

VILLAGE OF TAOS SKI VALLEY / P & Z AGENDA ITEM

P & Z AGENDA ITEM: Taos Ski Valley Inc. application for Conditional Use to redevelop part of Tract E, (Parcel G / conceptual plan) for mixed use.

DATE: March 3, 2014

PRESENTED BY: Zehren and Associates Architects / Staff

STATUS OF AGENDA ITEM: New business

CAN THIS ITEM BE RESCHEDULED: Not Recommended

BACKGROUND INFORMATION:

PROJECT REVIEW:

Conformance with Village Master Plan and CVZ Core Conceptual Plan:

The proposed project is consistent with previously approved Core Area Conceptual Plan and Village Master plan, promoting a sustainable mixture of commercial, residential, and recreational land uses. The project accomplishes this ideal with the planned creation of a mixed-use commercial/residential development coupled with underground parking facilities, pedestrian plazas and open-spaces, while also working to create a base village environment that supports resort operations and provides a positive year round resident and visitor experience.

Project Density:

The proposed use is largely a replacement of existing mixed use which includes the following;

1. Total Gross Floor Area: 128,100 sf
2. Commercial Area: 7,450 sf (Ski retail and rental shop)
3. Skier Service Area: 8,900 sf (Lift ticket office, Ski School sales)
4. Skier Support Area: 3,100 sf (Storage and Service Areas)
5. Residential Area: 66,150 sf (40 new residential units – 18 lock-offs)
6. Parking: (59) Underground parking spaces

Amenities:

The following amenities are being proposed by TSV Inc. and will work to incorporate the idea that by creating high quality, enjoyable places, it is possible to promote a more complete skiing experience. This will allow Taos Ski Valley to compete with other ski resorts in New Mexico and Colorado, now and in the future.

1. Public Plaza at the Ski Beach
2. Public Plaza at the Stream Bridge
 - 8,500 sf Total Public Plaza Area
3. Pedestrian Walkway
4. Stream Bridge Crossing Relocation
5. Stream Corridor Path (Formerly Siberia Road)
6. Elevated Walkway
7. Stream Restoration of Lake Fork Stream bank / landscaping
8. Arrival and Drop-off reconfiguration
9. New Street-scaping: Surface paving, lights, fences, public spaces
10. New Furnishing: Benches, Trash, Bike Racks, Planters
11. New Directional Signage and Route Finding Assistance.

Water/Sewer Usage Estimates:

The project will replace existing uses and add a residential component and will not adversely affect the existing water and sewer service provided by the Village. Future projected flows are not anticipated to disrupt current ability to handle the additional use.

Building Height:

The proposed building height does not exceed the Village building height requirement of 48' measured from the eave to the datum point of a sloped lot. For developments located on a sloped lot with a slope change of up to 10', building height can be up to 10' higher than the 48' requirement, as measured from the datum point. The building height design for Parcel G meets all requirements of the zoning ordinance for a sloped lot in the Village Core.

Architectural Style:

The proposed architectural styling of Parcel G will draw reference from the surrounding buildings within the Village, as well as European alpine design, utilizing natural materials such as wood, stucco, stone, and glass expanses. In order to “animate the building mass” and “reduce apparent bulk,” the design calls for “windows and balconies” vertically aligned in order to create a tiered effect that essentially will break the building apart into separate segments or components.

Snow Storage/Landscaping Plan:

The proposed snow storage plan meets the requirements of Zoning Ordinance #14-30 by providing a more than sufficient ratio of snow harvest areas versus snow storage areas. The current proposed plan has 41,071 square feet of surface area that requires clearing and is providing 19,409 square feet of surface area allotted for snow storage. Snow storage is 47% of total snow harvest area.

Open Space Wetland Preservation:

The proposed project will work to restore portions of the Lake Fork Stream corridor that currently exist in a disturbed state (Siberia Road). Characterized in the developer's narrative as "one of the most significant aspects of the Parcel G redevelopment project," the Lake Fork Stream enhancement project will work to provide stream stabilization and riparian landscaping in order to create an open space area that allows for natural interactions between residents and nature, as well as increased connectivity within the Village Core.

Additionally, this project has already gone through the process of wetland mitigation and removal with approval from the U.S. Army Corps of Engineers last summer, on Parcel H (the Thunderbird Chalet lot). This subsequently created and enlarged a wetland expanse in the Kachina area. The mitigation project will allow the developers to utilize that area to provide a space for staging and construction management, as well as to create the new temporary, and future permanent, bridge-walkway.

Parking:

The proposed plan calls for a total of 58 parking spaces, which is equal to or greater than the parking requirement in Zoning Ordinance #14-30.

Fire/EMS Considerations:

In order to provide adequate considerations for Fire and EMS services, the proposed development has incorporated ideas from the Village Planning Office as well as from the Fire Chief in its fire protection engineering designs. A new dedicated fire hydrant will be placed at the intersection of Sutton Place and the newly developed river-walk area, which will work to serve the new Parcel G development. Additionally, the proposed design on the stairways will incorporate a vertical standpipe system as well as a sprinkler system in the stairways and garage area.

In conjunction with the new development, the Village of Taos Ski Valley planning to use water system development fees to install an 8" water protection loop to the south of the project, across the lift area. This line would then be finished and connected to the existing 6" line adjacent to the Edelweiss Condominiums.

RECOMMENDATION:

Staff recommends approval of the above items based on standards presented in Zoning Ordinance #14-30 as well as in the Draft Village Master Plan that was tentatively approved by the Planning & Zoning Commission in 2012. Staff feels that this development meets and exceeds those requirements, that it will work to complement existing Village architecture, and that it will be a benefit to existing and future developments in the Village Core.