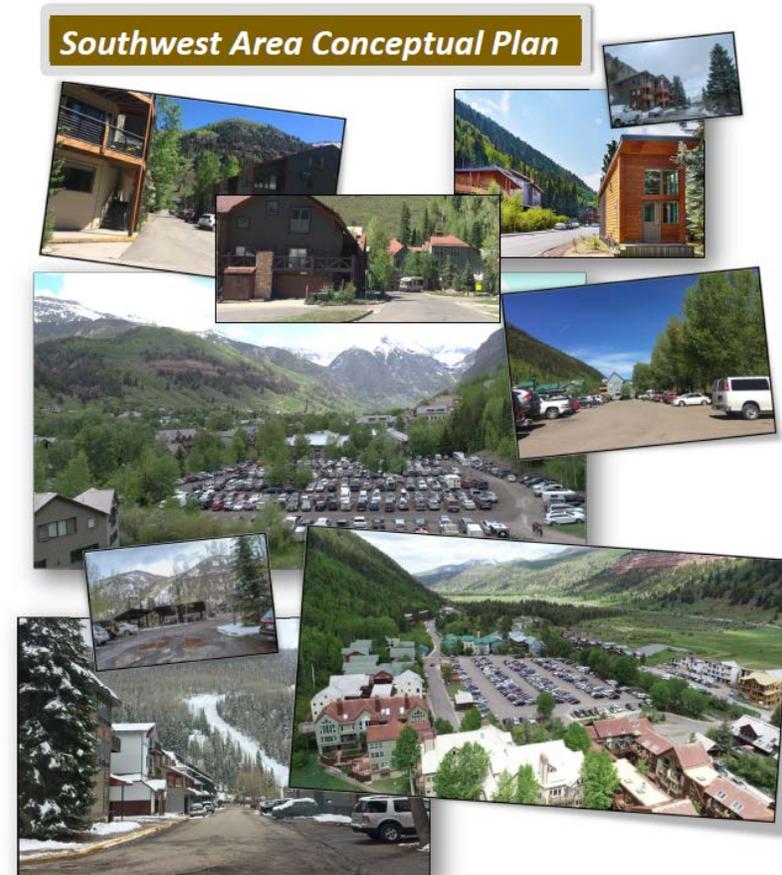


# Southwest Area Conceptual Plan

## Future Steps

### Short Term Recommendations:

1. Improve safety on W. Pacific Ave., stripe westbound bike lane as well as “shared lane” marking for eastbound bike traffic.
2. Develop wayfinding signage for vehicles and pedestrians entering Town and passing through the Southwest Area.
3. Determine approach for improving Davis Street and Colorado Avenue intersection.
4. Determine directional requirements for Pacific Avenue and implement final designs.
5. Design and engineer improvements for Mahoney Drive and Pacific Avenue intersection, which includes Mahoney bridge replacement (with span bridge) and realignment; river trail improvements including possible underpass; street intersection improvements; and river and trail re-alignments.
6. Design, engineer, and prioritize plans for the following street network improvements: -Pacific Ave from Mahoney Drive to Davis Street (for grade separated multi-use path-Mahoney Drive (west walkway and traffic calming) -Davis Street improvements -Tomboy Street (special paving, pedestrian lighting)



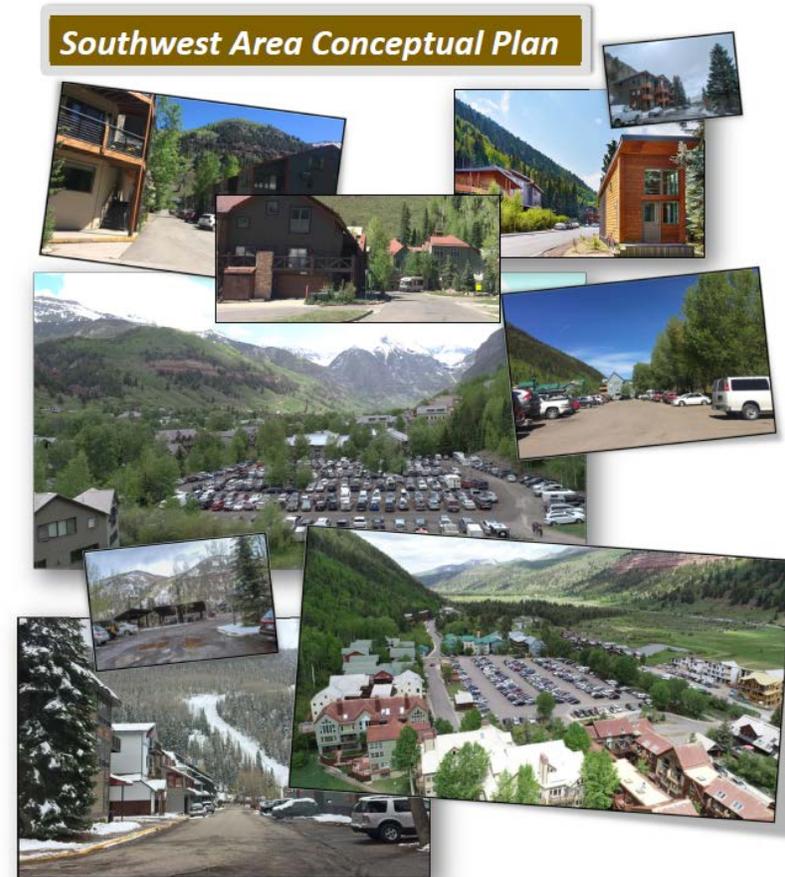
# Southwest Area Conceptual Plan

## Future Steps

7. Ensure pedestrian access and connections from Shandoka to Lift 7 and from Pacific Ave through the alley west of Telluride Lodge (to Clark's Market) are ensured

### Medium Term Recommendation

1. Design, engineer and implement approach to improving intersection of Davis Street and Colorado Avenue.
2. Implement intersection improvements at Mahoney Drive and Pacific Avenue, Mahoney bridge; river trail improvements; street intersection improvements.
3. Implement priorities for Pacific Ave., Mahoney Drive, Davis Street, and Tomboy Street and pedestrian improvements.



Questions?

