

# Town of Telluride

## Southwest Neighborhood Conceptual Master Plan

Tuesday, July 30, 2019



DHM DESIGN

# Project Process Recap

- Site Walk June 10th
- Workshop #1 with Committee/Staff/Public – June 11th
- Public Open House #1 – June 11<sup>th</sup>
- Subcommittee

DHM started working on conceptual land use diagrams and ROW alternatives

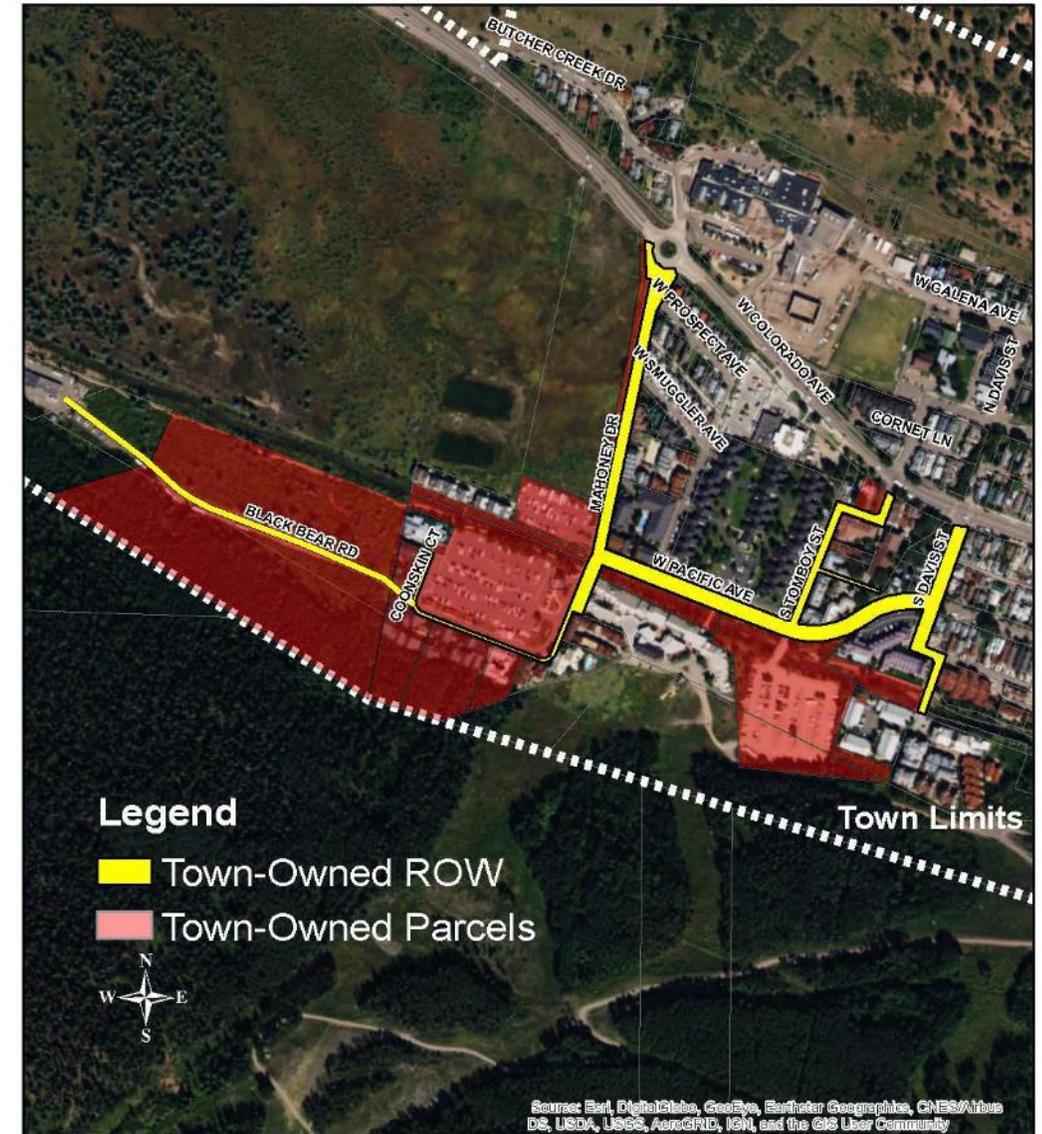
Significant shortage of housing currently  
2018 Regional Housing Needs Assessment

Current deficit 400 units

Identified additional 300-400 in the next 20 years

Existing regulation only mitigates 15%-60%, on going deficit

## EXHIBIT 1 Southwest Planning Area



# July 30-31 Workshop Agenda

## Tuesday July 30<sup>th</sup> (Firehouse)

- 2:00-4:00 SWAP Committee Meeting
- 6:00-8:00 Public Open House #2
  - 20 minute presentation
  - Stations for input

## Wednesday July 31<sup>st</sup> (Rebekah Hall)

- 9:00-11:00 Recap – Discuss Direction and Public Input (Committee and Staff)

# Project Process Recap

- Key Items from June Meetings – Public and Committee input
  - Improve safety of pedestrians and bicycle flow
  - Needs for affordable housing
  - Increasing Workforce Housing was a priority of the Committee
  - Parking implications of adding density
  - Parking inadequate now
  - Make area more vibrant, more commercial/restaurants for residents, mix of uses
  - Access/connection to ski area
  - Keep green space, enhance what exists
  - Improvements to wayfinding – pedestrian and vehicle
  - Better connectivity to rest of town
  - Create a survey and website to reach more people
  - August 4<sup>th</sup> Spanish Language Meeting

# Survey Responses

100+ completed to date  
Common Themes

## Q1: What works well:

- Like Pacific as small scale, narrow street – calms traffic
- Majority state Pacific one-way preference
- Quiet part of Town, easy access to Town's amenities
- Some responses said they would be interested in two way but not at the expense of green space
- Some wanted to explore two-way for flexibility in overall circulation and directing cars to Mahoney as the safest way to exit Town
- Want to preserve green space as much as possible
- Want Pacific to be for bikes/pedestrians/transit, cars are secondary

## Q2: What needs improvement:

- Need more parking options
- Signage (directional and wayfinding)
- Landscape
- Pedestrian/school crossings and routes

# Survey Responses

## Common Themes

Q3: What should be preserved:

- River Trail and River
- Greenspace – Park
- Valley Floor (including views)

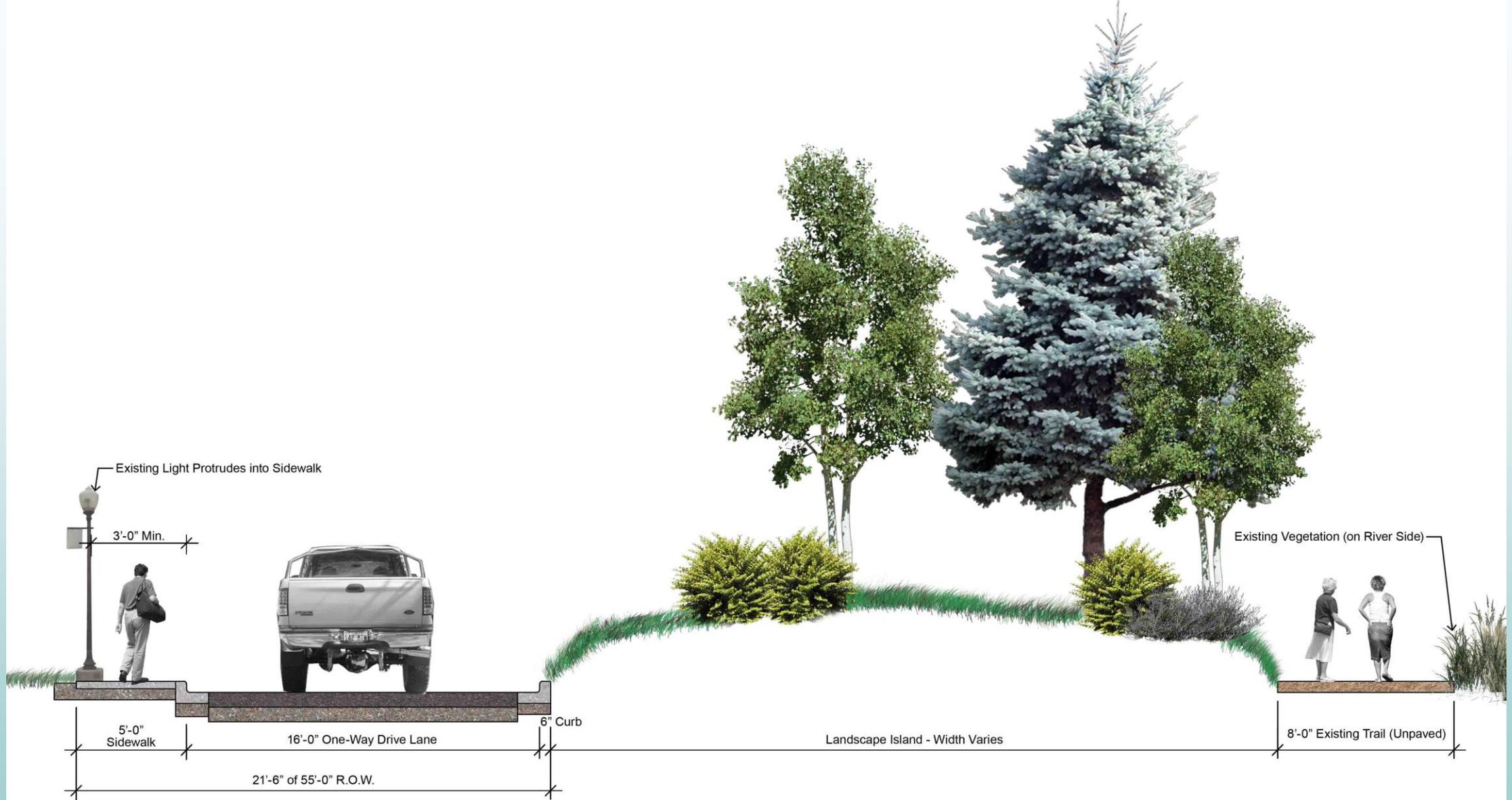
Q4: How would the area look and feel if these changes were made:

- Increased Traffic Concerns
- Are we growing too much? Can we handle density/traffic?
- More affordable housing, reduce traffic by giving people a place to live.
- Carhenge/Shandoka would be multi-story mixed use. Focus on design. Neighborhood restaurant, fitness center, senior housing, incorporate green roofs.
- Mix in market and long term rental plus employee ownership and affordable housing.
- Responsible growth, eco-friendly, pleasing entrance to Coonskin base/lift.
- Quiet, similar to the feel of what is there now.





Circulation Option 1 – One way East



**DHM DESIGN** LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 URBAN DESIGN  
 1309 E. 3RD AVE., ROOM 23  
 DURANGO, CO 81301 | 970.385.4219

## Roadway Sections

W. Pacific Ave. (btwn. Mahoney Dr. & Tomboy Dr.) - Section A; Existing Conditions



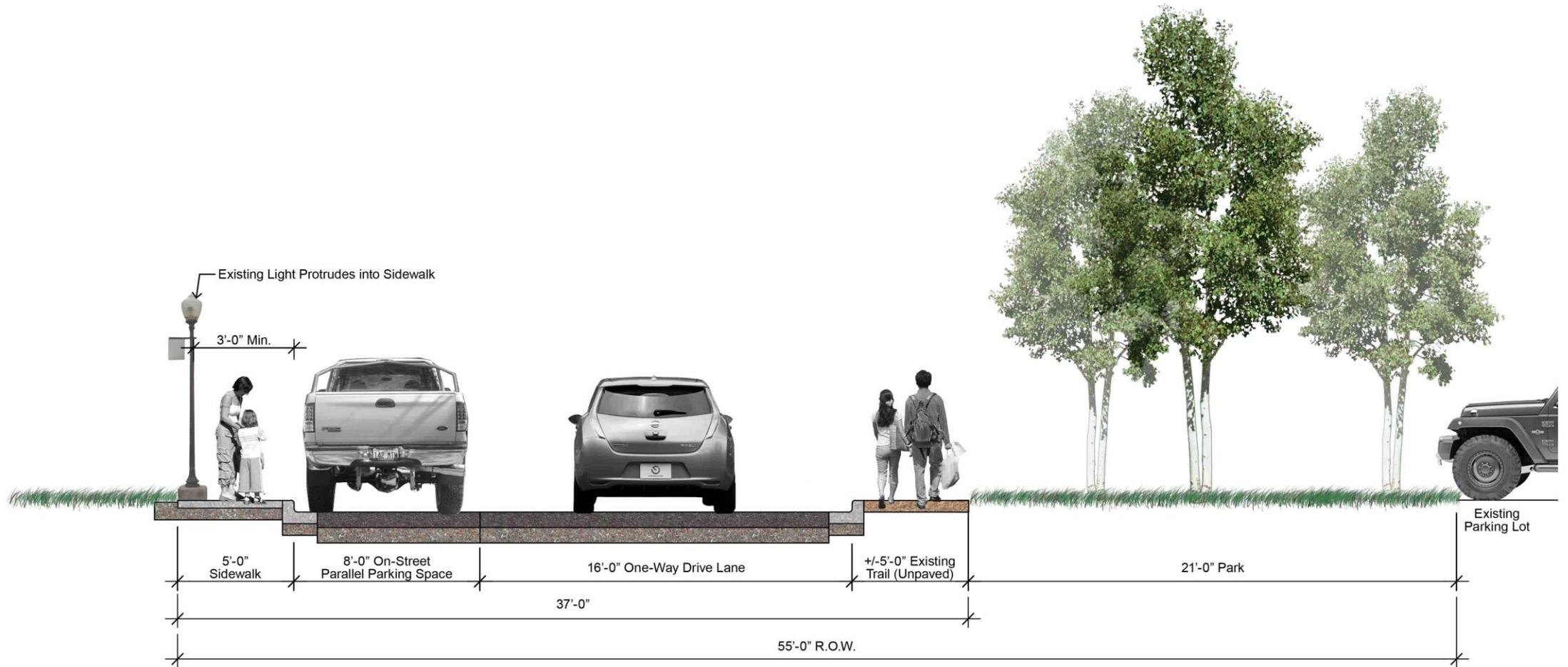
## Roadway Sections

W. Pacific Ave. (btwn. Mahoney Dr. & Tomboy Dr.) - Section A; Proposed Option 1



DHM DESIGN

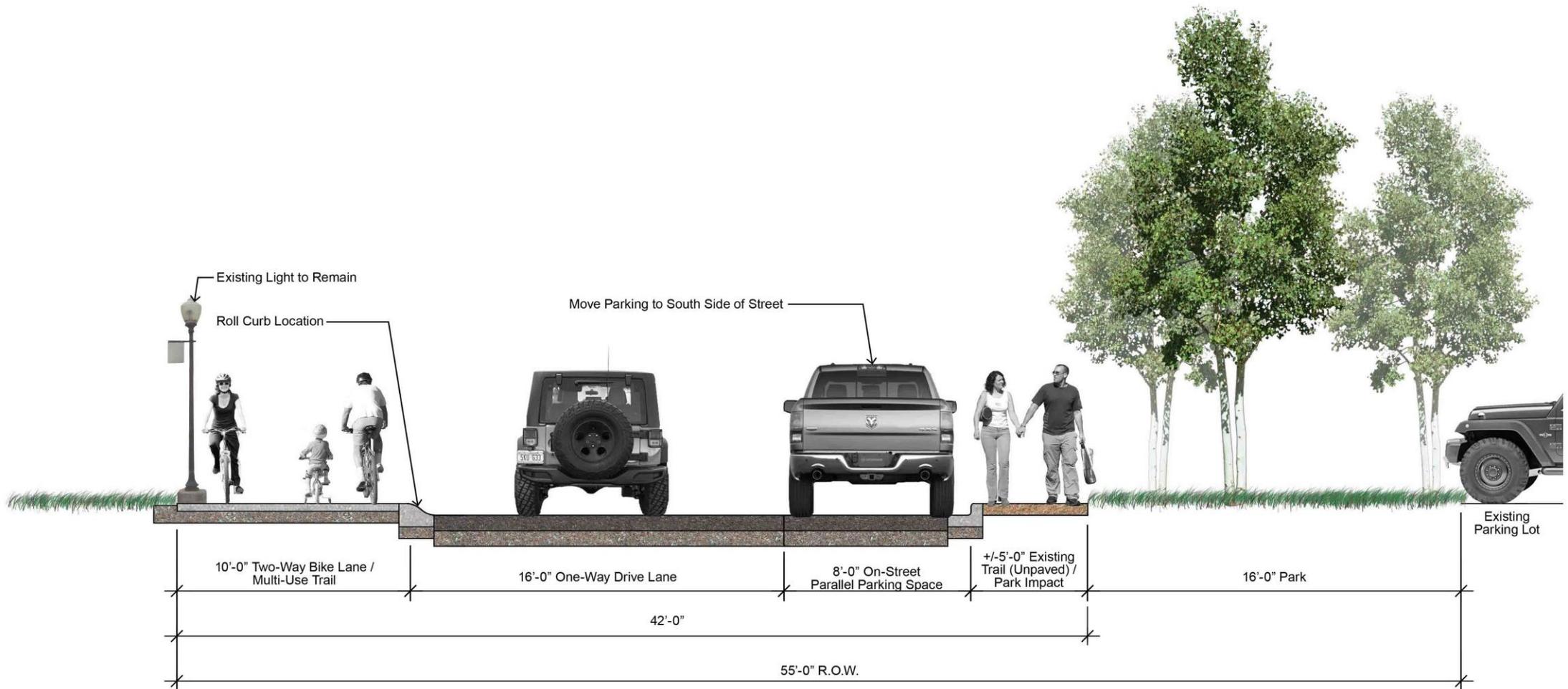
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN  
1309 E 3RD AVE, ROOM 23  
DURANGO, CO 81301 | 970.385.4219



**DHM DESIGN** LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 URBAN DESIGN  
 1309 E. 3RD AVE., ROOM 23  
 DURANGO, CO 81301 | 970.385.4219

## Roadway Sections

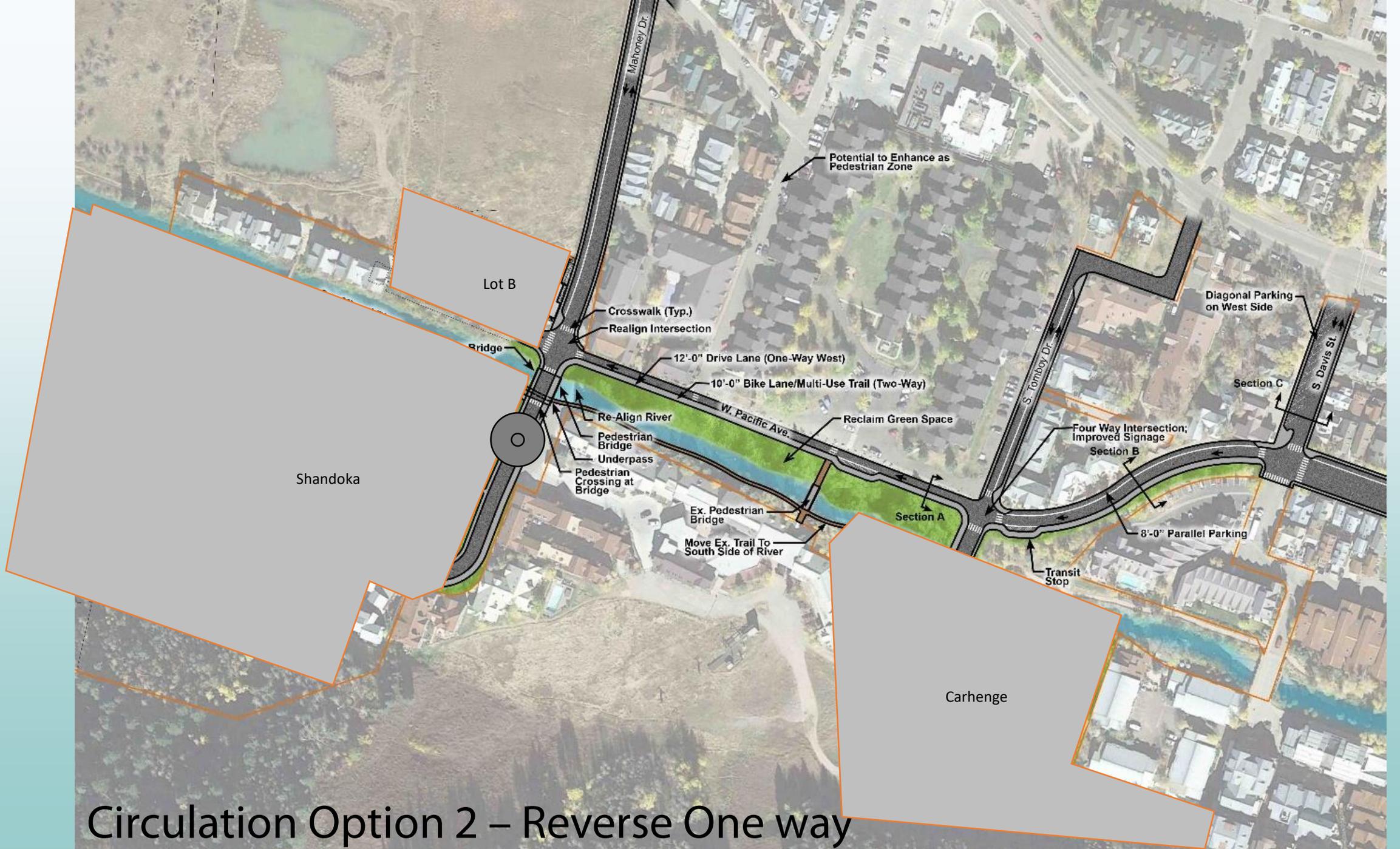
W. Pacific Ave. (btwn. Tomboy Dr. & Davis St.) - Section B; Existing Conditions



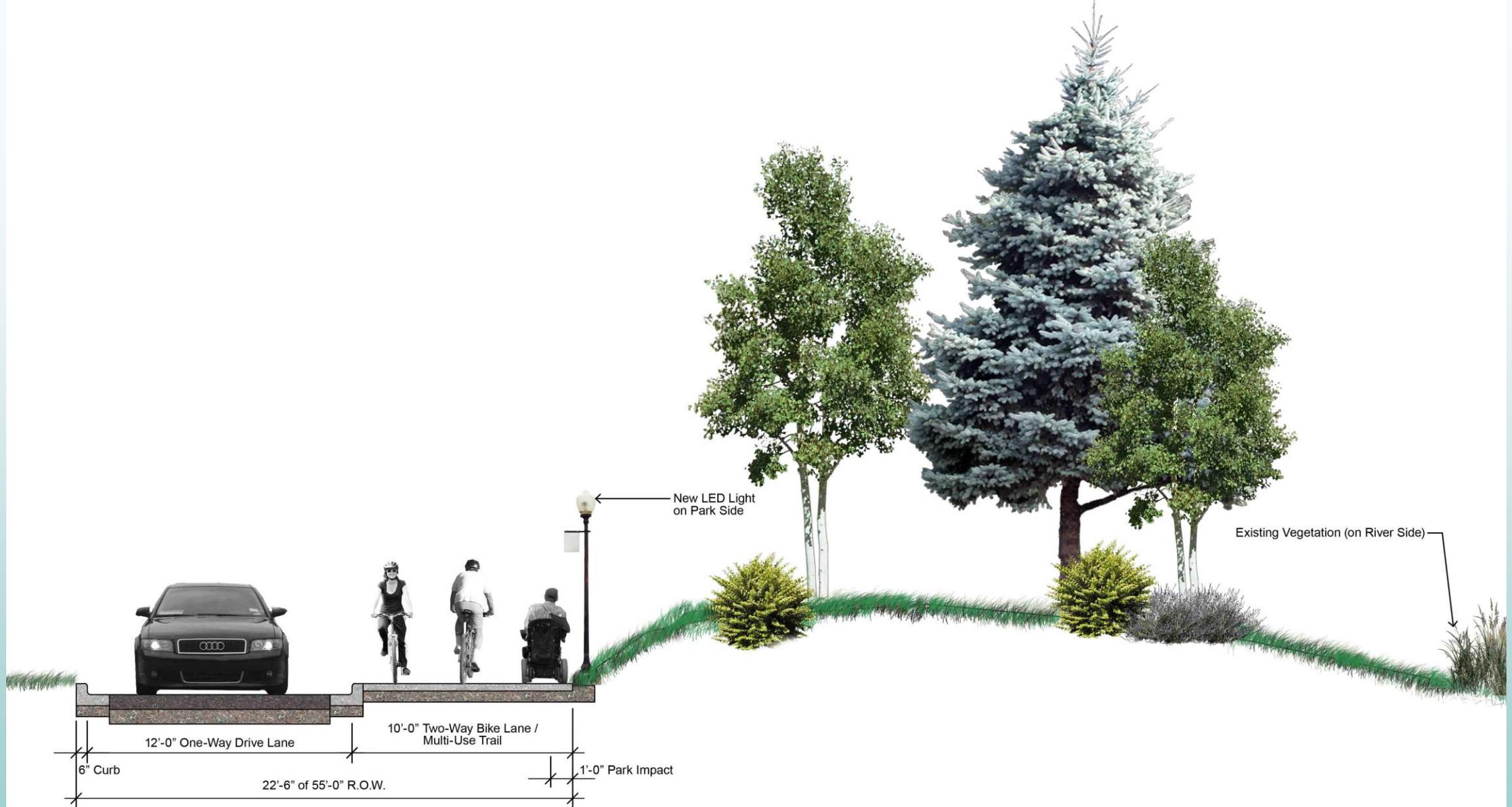
**DHM DESIGN** LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 URBAN DESIGN  
 1309 E. 3RD AVE., ROOM 23  
 DURANGO, CO 81301 | 970.385.4219

## Roadway Sections

W. Pacific Ave. (btwn. Tomboy Dr. & Davis St.) - Section B; Proposed Option 1



Circulation Option 2 – Reverse One way

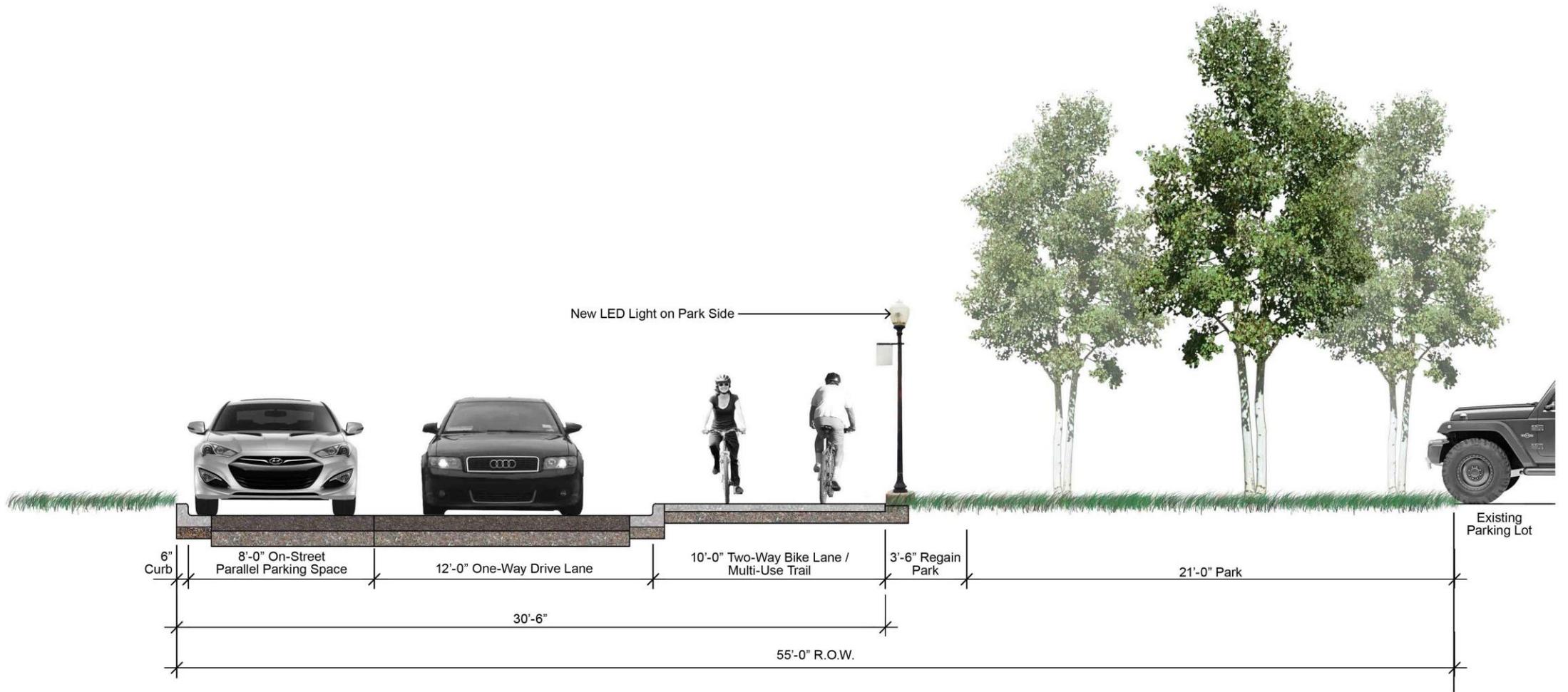


DHM DESIGN

LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN  
1309 E. 3RD AVE., ROOM 23  
DURANGO, CO 81301 | 970.385.4219

## Roadway Sections

W. Pacific Ave. (btwn. Mahoney Dr. & Tomboy Dr.) - Section A; Proposed Option 2



**DHM DESIGN** LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 URBAN DESIGN  
 1309 E. 3RD AVE., ROOM 23  
 DURANGO, CO 81301 | 970.385.4219

## Roadway Sections

W. Pacific Ave. (btwn. Tomboy Dr. & Davis St.) - Section B; Proposed Option 2

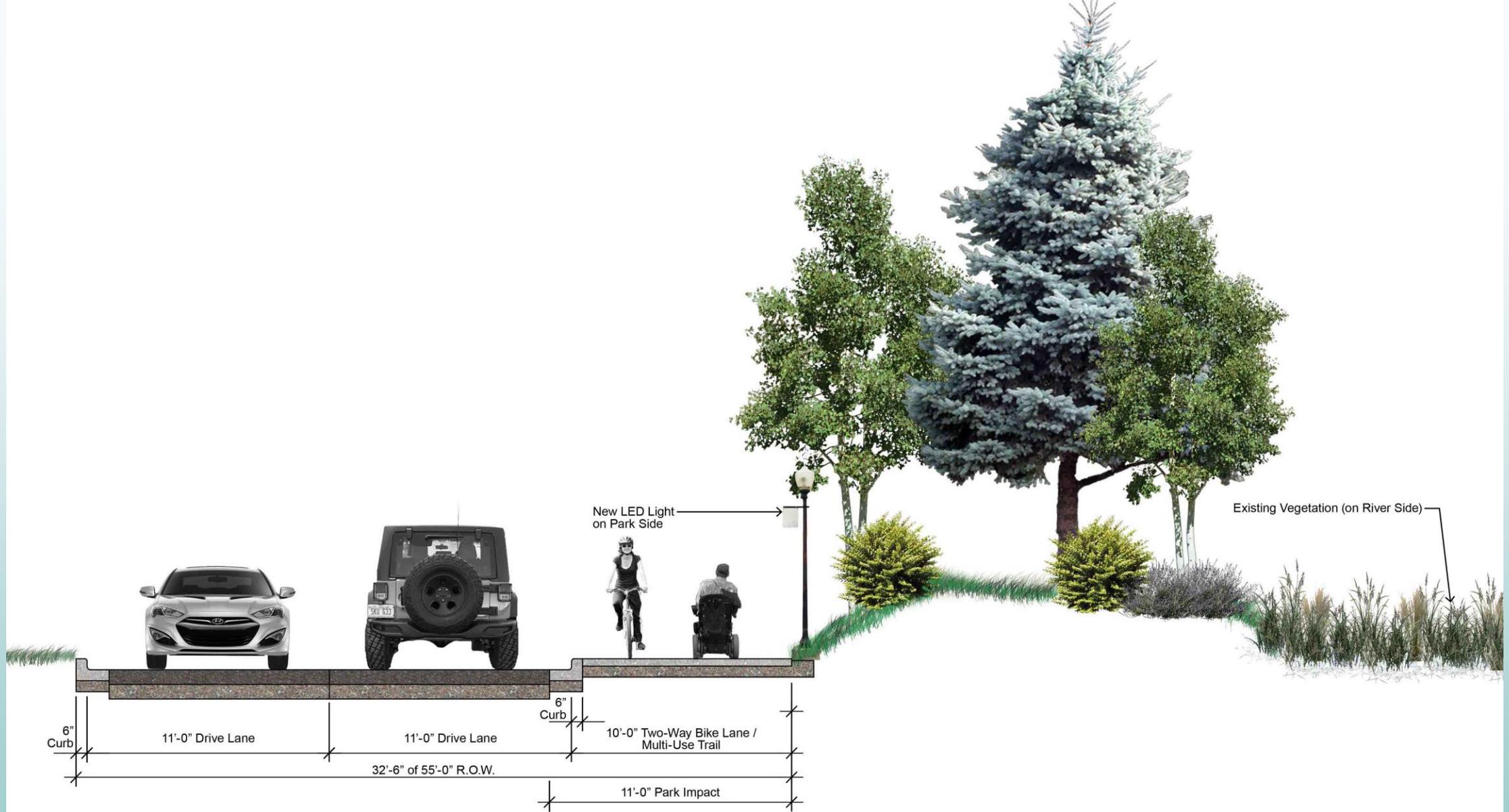
# Davis St.

Existing





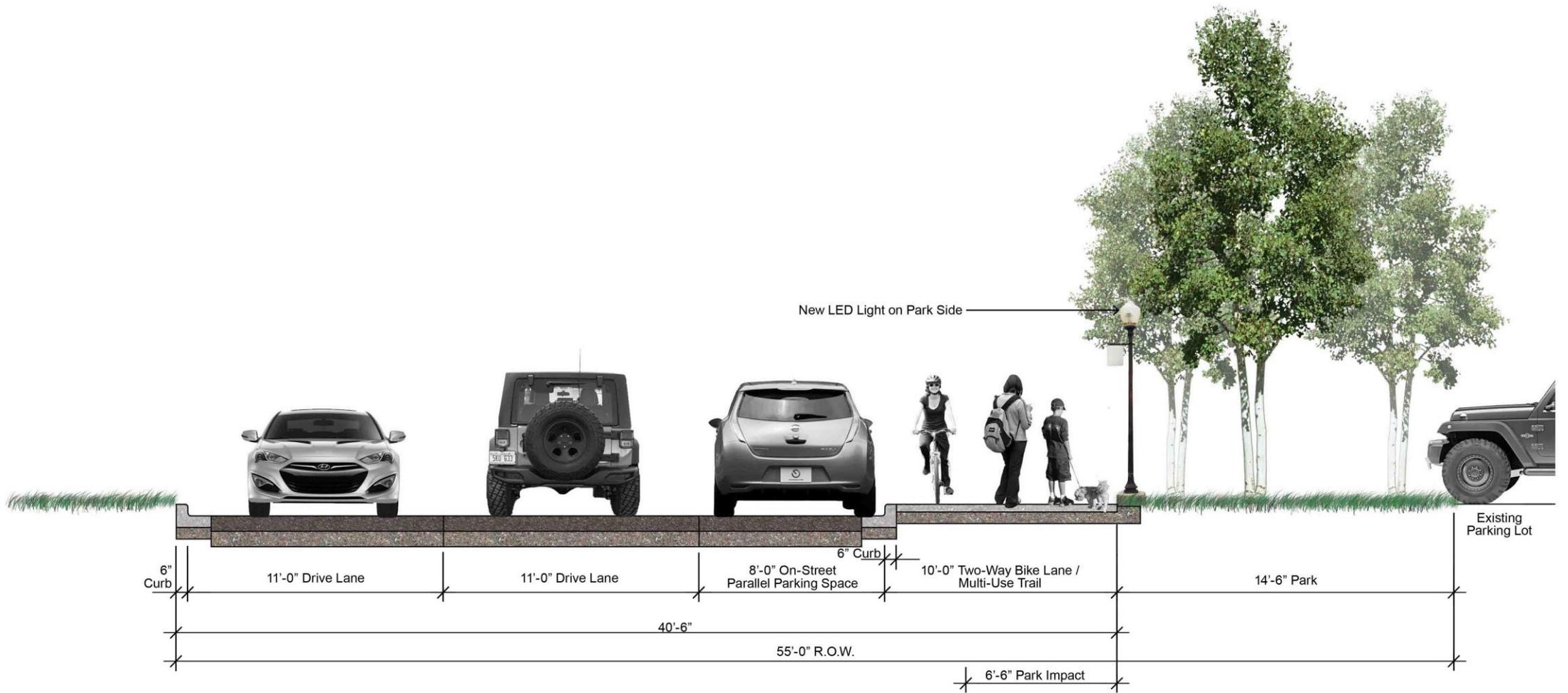
Circulation Option 3 – Two Way



**DHM DESIGN** LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 URBAN DESIGN  
 1309 E. 3RD AVE., ROOM 23  
 DURANGO, CO 81301 | 970.385.4219

## Roadway Sections

W. Pacific Ave. (btwn. Mahoney Dr. & Tomboy Dr.) - Section A; Proposed Option 3



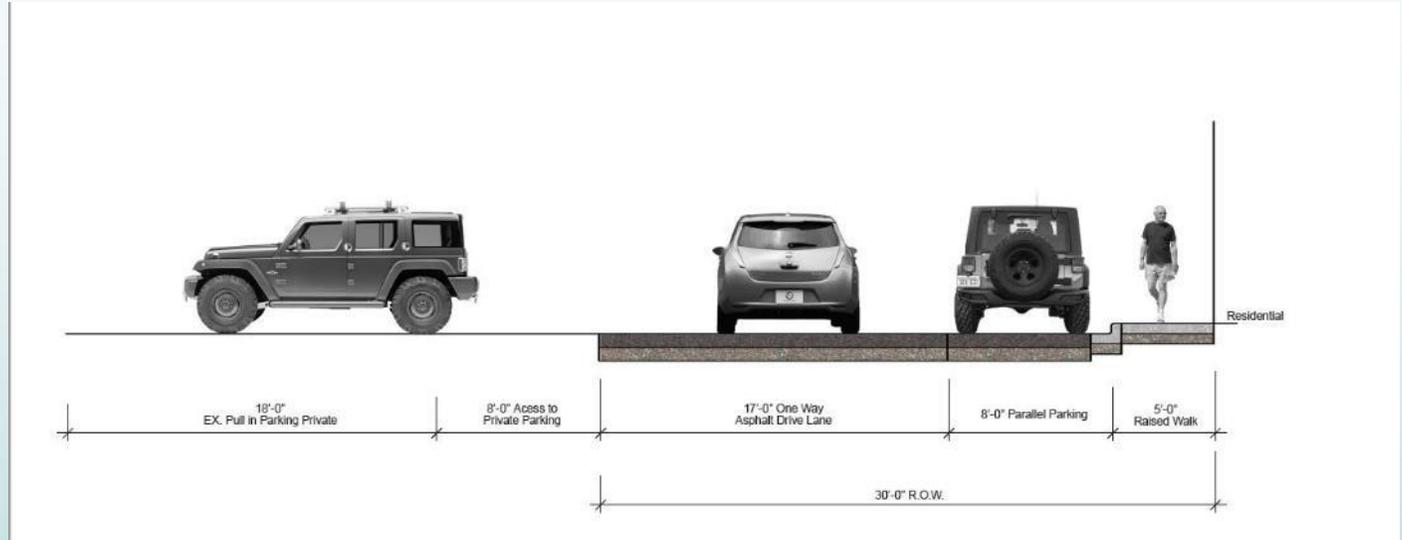
**DHM DESIGN** LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 URBAN DESIGN  
 1309 E. 3RD AVE., ROOM 23  
 DURANGO, CO 81301 | 970.385.4219

## Roadway Sections

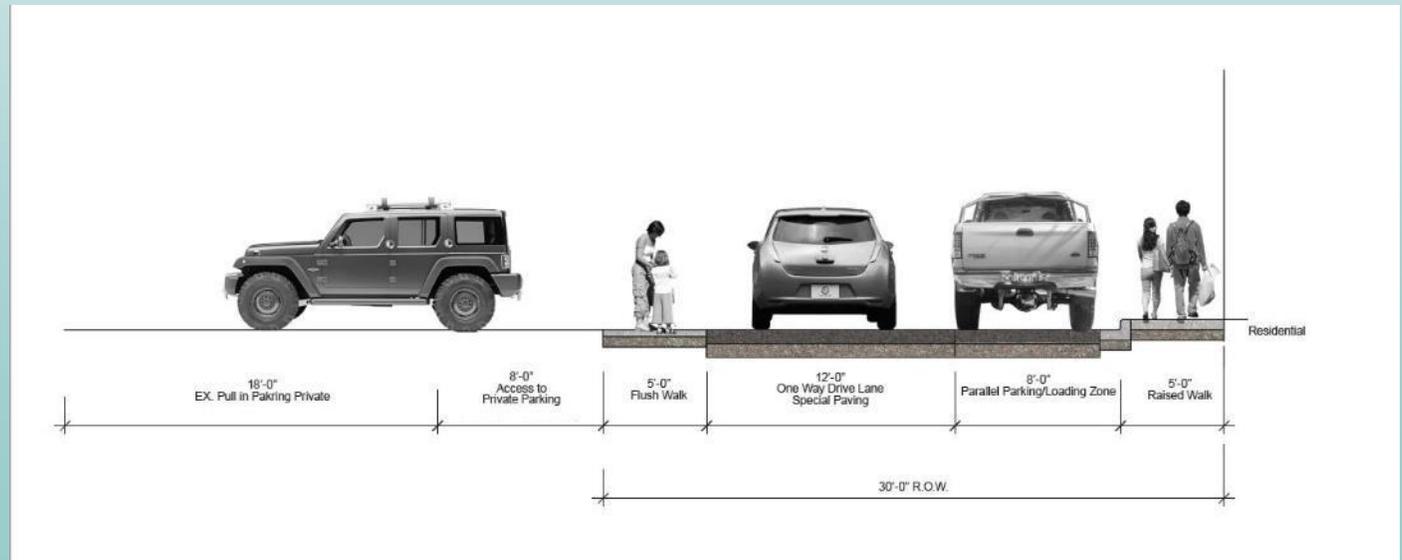
W. Pacific Ave. (btwn. Tomboy Dr. & Davis St.) - Section B; Proposed Option 3

# Tomboy Dr.

Existing



Proposed Option



# Tomboy Dr.







## Carhenge Land Use

- 150/200 Units
- Commercial/Mixed-Use at NW Corner
- Revenue Neutral Lodging for Community Groups
- Boarding House
- Buildings will be Self-Parked ( all required parking on site)

## Lot B South

- 15/25 Additional Units

## Virginia Placer

- 50/80 Additional Units
- Mix of Unit Types

## Shandoka Land Use

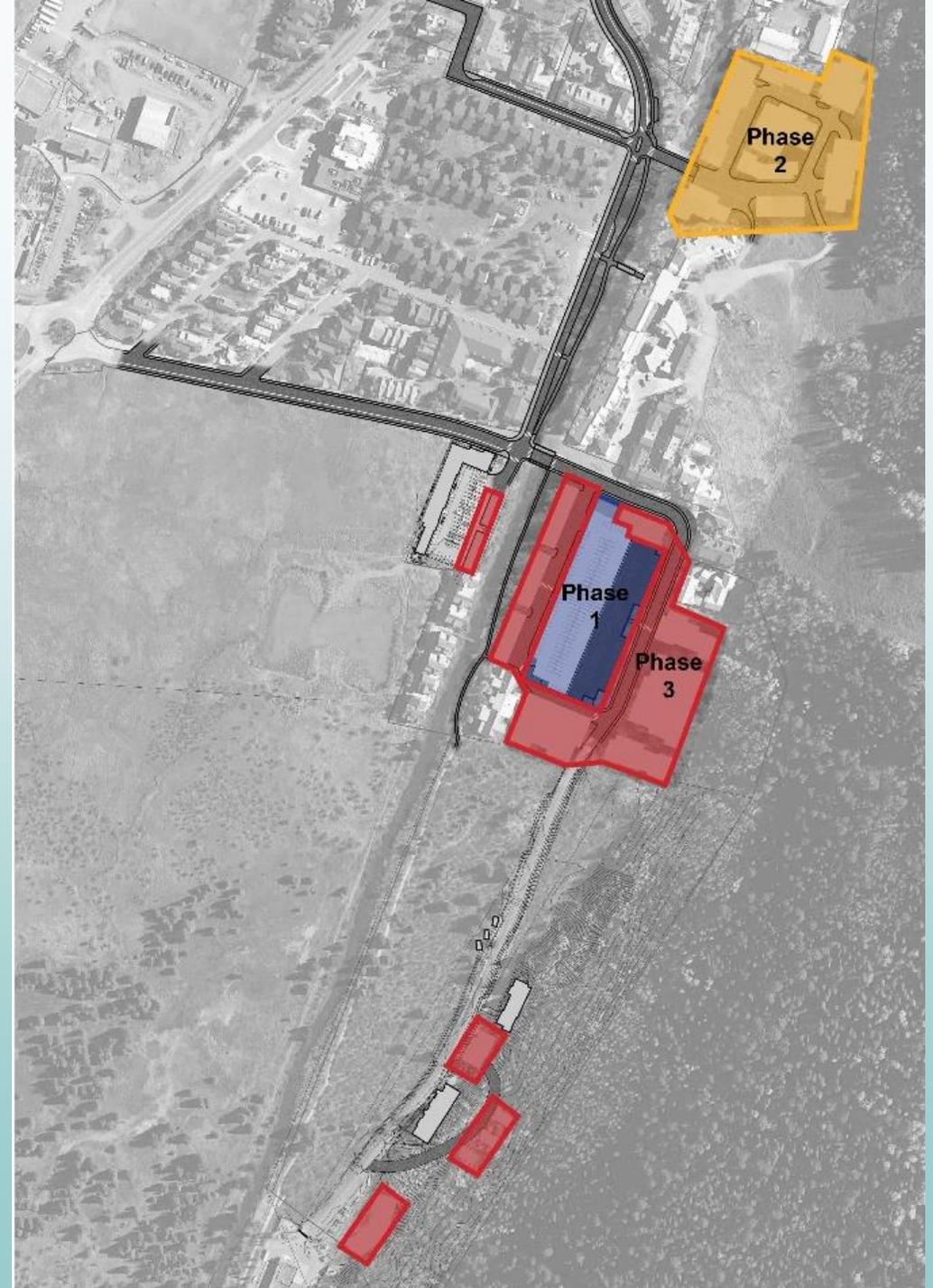
- 65/115 Additional Units
- Commercial/Mixed-Use at NE Corner
- Parking in Garage
- Fitness Center



CONCEPT 1

# Sequencing - Concept 1

- Build Parking Garage at Shandoka (proposed to hold approx. 700-750 cars)
- Build Housing at Carhenge (parking beneath housing; 1 parking space/unit)
- Build new Shandoka Housing Development along the San Miguel River and Mahoney Dr. (parking garage to be hidden within housing)
- Build Lot B South Housing
- Build Virginia Placer Housing
- Replace existing Shandoka units with denser housing as buildings age out





(Shandoka & Carhenge Areas)

- Neighborhood Commercial at NW Corner

# Parking Garage



# Livability



# Livability



## Carhenge Land Use

- 150/200 Units
- Commercial/Mixed-Use at NW Corner
- Revenue Neutral Lodging for Community Groups
- Boarding House
- Buildings will be Self-Parked ( all required parking on site)

## Lot B South

- 15/25 Additional Units

## Virginia Placer

- 50/80 Additional Units
- Mix of Unit Types

## Shandoka Land Use

- 65/115 Additional Units
- Commercial/Mixed-Use at NE Corner
- Parking in Garage at base of hill



# Sequencing – Concept 2

- Build new Shandoka Housing to accommodate existing resident counts
- Move residents from existing Shandoka to new buildings
- Demolish existing Shandoka Buildings; Build Parking Garage at Shandoka (proposed to hold approx. 500-600 cars)
- Build Housing at Carhenge (parking beneath housing; 1 parking space/unit)
- Build Lot B South Housing
- Build Virginia Placer Housing



# Sequencing - Option 2

## (Shandoka & Carhenge Areas)

- Dense Housing
- Integrated Parking
- Green Space



## Carhenge Land Use

- 200/250 Units
- Commercial/Mixed-Use at NW Corner
- Revenue Neutral Lodging for Community Groups
- Boarding House
- Buildings will be Self-Parked ( all required parking on site)

## Lot B South

- 15/25 Units

## Virginia Placer

- 15/25 Additional Units
- Mix of Unit Types

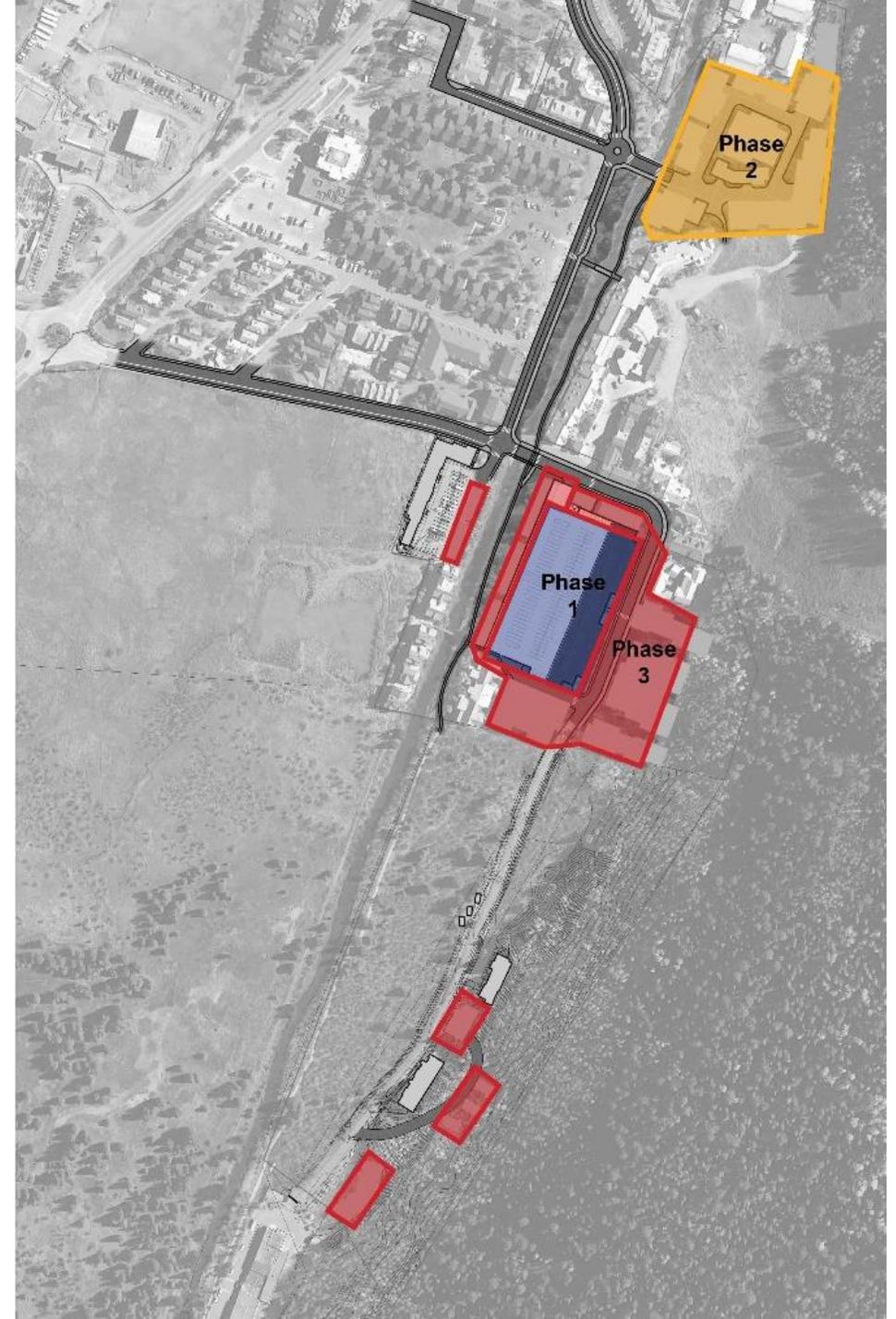
## Shandoka Land Use

- 120/170 Additional Units
- Commercial/Mixed-Use at NE Corner
- Parking in Garage



# Sequencing - Concept 3

- Build Parking Garage at Shandoka (proposed to hold approx. 900/950 cars)
- Build Housing at Carhenge (parking beneath housing; 1 parking space/unit)
- Build new Shandoka Housing Development along the San Miguel River and Mahoney Dr. (parking garage to be hidden within housing)
- Build Lot B South Housing
- Build Virginia Placer Housing
- Replace existing Shandoka units with denser housing as buildings age out



# Open House

## Stations

- Circulation
- Land-Use Concepts

## Next Steps

- Meet with Subcommittee to discuss public input
- Draft Master Plan Document –Posted on Website [www.TellurideSWAP.com](http://www.TellurideSWAP.com)