

# Town of Telluride

## Southwest Neighborhood Conceptual Master Plan

Tuesday, June 11, 2019



DHM DESIGN

# June Workshop Agenda

## Tuesday June 11th

- 8:00-8:15 Introduction from Town Staff
- 8:15-9:00 Priorities Discussion
  - What is your vision and priorities?
- 9:00-10:00 Issues/Constraints/Opportunities
  - What is working in the SW Neighborhood?
  - What needs improved?
- 10:00-10:15 Break
- 10:15-11:15 Pedestrian/Bicycle/Transit/Vehicular Circulation
- 11:15-12:00 Project Examples/Image Boards/Idea Generation
- 12:00-1:00 Lunch
- 1:00-2:00 Future Land Use Plan Charrette
- 2:00-2:30 Report Progress
- 2:30-3:00 Discuss Products for Open House
- 3:00-5:00 Planning Team Prep Materials for Open House
- 6:00-8:00 Public Open House (Palm Theatre)

## Wednesday June 12<sup>th</sup>

- 9:00 Informal Regroup in Morning – Discuss Direction and Public Input

# Sub Area Plan - Goals/Scope

-To follow-up on Master Plan from 2006, create a subarea plan for Town-Owned parcels in the Southwest Neighborhood.

-Identify Potential Future Land Uses

- a. new affordable and employee housing opportunities
- b. new intercept and other public parking opportunities
- c. other community/public use opportunities
- d. continued and/or enhanced environmental features, recreational trails, and parks
- e. new and/or enhanced pedestrian, vehicular, and bicycle movement patterns and associated improvements
- f. transit interfaces and connectivity with planned uses
- g. infrastructure improvements, including but not limited to roads, bridges, primary utilities, and intersections (traffic and infrastructure engineering would be part of future phases)

# Sub Area Plan Goals/Scope

## -Conceptual Plan Elements

- a. Proposed future land use plan
- b. Transit, Vehicular and Pedestrian Improvements
- c. Phased Implementation Approaches (short- and long-range)
- d. New Zoning and Design Guideline Considerations
- e. Identification of Future Planning, Analysis, and Engineering Steps

# Workshop Goals

- Provide the opportunity for the Committee and the Public to give planning team input on the history, vision, and priorities for the Southwest Neighborhood.
- Provide the opportunity while everyone is together to start to explore ideas and concepts for the area.
- Gain direction on what concepts to explore as the project progresses.

# Master Plan Principals

-COMMUNITY IS A CENTRAL VALUE

- BALANCE ECONOMIC DEVELOPMENT WITH ENVIRONMENTAL PROTECTION, OPEN SPACE PRESERVATION, THE PROVISION OF HOUSING AND PRESERVING THE SCALE OF THE COMMUNITY

-OPTIMIZATION OF EXISTING INFRASTRUCTURE

-MAINTAIN AND ENHANCE THE PEDESTRIAN ORIENTATION

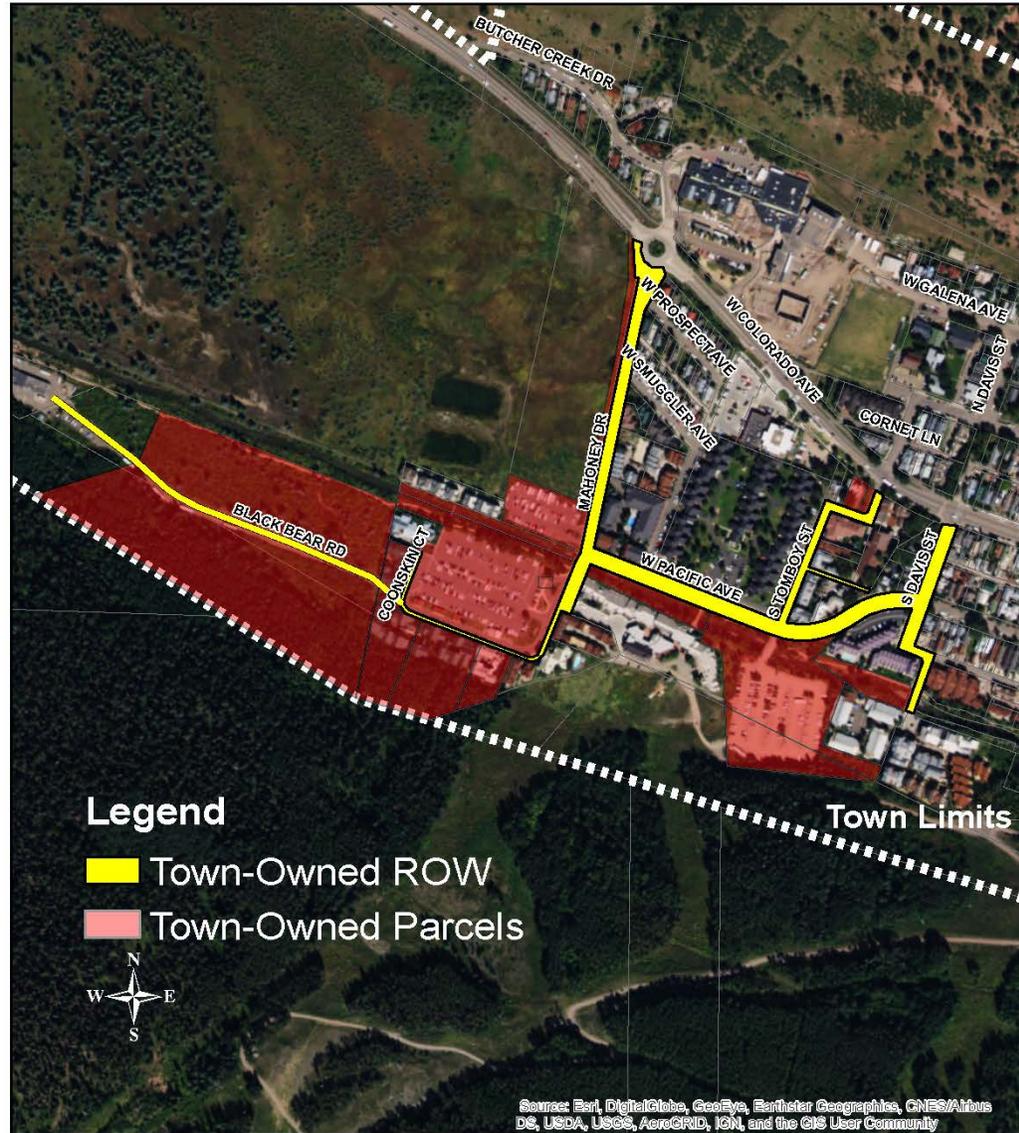
-THE CAMPUS ATMOSPHERE IS VALUED

-PARKING WILL BE DISTRIBUTED THROUGHOUT TOWN. INTERCEPT PARKING STRATEGY.

# Opportunities and Constraints

- Project Limits
- Town Owned Parcels
- 35+/- Acres Total

## EXHIBIT 1 Southwest Planning Area



# Opportunities and Constraints

- Zoning
  - Accommodations II
  - Public Purpose Zone Districts
  - Accommodations Treatment Area
  - River Park Corridor Overlay (some parcels)
  - Transitional Hill Overlay (some parcels)

# TOWN OF TELLURIDE

## Zoning Map / P.U.D. Overlay (SHEET 2 OF 2)

### Legend

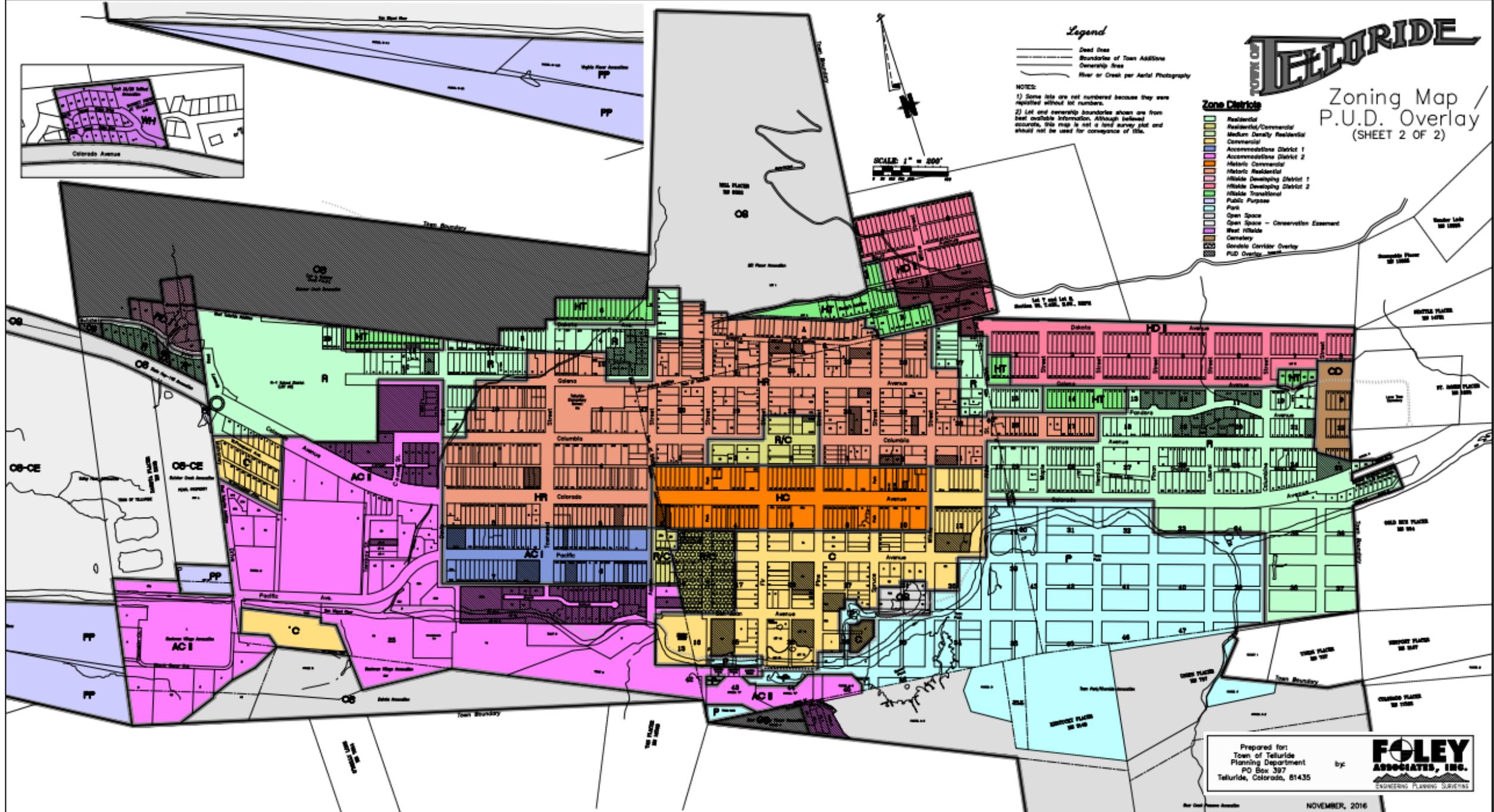
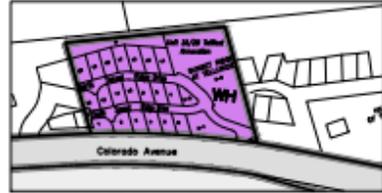
- Dead Line
- Boundaries of Town Addition
- Ownership line
- River or Creek per Aerial Photography

NOTES:  
 1) Some lots are not numbered because they were replatted without lot numbers.  
 2) Lot and ownership boundaries shown are from best available information. Although believed accurate, this map is not a land survey plot and should not be used for conveyance of title.

### Zone Districts

- Residential
- Residential/Commercial
- Medium Density Residential
- Commercial
- Accommodations District 1
- Accommodations District 2
- Historic Commercial
- Historic Residential
- Hillside Developing District 1
- Hillside Developing District 2
- Hillside Transitional
- Public Purpose
- Park
- Open Space
- Open Space - Conservation Easement
- West Hillside
- Cemetery
- General Corridor Overlay
- PUD Overlay

SCALE 1" = 200'  
 0 100 200 Feet



Prepared for:  
 Town of Telluride  
 Planning Department  
 PO Box 397  
 Telluride, Colorado, 81435

by:

ENGINEERING PLANNING SERVICES



# Treatment Areas and Overlays

(SHEET 1 OF 1)

### Legend

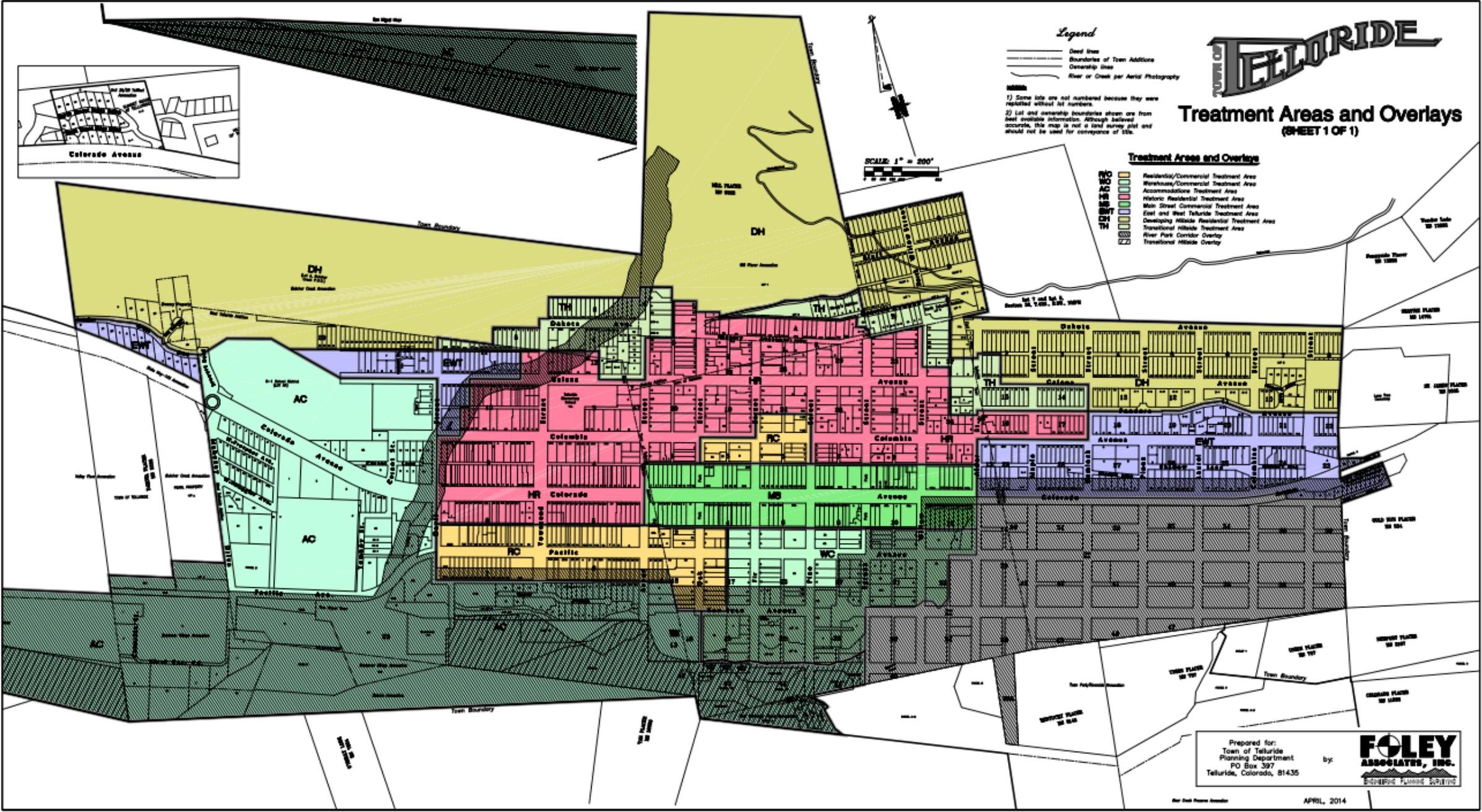
- Dead line
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1) Some lots are not numbered because they were replatted without lot numbers.  
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### Treatment Area and Overlay

- RC Residential/Commercial Treatment Area
- WC Warehouse/Commercial Treatment Area
- AC Accommodative Treatment Area
- HR Historic Residential Treatment Area
- MS Main Street Commercial Treatment Area
- EWT East and West Telluride Residential Treatment Area
- DM Developing Midside Residential Treatment Area
- TR Transitional Midside Treatment Area
- RP River Park Corridor Overlay
- MO Transitional Midside Overlay

SCALE: 1" = 200'



Prepared for:  
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by



Not To Scale

APRIL, 2014

11/17/2013 10:00 AM

# Land Use

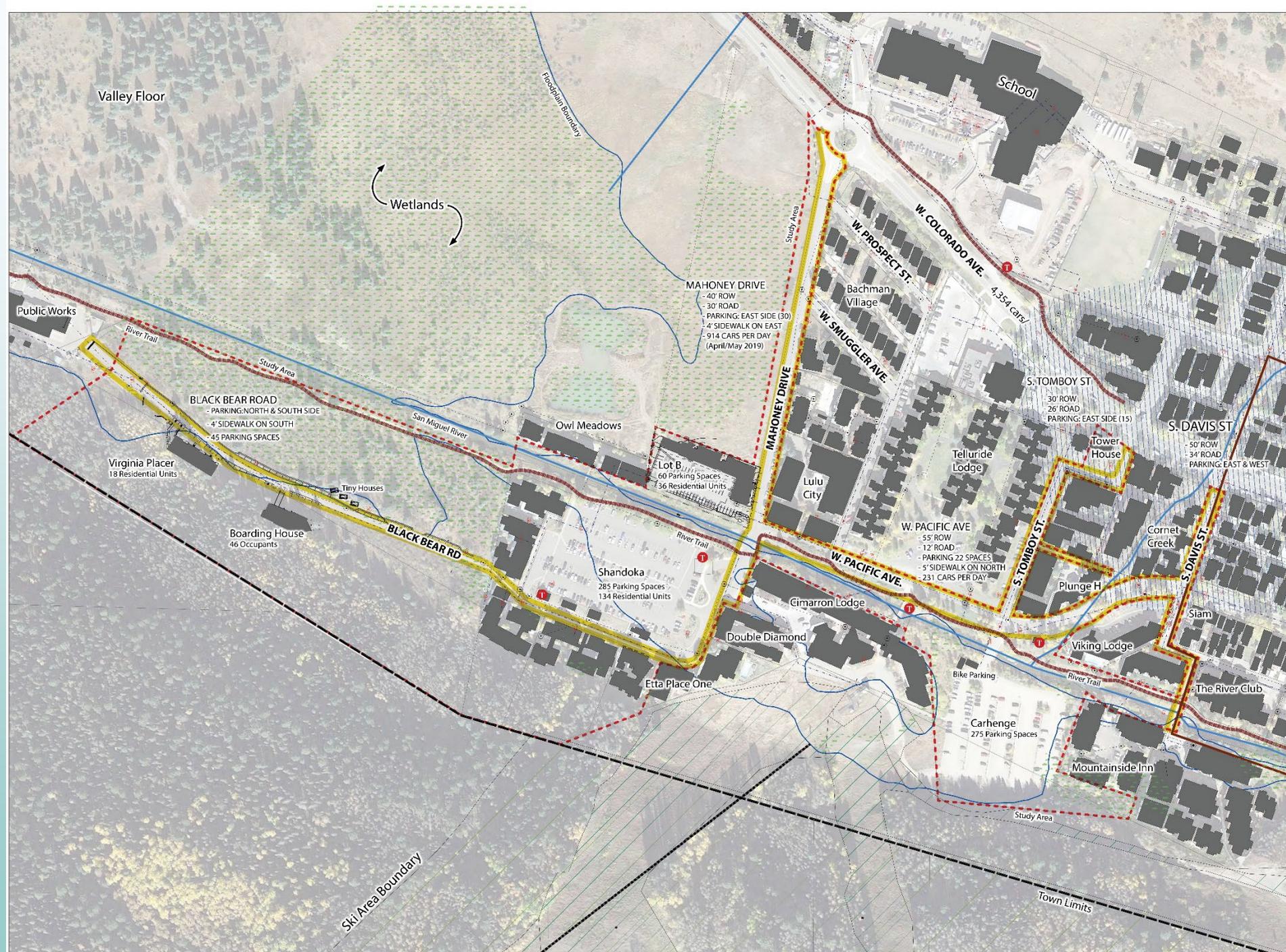
- Public Purpose Zone District Use
  - Parking, including festival parking
  - Public transit offices, stations, and other uses to support transit
  - Public transit corridors
  - Medical center
  - Education facilities
  - Recreation facilities
  - Affordable and employee housing
  - Community center
  - General governmental services
  - Open space administration and maintenance facilities

# Land Use

- Public Purpose Zone District Use
  - Conference facilities and structures
  - Public utilities
  - Transit related vending from temporary structures and carts
  - Transit related commercial uses necessary to support uses on the property
  - Other public buildings and facilities

# Constraints

- Terrain  
(steep slopes to south)
- Wetlands, setback 25'  
(5' with variance)
- Floodplain
- Groundwater <5' depth
- Rockfall Zone B
- Avalanche Zones  
(detail at Virginia Placer)



# Constraints

-Narrow ROW's

-Definition of Public and Private Space

-Not Inviting for Pedestrians



# Constraints

- Narrow ROW
- Circulation
- Intersections



# Convergence of Circulation



An aerial photograph of a town situated in a valley. The town is densely packed with residential buildings, many with dark roofs. There are several parking lots and roads visible. The town is surrounded by steep, rocky mountains. The sky is clear and blue. The text is overlaid on the right side of the image.

# Opportunities

River, Trail and Park Corridor  
Adjacency to Valley Floor  
Adjacency to Mountain





Opportunities

Walkability

½ mile to Gondola

¼ mile to School

½ mile to Downtown



# Opportunities

Large Parking Areas

New Units at Virginia Placer

Connectivity to Transit



# Residential Unit Count

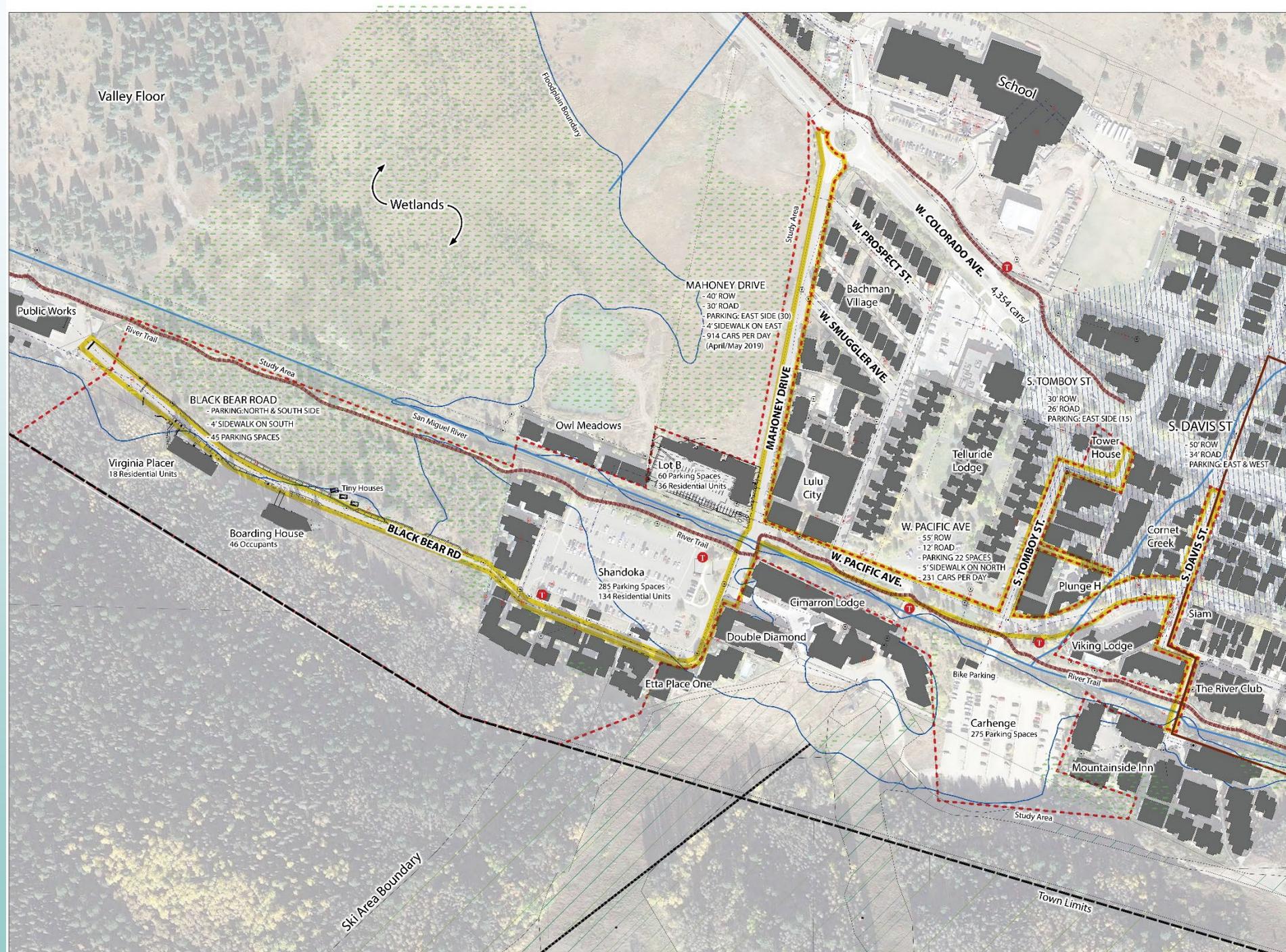
- Shandoka (6 AC)
  - Units = 134
  - Bedrooms = 265
  - Residents = 400 +/-
  - Occupancy = Waiting List 130 people
  - Building(s) SF = 111,111 (not incl X,Y,Z units)
- Virginia Placer
  - Units = 18 apartments + 3 tiny homes + boarding house (46 occupants)
  - Residents = 70+/-
  - Building(s) SF = 22,000 SF +/-
- Lot B (1 AC)
  - Units = 16
  - Building SF = 26,280 SF
  - Residents = 36+/-

# Southwest Neighborhood Discussion – Issues/Constraints/Opportunities

- What works well now?
- What needs improved?
- What is your vision and priorities?

# Circulation

- Pedestrian Routes
- Bike Routes
- Transit Route/Stops
- Vehicular Routes



# Circulation

- Mahoney Drive

- 40' ROW
- 30'+/- Paved Roadway Surface
- Parallel Parking on East Side (30 spaces)
- 4' Sidewalk on East Side (main pedestrian route to school)
- 914 vehicles per day (avg counts April/May 2019)



# Circulation

- W. Pacific Ave

- 55' ROW
- 12'+/- Paved Roadway Surface
- Parallel Parking on one block (22 spaces)
- 5' Sidewalk on North Side (not ADA)
- Sections of soft surface trail on south side
- 8' soft surface River Trail parallels on south side
- 231 vehicles per day (avg counts April/May 2019)



# Circulation

- S. Tomboy St.

- 30' ROW
- 26'+/- Paved Roadway Surface
- Parking on east side (15 spaces)
- Some covered sidewalk (not in ROW?)
- Private parking accesses off public ROW
- Island at Carhenge



# Circulation

- S. Davis St.

- 50' ROW
- 34'+/- Paved Roadway Surface
- Small amount of parking in ROW
- 5' Sidewalk both sides (not continuous)
- Private parking accesses off public ROW



# Circulation

- Davis

- Sidewalk interrupted
- Access to River Trail



# Parking Counts

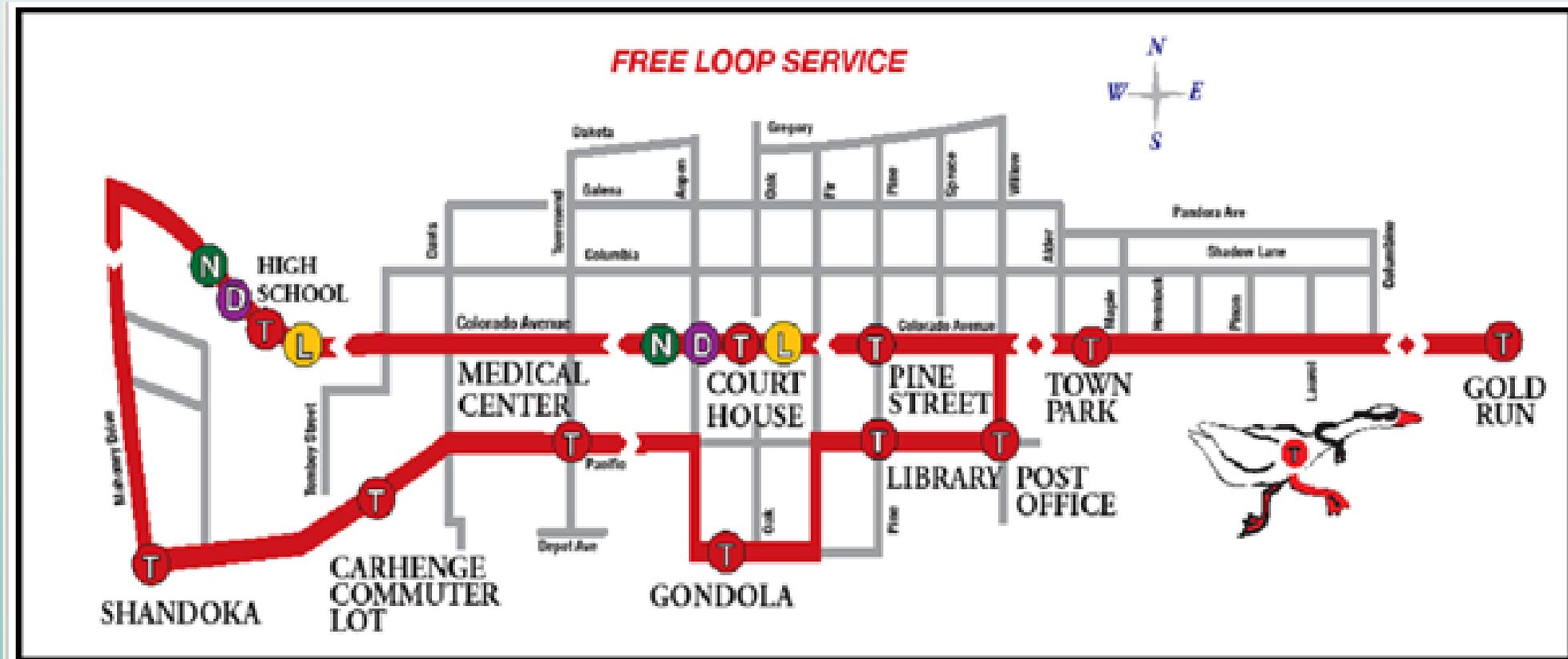
(Town Owned Parcels)

- Carhenge 275
- Shandoka 285
- Lot B 60
- W Pacific Ave 22
- S Tomboy 15
- Mahoney 30
- S Davis 5

Total = 692+/- Parking Spaces

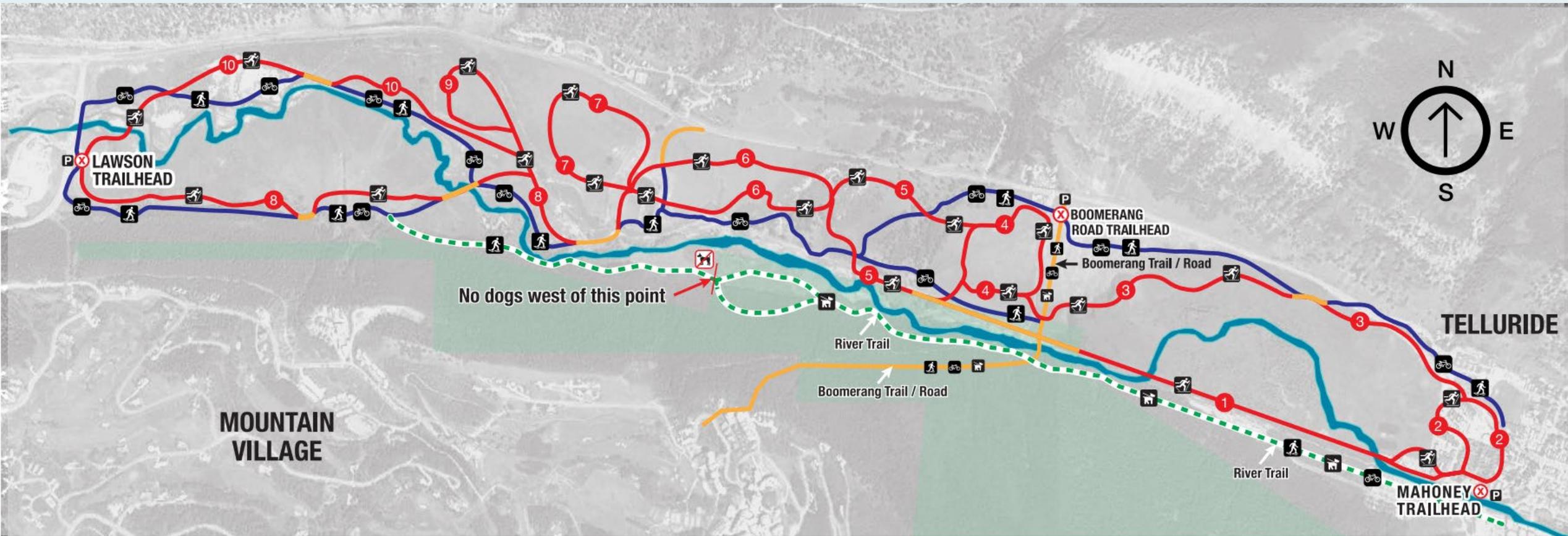
# Transit

- Every 10 minutes in Summer/Winter
- Every 20 minutes in offseason



# Open Space

- Connections to Valley Floor



# Precedents – Idea Generation













- Dog Park
- Playground
- Community Garden

# Mixed-Use



- Residential
- Restaurant/Commercial Ground Floor
- Space for People
- Activate Corners



# Livability



# Livability



# Livability





# Integrate Parking



# Integrate Parking





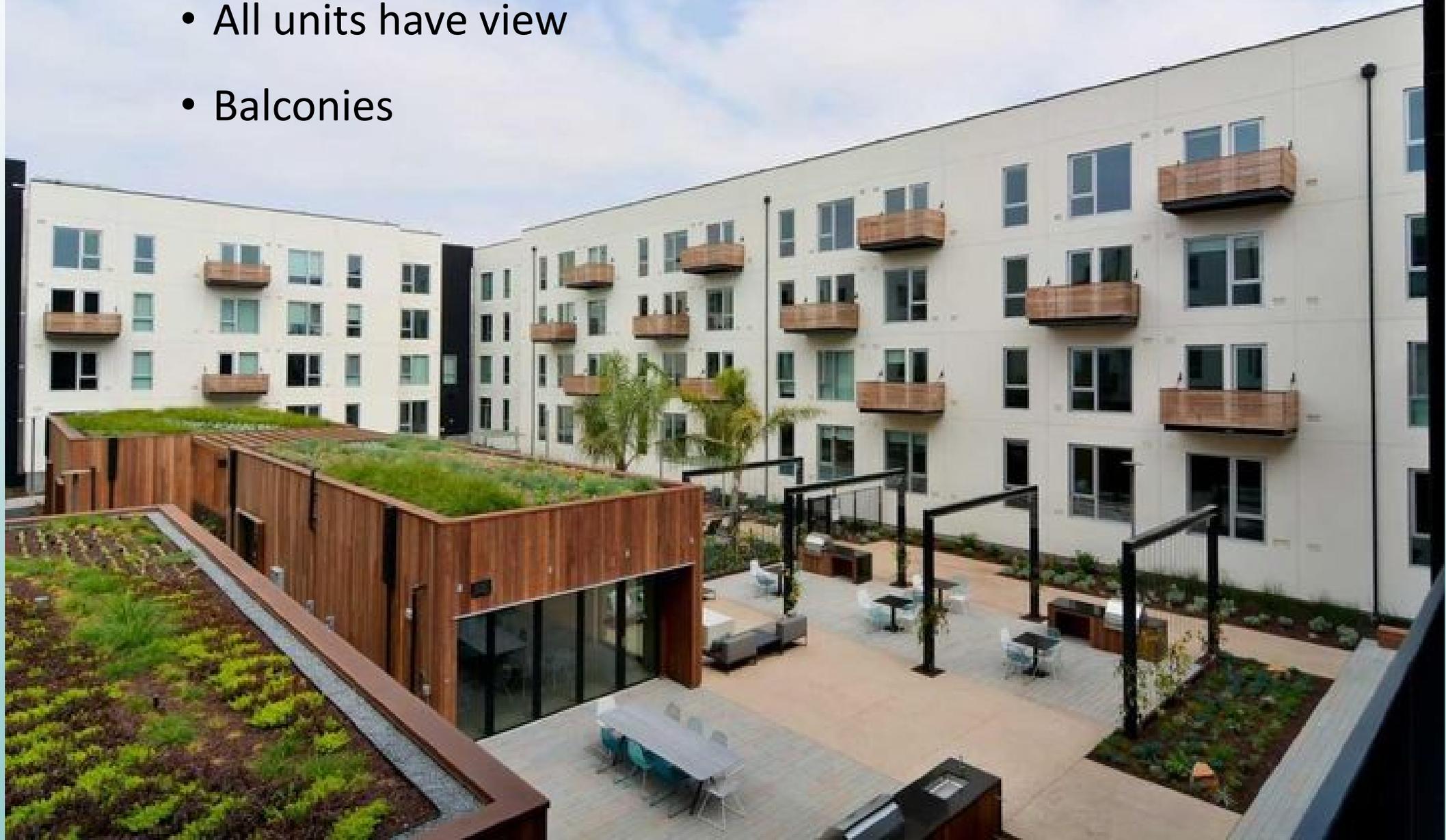
# Idea Generation







- Greenspace on Parking
- All units have view
- Balconies





# Precedents

- Mixed Use
- Three Springs



# Precedents

- Mixed Use
- Three Springs



# Precedents

- Mixed Use
- Three Springs



# Precedents

- Mixed Use
- Three Springs



# Multi-modal Streets



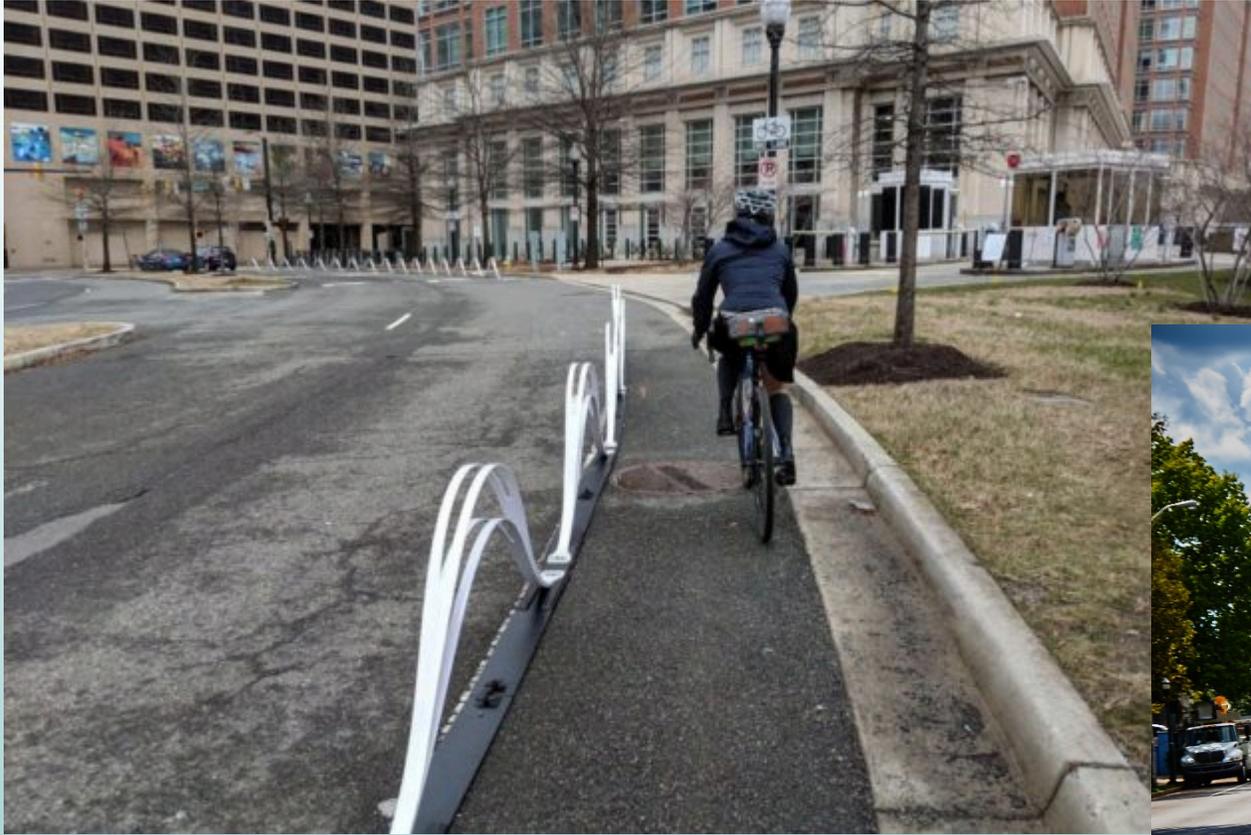
# Multi-modal Streets





Photo: American Council for Energy Efficient Economy, Cambridge

# Multi-modal Streets



# Multi-modal Streets



# Multi-modal Streets



# Multi-modal Streets





# Multi-modal Streets



## Future Land Use Plan Charrette

Break into 3 groups

Shandoka (6 AC)

Carhenge (2.5 AC~)

Virginia Placer

Street ROW's

Mahoney/Pacific Intersection

One hour to work on ideas

Each group to present for 10 minutes

Last half-hour recap for open house

# Future Land Use Plan Charrette

## Densities

Townhomes 15 units/AC

Three Story Apt's w/common courtyard and parking ~ 40 units/AC

## Example Densities

Lot B – 16 units/AC

Shandoka – 22 units/AC

# Future Land Use Plan Charrette

