

1st DRAFT

Taos Ski Valley

MASTER PLAN 2012



THE VILLAGE OF

Taos Ski Valley

VTSV Master Plan 2012- 1st DRAFT 2/3/12

Revised Master Plan Includes Village Core Redevelopment

Providing infrastructure and services to a World Class Ski Resort Community

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

The Village of Taos Ski Valley Master Plan (VTSV-Master Plan) establishes a public policy base that expresses the values and vision of our citizens and community. The Plan is intended to provide guidance to Village decision makers for decisions related to land use, growth, and related issues that affect the future of Taos Ski Valley. The Plan also provides a basis for the adoption of regulatory documents. The VTSV Master Plan is an over-arching document comprised of eight chapters, each dealing with an important aspect that contributes to the overall character and welfare of our village. Cumulatively, these chapters are intended to provide an evolving long-term vision for the future of our Village; enhancing our community's many assets while at the same time maintaining the character that is so treasured by its residents and visitors.

The original Village of Taos Ski Valley Master Plan (Master Plan) was developed during a community-wide charette held from February 16 through 22, 2006 at the Village of Taos Ski Valley. The Master Plan was developed in response to increasing development pressure in the Kachina Basin and Village Core areas of Taos Ski Valley. Since that time the Master Plan was revised and adopted by the Village of Taos Ski Valley (Village) in November of 2010. This 2012 revised Master Plan includes provisions for our community's pending Village Core redevelopment and related infrastructure improvements.

DEVELOPMENT ZONES - Our Master Plan designates seven development zones within the Village, each with their own land use and design standards.

These zones are:

- 1) Village Core Zone (VCZ);
- 2) Kachina Basin Zone (KBZ);
- 3) Amizette Zone (AZ);
- 4) Residential Neighborhoods;
- 5) Commercial Recreation;
- 6) Farming/Recreation; and
- 7) VTSV Municipal Zone

Within this 2012 Master Plan, land uses and design standards are identified to help our community guide and evaluate proposals for new development and redevelopment within the Village. In addition to defining the development zones, the Master Plan also outlines updated Village-wide goals, strategies and actions for implementing the Master Plan. With the adoption of this plan, the goals, strategies and actions contained within it will also serve as a guideline for additional Village actions. It will also provide a framework for the Village Council and the Village Planning and Zoning Commission's evaluation of new and re-development plans and proposals.

The large development and redevelopment projects referenced in this Master Plan will require anticipated expansion of our community's water system and anticipated waste water treatment plant, as needed to increase fire service supply and waste water plant capacity for community build out. The purpose of this policy, besides protecting the health and quality of the river environment, is to ensure the ongoing health and welfare of all Village residents and ensure that clean water and adequate wastewater service will be provided on an ongoing basis.



MASTER PLAN GOALS

The goals of this master plan are to:

- Define what the Village of Taos Ski Valley should be in 25 or even 50 years.
- Encourage a diverse and sustainable mix of hospitality, arts, entertainment, recreation, food & beverage and retail businesses combined with a mix of low to high end housing types, some employee housing and open space.
- Accommodate and encourage smart growth and redevelopment while protecting the Village's existing character, businesses, and residents.
- Improve the Village's visual character with distinct synergistic themes for each of the three primary community zones; Core Village, Kachina Basin & Amizette.
- Establish a cohesive Village-wide community walkway and trail system; as an enjoyable amenity that favors walkability and pedestrian traffic over vehicular traffic.
- Leverage growth and development within the VCZ to foster improvements throughout the Village.
- Create a stronger identity and character for the Village of Taos Ski Valley

It was these community-based goals that guided the master planning effort.



VTSV Master Plan 2012- 1st DRAFT 2/3/12

Providing infrastructure and services to a World Class Ski Resort Community

INTRODUCTION

The Village of Taos Ski Valley is a dynamic and diverse area with a rich history. Our residents, businesses, and visitors all share the valley with a plethora of flora and fauna special to this area; while also living, working, and enjoying the recreational possibilities that this magnificent area hosts.

Like many other small municipalities, the Village of Taos Ski Valley is facing significant new challenges as it enters a period of rapid change and development. To understand and respond to these challenges, this plan explores the village's past, its present, and its potential to create a proactive, community-based framework for future growth.

VISION

"The vision of the Village of Taos Ski Valley is to create a sustainable year-round community and economy based upon alpine resort related commerce by improving infrastructure, preserving our environment, and improving amenities for ourselves, our visitors and future generations."

PURPOSE

This Master Plan is an expression of the long-term community guidelines regarding the future development and physical form of the community. It contains maps, goals, development guidelines, and policies that are used to coordinate and implement land use decisions with other decisions about infrastructure, parks, recreation and open space, Village services, affordable housing supply and public resources such as air and water. The purpose of this plan is to provide guidance to the Village of Taos Ski Valley with regards to future development, mobility, infrastructure, open space, recreation development and redevelopment within the Village. This Plan also meets the requirements of the State of New Mexico, Section 3-19-9 NMSA, 1978.

The Master Plan has been revised to promote a year-round sustainable community that values public health, safety and the general welfare of the community with guidelines for both the conservation and development of community resources. Its purpose is to ensure that the livability of our village will be enhanced rather than weakened in the face of change. Inherent throughout the Plan is the concept of sustainability; meeting the needs of today's citizens in a manner that will also meet the needs of future generations. This Plan is intended to provide guidance needed to facilitate decision making by local officials and citizens of our community, as they are confronted by decisions that can affect the future of the Taos Ski Valley. This Plan is not meant to be a detailed blueprint for every future opportunity and proposal. As a living document, the Master Plan will continue to be updated and modified to meet the sustainable long-term needs and goals of our growing community.

HOW THE MASTER PLAN IS USED

Village decision-makers and staff, residents, and others working with the Village may use this Plan to describe a common understanding of the expectations of the community. Residents can use the Plan to learn about their Community, how it plans to enhance the high quality of life that residents and businesses enjoy, the unique visitor experience, and the Village's long-term plans for growth, development and prosperity.

The Village staff, the Village Council, the Planning and Zoning Commission and other decision-making or advisory entities within the Village can use the Plan as a guide to coordinate infrastructure, land use and other decisions. Those working with the Village can use the General Plan to help them understand the types and intensity of development that is appropriate for the Village of Taos Ski Valley.



BACKGROUND AND CONTEXT

HISTORY OF VILLAGE

The Village of Taos Ski Valley's early beginnings are based in mining. In the late 1600's, the Spanish mined the area until they were unable to extract any more ore. With new mining methods in the early 1900's the area was re-opened to mining. As early as 1905 the Rio Hondo district was advertised for mining of timber and ore (gold and copper) by the American Consolidated Mines Company, Fraser Mountain and San Cristobal Company. Mining continued to be the primary activity in the Village until 1906. Due to weather limitations, mining decreased and ended in 1919.

Shortly after World War II, Orville E. Pattison purchased land east of the Lake Fork reach of the Hondo River. The Pattison family still owns a large area of the Village of Taos Ski Valley. In the mid 1950s Ernie Blake arrived in the valley and developed the ski business, which created a demand for home sites and lodging. The Pattisons recognized this demand and began subdividing portions of their property into residential and commercial lots for sale. In the 1960's, they began to develop the lower village, by selling and leasing lots for homes in the core commercial area. In the early 1970's this group purchased water rights downstream and transferred them for consumption in the Ski Valley and worked with the Ski Valley Corporation (TSVC) to develop Kachina Village. The Pattisons have continued to be involved in the development of the Village through the present day.

The development of what is now Taos Ski Valley Resort was initiated by Ernie Blake in 1955. The first lift was installed in 1956, and in 1957 the first run was opened in the location of what is now Snakedance. In fall of 1957 a Poma ("platter") lift went up Al's Run and ended where Tower 8 of Lift One is now. Today, TSV is one of the premiere ski resorts in America, and remains one of the few family-owned and operated ski resorts in North America.

Skier Statistics 1991 - 2010

| Year | # of Skiers |
|---------|-------------|
| 2009-10 | 256,879 |
| 2008-09 | 241,115 |
| 2007-08 | 219,002 |
| 2006-07 | 208,187 |
| 2005-06 | 158,000 |
| 2004-05 | 237,000 |
| 2003-04 | 224,000 |
| 2002-03 | 249,000 |
| 2001-02 | 201,000 |
| 2000-01 | 235,000 |
| 1999-00 | 163,000 |
| 1998-99 | 264,000 |
| 1997-98 | 285,000 |
| 1996-97 | 271,000 |
| 1995-96 | 213,000 |
| 1994-95 | 364,000 |
| 1993-94 | 355,000 |
| 1992-93 | 309,000 |
| 1991-92 | 307,000 |

CONTEXT AND SETTING

The Village of Taos Ski Valley is located within the Carson National Forest, approximately 19 miles northeast of the Town of Taos. The Wheeler Peak Wilderness Area borders much of the Village on the south. Wheeler Peak, located within the Wilderness Area, is the highest peak in New Mexico (elevation 13,161') and is located approximately 1 1/2 miles south of the Village boundary. Other nearby natural statewide attractions include Williams, Horseshoe and Lost Lakes. In fact, Williams Lake Trail is the most popular trail in the state of New Mexico, drawing many visitors to the Village during all months. North and west of the Village is the Columbine Hondo Wilderness Study area. Local spring/summer/fall recreation opportunities include fishing, hunting, camping, hiking and mountain biking. Winter activities include snowshoeing, snowmobiling, skiing, and snowboarding. Taos Ski Valley Corporation has operated their resort business on Forest Service land under a special use permit since 1955. Today, Taos Ski Valley offers a vital alpine mountain component of the internationally acclaimed "Taos experience" where residents and visitors can experience a unique blend of world renowned art, culture and recreation.

The steepness of the Valley and the narrow developable area provide a close interface with the natural environment. The Valley's diverse terrain varies from riparian habitat to alpine tundra. These habitats include over 250 different plant species, and a plethora of birds and animals that make their home in these mountains and valleys. It is this diversity of plant and animal life that greatly contributes to the beauty and uniqueness of the area.

Taos Pueblo Reservation is located less than two miles south of the Village, adjoining the Wheeler Peak Wilderness area boundary. The Pueblo was represented through out the planning process. During this process, the Pueblo voiced concerns that as the Village grows and recreational use in the Wheeler Peak Wilderness increases, the Pueblo will continue to experience a growth in trespassing and other unwanted impacts on Reservation land and the water quality of the Rio Hondo.

Taos Ski Valley offers over 1,195 skiable acres in the Carson National Forest with an average annual snowfall of 305". There are 110 trails with 24% beginner, 25% intermediate and 51% expert terrain. Taos Ski Valley has 12 lifts with a 2,612' lift-serviced vertical drop or 3,244' vertical drop from the hikeable Kachina Peak terrain.



LAND USE, INFRASTRUCTURE AND DEVELOPMENT

Before incorporation, the Village area was governed by Taos County regulations regarding subdivisions (based on New Mexico State law) and building permits were issued by the County. In 1971, a Comprehensive Plan for the Twining - Amizette area, prepared by The Architects based in Taos, was presented to the Taos County Commission. Although this plan was not adopted by the County, the research and the participation by members of the community helped formalize the beginnings of a unified approach to the future development of the area, and served as an important basis for the work done by our community's Planning and Zoning Commission in the preparation of our community's Master Plan. The most recent subdivision approved by the County within the Village was in 1972.

At the time of incorporation, the major activity in the Village area affected by Taos County regulations involved the issuance of building permits. Upon incorporation in 1996, the Village of Taos Ski Valley adopted a Subdivision Ordinance, an Interim Comprehensive Plan and an Interim Zoning Ordinance. A final Comprehensive Master Plan along with Zoning and Subdivision Ordinances were adopted by the Village. The Zoning Ordinance has been modified to include sign and lighting regulations. Finally, the Planning and Zoning Commission adopted the 2010 revision to the Comprehensive Master Plan in November 2010.

Historically, the Village has approved land use plans based on its zoning ordinance, on an incremental basis, and established density and intensity with each development approval. This approach was appropriate to the Village when development was not tied to common infrastructure and the extent of development had minimal impact on natural and community resources such as fire and emergency services. As the number of transient and residential units has increased, the Village is increasingly challenged with meeting the demands of providing quality infrastructure and services to the citizens of VTSV and its visitors as well as ensuring that new development preserves and does not degrade the quality of the built and natural environment.

Currently, the Village encompasses 2.36 square miles. The base elevation of the Core Village area is 9,207 feet. The Kachina area is located at approximately 10,200 feet. Over the past decade approximately two new single family residences a year have been constructed. As of 2010, Taos Ski Valley included 135 residences, 214 condominiums, 55 suites and 91 hotel rooms. The Village's full time population totals 57 residents. When all transient units are fully occupied, the Village's full- and part- time population is approximately 2,000 residents. Public Safety, water and sanitation service is provided by the Village. Fire and

Emergency Services are staffed by volunteers and provided by the Village.

Today, the Village is composed of residential neighborhoods and three main mixed-use areas; the Amizette Subdivision, the Village Core Zone and the Kachina Basin.

The Amizette Subdivision was the original developed area, located in the narrow canyon along both sides of the S.R. 150 and the Rio Hondo. Currently this area is predominantly occupied by residential and hotel uses.

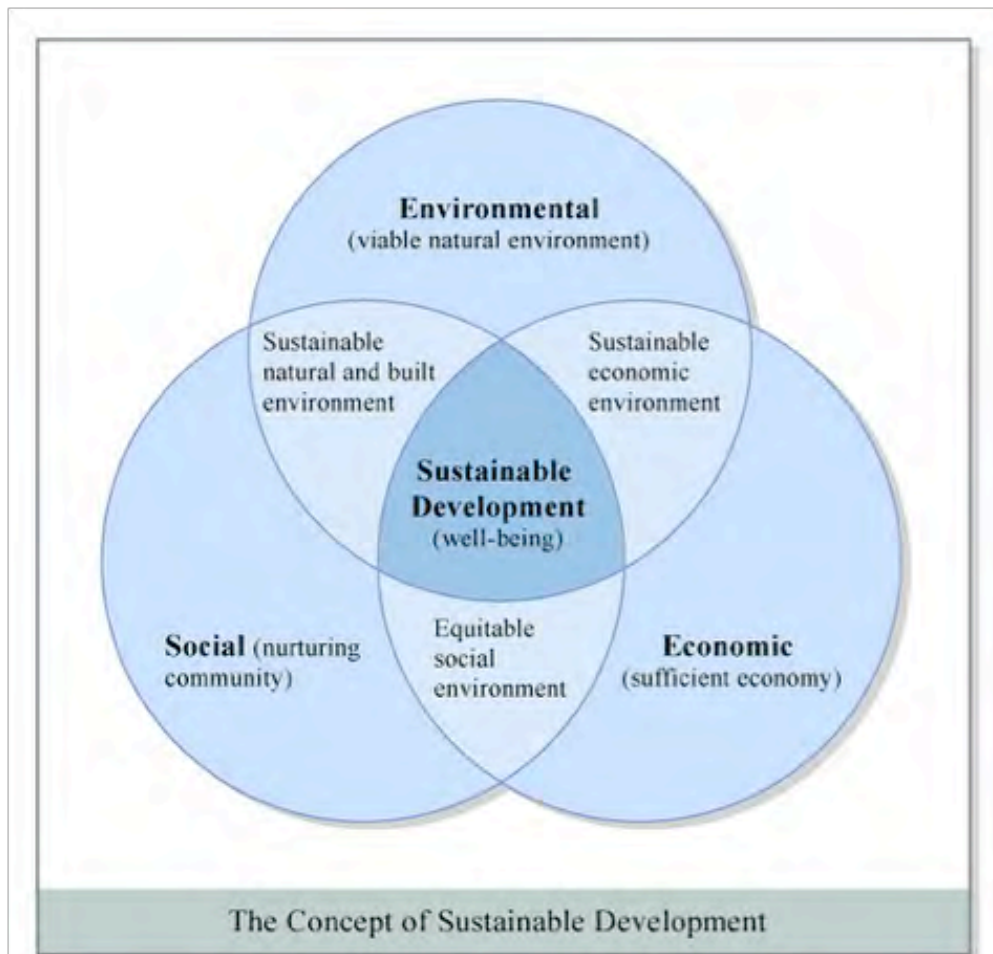
The Village Core Zone houses the Ski resort base operations, ticket sales, ski school, retail, and the bulk of our community's primary resort hotels; including the Edelweiss, Snakedance, Sierra Del Sol, St. Bernard.

The Kachina Basin Area is located at the base of the Kachina lift, and includes the mixed-use Kachina Subdivision, the Blue Jay Ridge residential lots and contiguous mixed-use properties identified as the Kachina Center in the 2010 Master Plan. This area is located at 10,200 feet and includes the Kachina Wetland Park. Current development includes the Phoenix, the Bavarian Restaurant & Lodge, the Wheeler Peak Condominiums, two single family homes and six duplex condominium chalets. The potential for development in this area, established initially by the increased lodging capacities has resulted in significant request for retail and commercial development in this area. The Village, given its current water system and wastewater treatment capacity, will not likely be able to accommodate a majority of these new requests until our community's existing water system and waste water treatment plant are expanded in the future. Any large-scale new mixed-use development in the Kachina Basin will also have to address a concern about traffic flow along Twining Road that would occur as a result of the build out development of this area.

The Village had a vehicular and pedestrian circulation study conducted by a private consulting firm. This study and the other inputs to the Planning & Zoning Commission resulted in the adoption of a 20-year Capital Improvement Plan. This Plan addresses the proposed improvements on a 5, 10, and 20 year planning period.

The Ski Valley Corporation permits hiking along the Rubezahl Return Trail during the off-season. This trail provides a connection between the Village Core and the Kachina Area. Other hiking/pedestrian trails within the Village include the J.R. Memorial Trail. This trail is envisioned as a central spine of the Village pedestrian network. The existing TSV Rubezahl Return Trail and the Williams Lake Trail provide a continuous pedestrian connection that extends the full length of the Village. The Village envisions that pedestrians and hikers would be able to access the trail from numerous points; connecting parks, trailheads, and resort destinations throughout the Village.





SUSTAINABILITY AND STEWARDSHIP

The Village of Taos Ski Valley has an opportunity to become a model example of sustainable community development. A sustainable community is one that is economically, environmentally, and socially resilient and healthy. It meets challenges through integrated solutions rather than through fragmented approaches that meet some goals at the expense of others. And it takes a long-term perspective—one that's focused on both the present and future, well beyond the next budget or election cycle. As a result, a sustainable community manages its human (social), natural (environmental), cultural (social) and financial (economic) resources to meet current needs while ensuring that adequate resources are equitably available for future generations. Sustainable development and community well-being evolves out of a balanced relationship between environmental, social, and economic resources and values. Our sustainability program for the Village of Taos Ski Valley needs to consider the following:

Renewable Energy Recommendations will encourage the use of active & passive solar, groundwater-source geothermal, woody biomass and wind resources as a means for conserving non-renewable resources.

Land Use Recommendations will encourage higher density development and cluster development to promote a more pedestrian friendly community for convenient walking, biking, and transit use.

Parks, Recreation & Open Space Recommendations will promote the manifestation of new activities and open spaces, including a river walk area that will invite residents and visitors to experience the Village in a new manner. New facilities should include provision for restoring and enhancing the stream habitat for a community fisheries project that could substantially help our community to achieve sustainable business opportunities in the spring/summer and fall.

Village Core Zone Planning & Design Recommendations will help create Village infrastructure that supports walking, community life in balance, and aesthetically beautiful places that instill civic pride, stewardship and community prosperity.

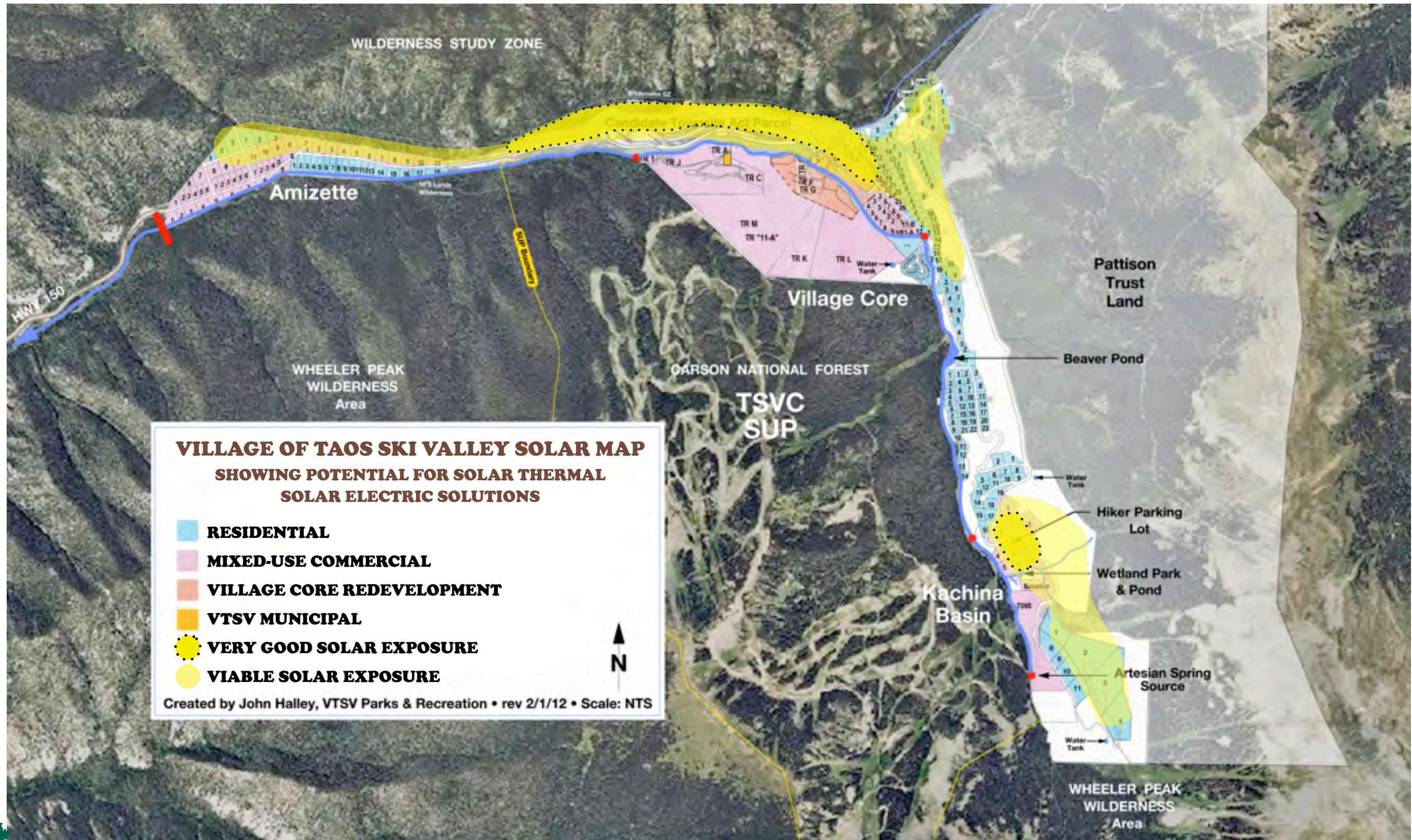
Preservation Recommendations will minimize new construction in favor of adaptive reuse and retrofitting. Also, it will work to preserve and enhance the riparian habitat zone along the watersheds. Most importantly, it will support the preservation of the community's important character, history and culture.

Housing & Economic Development Recommendations will provide opportunities for residents, businesses and employees to minimize potential displacement; while at the same time growing a more permanent and vibrant year round community of residents.

Transportation Recommendations will promote alternatives such as public transportation and a Village shuttle system that will reduce driving, improve air quality, promote health, and allow residents to save money.

Cultural Resource Recommendations will promote the manifestation of comprehensive arts and entertainment opportunities; providing a sustainable cultural diversity and heritage for our Village.

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PLANNING CONSIDERATIONS

Throughout the planning process in 2006, residents and stakeholders were asked to identify the areas that they felt should be addressed in the Master Plan. These comments are listed below and are generally grouped into eight general areas. These comments represent a diversity of views, not all of which were carried forward into the Master Plan.

1 - PLACE-MAKING

- Maintain the distinctive Village character.
- Increase number of year round residents by creating a four-season resort community.
- Create a community visitor's center in a central Village location for orientation information and way-finding.
- Expand recreation opportunities by developing facilities for summer activities such as camping and hiking.
- Promote the natural and other amenities that are in the Village.
- Develop an area for snowboarding.
- Recreation development on private land.
- Preserve green space within development areas.
- Mixed-use development.
- Develop Hondo/Bull-of-the-Woods areas.
- Add culture with comprehensive arts and entertainment programs

2 - SERVICES

- Increase sewer service areas and sewer capacity.
- All homes in the Village should be on Village sewer.
- Enhance emergency services.
- Get natural gas service for the Village.
- Provide Fiber optic service for the Village.

3 - CIRCULATION

- Require easements to construct the public trails plan.
- Develop a pedestrian circulation plan.
- Provide appropriate street lights.
- Consider people moving options such as cog railroad, gondola or funicular.
- Expand the Taos airport.
- Examine the potential for a bypass to Kachina Road.

4 - REGULATORY

- Simplify the permitting process and development process.
- Allow the transfer of development rights.
- Consider land swaps with Forest Service.
- Revise ordinances.

5 - ENVIRONMENTAL

- Manage growth in the Village.
- Limit development in the Village.
- Limit density in the Village.

- Protect the environment.
- Attract younger residents to the Village.
- Consider wildlife corridors within development areas.
- Require development to pay its fair share for infrastructure and services.
- Develop a storm water runoff management plan.
- Development on steep slopes above Kachina could compromise safety of lower development.

6 - SAFETY

Healthy forest (urban interface)

7 - PLAN CONCEPTS

Some comments from the public during the Charette were provided on planning concepts presented during the Charette for the Big Horn and Kachina Areas. The Kachina Area Plan included mixed use developments of two to three stories located on the north and south sides of the wetlands. The southern development, focused around the existing Bavarian, opened onto the Kachnia lift and included a skating area. The northern development was more residentially oriented, and included a ground level commercial plaza. A walking path, on the west side of the Wetland Park, connected the two areas. The main access to most of this development uses existing roadways. The Big Horn plan included approximately 900 single family residential units in several developments. Most, if not all of this development would occur over 10,200 feet and required new roads for access.

KACHINA PLAN

- Prefer to see less density in Kachina (III)
- Density (15du/acre) too high
- Kachina area is a delicate environment .preserve

BIG HORN PLAN

- Public input indicated proposed Big Horn densities are unrealistic
- Big Horn and Bull of the Woods are extremely sensitive areas to develop (as is most of the Village)
- South facing snowboarding ill-conceived

8 - GENERAL COMMENTS

- Village needs architectural guidelines
- Village needs development guidelines
- Clustered development good idea
- Need a balance of housing options
- Provide landscape guidance

“The emphasis should be to create a year-round economy based upon resort-related commerce by improving the infrastructure, preserving the environment, and improving the infrastructure, preserving our environment and improving amenities for residents and visitors.” By November 2010, we already addressed many of these issues and some of them may not be relevant.



GOALS AND ACTION PLAN

1. MASTER PLAN GOALS

New development shall ensure that adequate public facilities are available to serve its needs and that public facilities for community and open spaces exist.

1.1 MASTER PLAN ACTION - Developer must ensure that adequate public facilities exist to serve proposed development. "Adequate public facilities" shall include but are not limited to water, sewer and road capacity as well as fire protection and EMS services.

1.2 MASTER PLAN GOAL - Growth should pay its own way; i.e. the costs for new public infrastructure, installed to specifically serve a new development, should be paid by development. Additionally, all costs to the Village to review new development proposals including but not limited to engineering, legal review and administrative costs should be borne by developer...Other public facilities should be developed in partnership with the Village.

1.2 MASTER PLAN ACTION - New development must provide financial commitments for public infrastructure prior to recording a final plat. Additionally, development fees should be adopted to more accurately calculate actual costs to Village to review new development proposals.

2. COMMERCIAL DEVELOPMENT

2.1 COMMERCIAL DEVELOPMENT GOAL - Preserve, promote and protect the economic vitality of the community by encouraging a year round resort community that also supports winter sports activities.

2.1 COMMERCIAL DEVELOPMENT ACTION - In cooperation with local landowners, carefully plan the Central Business District redevelopment and include the following elements:

1. Adequate infrastructure that is mostly underground.
2. Streetscapes (sidewalks, lights, Street trees, etc.).
3. Pedestrian friendly design that includes open space.
4. Building heights and massing that fit within the appropriate view corridors.
5. Create areas of snow storage.

2.2 COMMERCIAL DEVELOPMENT GOAL - Create a balance of residential and commercial development in both the Central Business Districts and Kachina Center.

2.2 COMMERCIAL DEVELOPMENT ACTION - The current subdivision ordinance and zoning ordinance encourage cluster development and overlay zones for mixed use. Developers are encouraged to add these concepts to their development.

2.3 COMMERCIAL DEVELOPMENT GOAL - Develop Kachina Center in a manner consistent with these goals and consistent with the Village's zoning and subdivision regulations. Kachina Center should creatively limit vehicular traffic through the Village core.

2.3 COMMERCIAL DEVELOPMENT ACTION -Continue to work with Kachina Center landowners in developing a Kachina Center Master Plan.

3. RESIDENTIAL DEVELOPMENT

3.1 RESIDENTIAL DEVELOPMENT GOAL - To limit the amount of tree cutting, erosion, stream damage and other detrimental effects to the natural environment as a result of residential development.

3.1 RESIDENTIAL DEVELOPMENT ACTION - Village's P & Z Commission and Staff will continue to research and develop ordinances that address the following:

1. Zoning districts that reduce environmental impacts, concentrate development and promote open space.
2. The creation of criteria for development on lots with steep slopes that minimize cut and fill as well as tree cutting.
3. Create guidelines whereby newly developed lots are fire-wise while retaining a maximum amount of natural foliage and trees.
4. Create areas of snow storage.

3.2 RESIDENTIAL DEVELOPMENT GOAL - Create mechanisms whereby the Village's workers as well as Fire and EMS volunteers are able to live in the Village.

3.2 RESIDENTIAL DEVELOPMENT ACTION - Adopt incentives for developers to include affordable housing in all new subdivisions such as inclusionary zoning, cost offsets, impact fees, state and federal grants and tax incentives.

4. TRANSPORTATION/TRAIL SYSTEMS

4.1 TRANSPORTATION/TRAILS GOAL - The Village will continue to improve roads in the community by improving the surface condition and drainage, and will work to create more trails.

4.1 TRANSPORTATION/TRAILS ACTION - New development should include a traffic plan that reflects its impact on Village roads. Have developers submit plans with each development proposal on how pedestrian and vehicular traffic can be minimized on steep Village slopes.

4.2 TRANSPORTATION/TRAILS ACTION - TRAILS GOAL Study the feasibility of improving the Kachina High Road for year-round use. Also look at ways to improve Phoenix Switchback. Develop a recreational trail system within the Village that connects to wilderness areas as well as creating a link between Amizette, Central Business District and the Kachina Center.

4.2 TRANSPORTATION/TRAILS ACTION - Require construction of public trails, according to a community trails plan, as a component of new development.

4.3 TRANSPORTATION/TRAILS GOAL

Develop an alternative ingress/egress for the Kachina Center.

(add circulation plan) – caption: The Plan considers the addition of a Gondola between the Village Core and Kachina Center. Alternate roadways, such as a bypass connecting to the Kachina High Road were examined, but determined to be unbuildable without trespassing into the Colombine/Hondo Wilderness Study Area.

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GOALS AND ACTION PLAN (cont.)

5. WATER AND SEWER INFRASTRUCTURE

5.1 WATER AND SEWER GOAL - The Village shall only allow development that can connect to the Village's water supply and to the Village's wastewater treatment system.

5.1 WATER AND SEWER ACTION - Extend lines to new and existing development in an orderly fashion and make sure that any new development does not expect to have discharges that will result in exceeding the capacity of the wastewater treatment system, even if the lines can be extended.

5.2 WATER AND SEWER GOAL - Improve the wastewater treatment system to meet current and future needs.

5.2 WATER AND SEWER ACTION - Explore treatment alternatives and financing to implement those alternatives chosen.

5.3 WATER AND SEWER GOAL - Decommission all septic systems.

5.3 WATER AND SEWER ACTION - Extend sewer lines throughout community according to Village's Sewer Line Extension Master Plan. Require residents with septic systems to connect to sewer lines when line is adjacent to property or within 150 feet.

5.4 WATER AND SEWER GOAL - Create a water distribution and sewer collection system that includes Amizette.

5.4 WATER AND SEWER ACTION - Begin negotiations for water and sewer line easements in Amizette and acquire property for lift and pump stations.

5.5 WATER AND SEWER GOAL - Improve fire suppression measures throughout the Village.

5.5 WATER AND SEWER ACTION - Develop program to add fire hydrants throughout the Village where existing fire hydrants exceed maximum permitted separation.

6. ENVIRONMENTAL

6.1 ENVIRONMENTAL GOAL - Preserve, protect and maintain Village's high water quality.

6.1 ENVIRONMENTAL ACTIONS - Identify sources of non-point pollution and to develop mitigation measures to limit negative impacts on local waterways. Study should include Best Management Practices (BMPs) to control erosion from construction sites.

6.2 ENVIRONMENTAL GOAL - Conserve potable water

6.2 ENVIRONMENTAL ACTIONS - Promote the use of water conservation through energy-wise appliances such as low flow toilets and washing machines.

Caption for photo - Vegetation native to Taos Ski Valley should be protected from invasive plant species.

Caption for photo 2 - Development should respect slopes, development should existing vegetation and views.

7. ECONOMIC DEVELOPMENT

7.1 ECONOMIC DEVELOPMENT GOAL - Create a sustainable year-round economy.

7.1 ECONOMIC DEVELOPMENT ACTION

1. The Village will work with broadband providers to bring greater broadband internet access to the Village.
2. Once Action 1 is achieved, the Village will work with the Chamber of Commerce to promote the Village of Taos Ski Valley as a place where people can conduct their business while residing in or visiting the community, promoting the Village as a "home office" community.
3. The Village will work in cooperation with the Chamber of Commerce to promote increased summer tourism in Taos Ski Valley.

7.2 ECONOMIC DEVELOPMENT GOAL - Create a focal point that establishes Taos Ski Valley as a visitor destination for local, regional and national events pertaining to arts and recreational activities.

7.2 ECONOMIC DEVELOPMENT ACTION - Partner with TSV, Inc. and other private companies in constructing venues such as a conference center or music amphitheater to promote year-round cultural, entertainment and recreational events.



REGULATORY PLAN

OVERVIEW

This plan creates six development zones; Village Core, Kachina Basin, Amizette, Commercial Recreation, Neighborhood, and Farming/Recreation. Within each of these districts, the regulatory plan provides development and design requirements that is in keeping with that area's unique topography, environmental considerations, viewshed, slopes and unique community character.

(add Zoning and Regulatory Plan)

DEVELOPMENT ZONE/DISTRICT MAP KEY

Commercial

Village Core

Commercial/Recreational

Neighborhoods

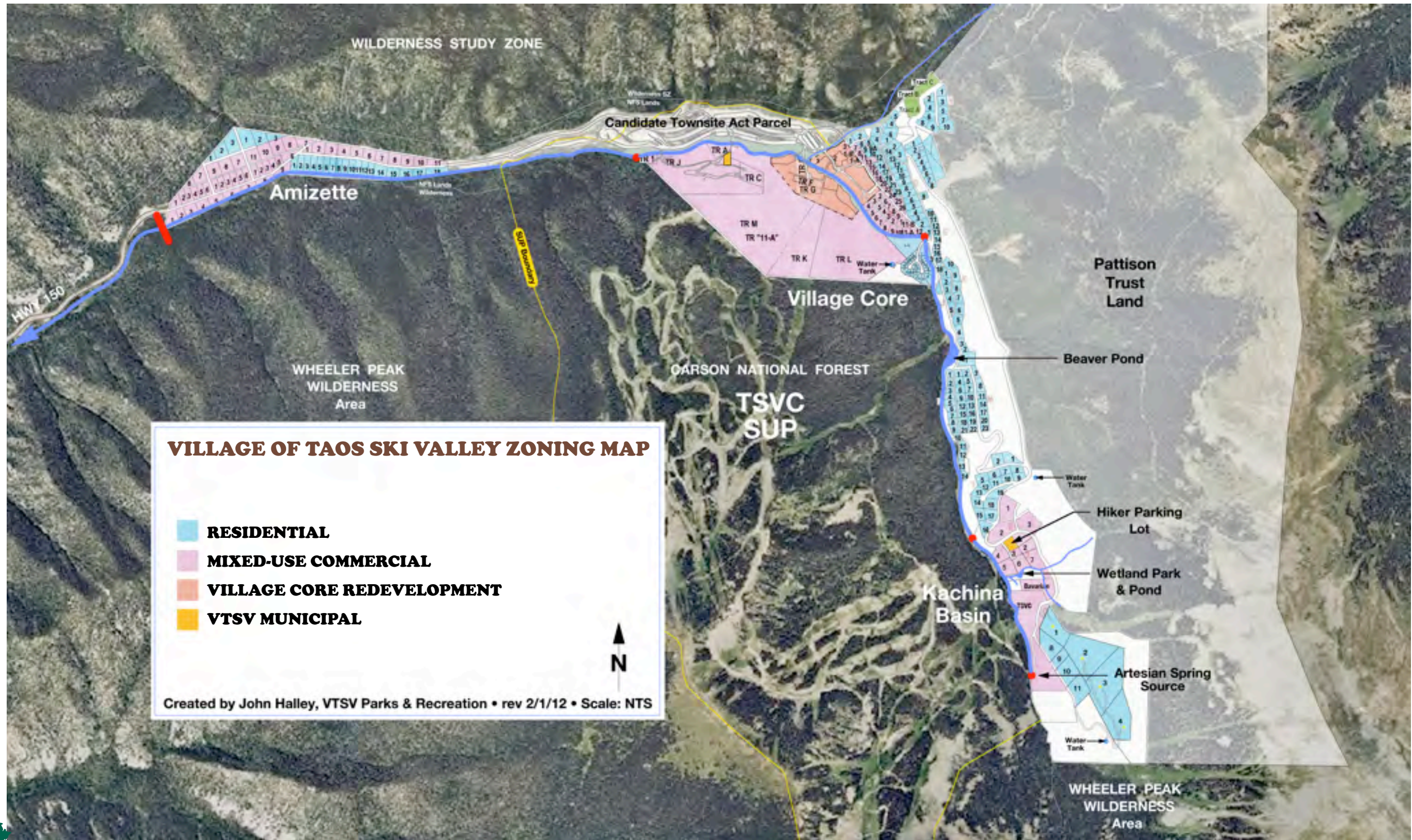
Kachina Center

Farming/Recreational

VTSV Municipal



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VILLAGE CORE ZONE

The Village Core is the “heart” of the Village. Nestled at the base of the Taos Ski Valley Resort, the Village Core is the present and future area of greatest intensity of activity in the Village. The plan envisions a landscaped entry along Armadillo Road (previously the Armadillo parking lot) that focuses attention in the Center and the scenic vista of the narrowing valley beyond. The terminus of Armadillo is a public space, opening onto community facilities and providing a hub for transit services and mixed-use buildings. Predominant development within the core includes hotel, resort and entertainment uses focused around one main and secondary pedestrian plazas. All parking would be structured, below ground and incorporated into development. At street level, retail uses would predominate. In this area streets include sidewalks and pedestrian facilities. They are designed to take advantage of the sun, buffer against wind and provide an inviting pedestrian environment. Buildings of three or more stories incorporate ground floor retail uses, with office and residential above. Sidewalks and paths link gathering spaces defined by the buildings and offer views up and down the Valley.

STUDY AREA

The study area for this effort includes the designated Core Village Zone (CVZ) as shown in the CVZ Boundary map. (See Exhibit B below) This area includes Thunderbird Road, Ernie Blake Road, Twining Road, Lake Fork Road, Sutton Place, West Burroughs Rd, the Water Quality and Recreation Pond, and all developments located on properties adjacent to the aforementioned areas.

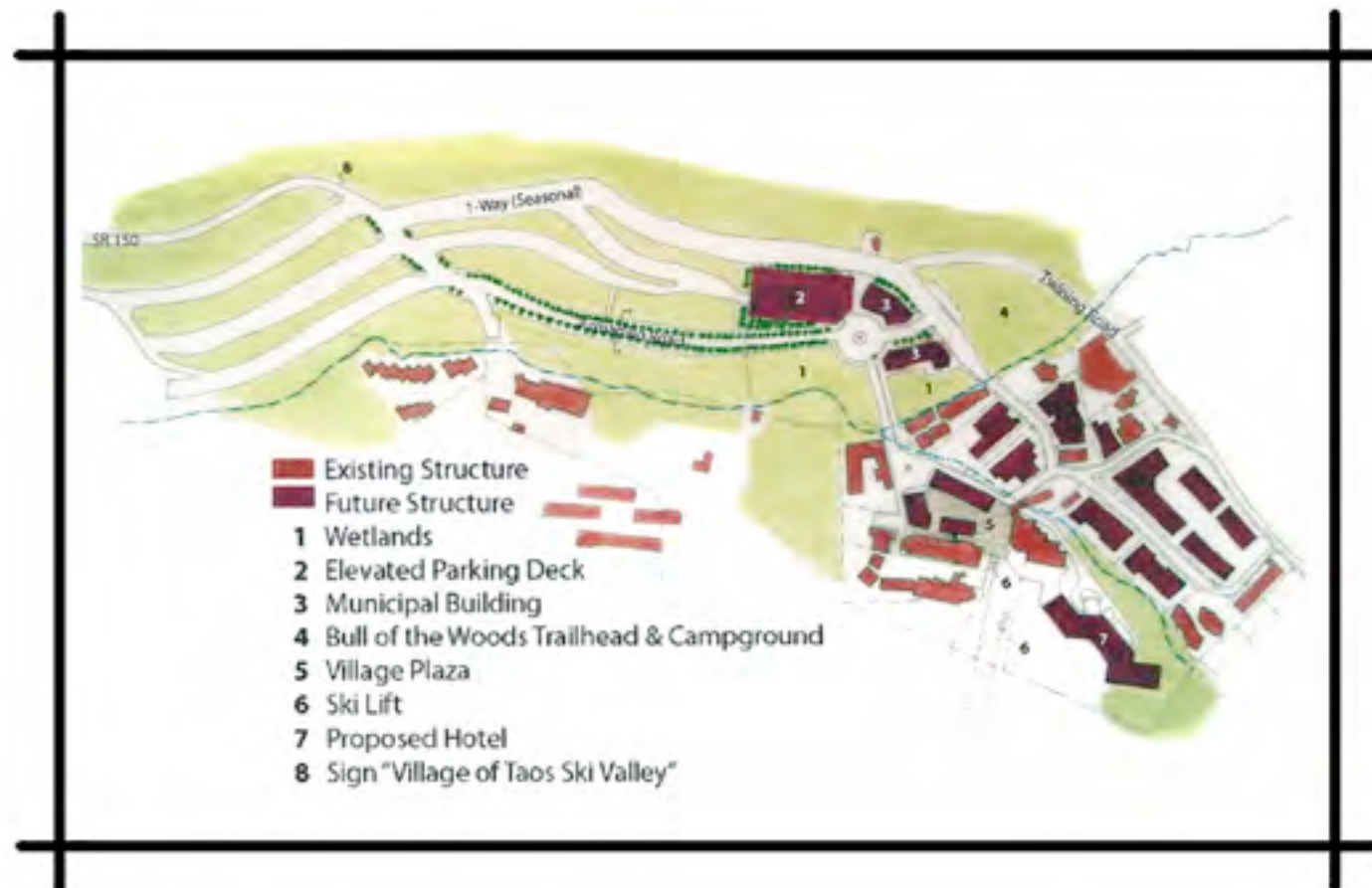
The study areas includes a broad mix of land uses ranging from Single Family Residential, Multi-Family Residential Apartments and Condominiums, Hotels and Retail Shopping areas, Restaurants, Entertainment areas, to Skier and Recreation Amenities.

DEVELOPMENT CRITERIA

- The Village core is the location of the highest density, intensity and building height in the Village.
- All building entrances must open onto one of the pedestrian plazas.
- Building height is in scale with the mountains.
- The ground floor of all buildings is at least 50% retail use.
- The Armadillo roundabout is designed as a gateway to the Village.
- All streets are designed with sidewalks and pedestrian facilities.
- Parking is below grade in structures.

SPECIFIC ACTIONS

- Use the Townsite Act to purchase 5 acres for structured parking and other municipal uses. Partner with TSV to operate the parking garage.
- Prohibit parking along Armadillo Road.
- Armadillo Road is planned as the entryway to the Village of Taos Ski Valley.





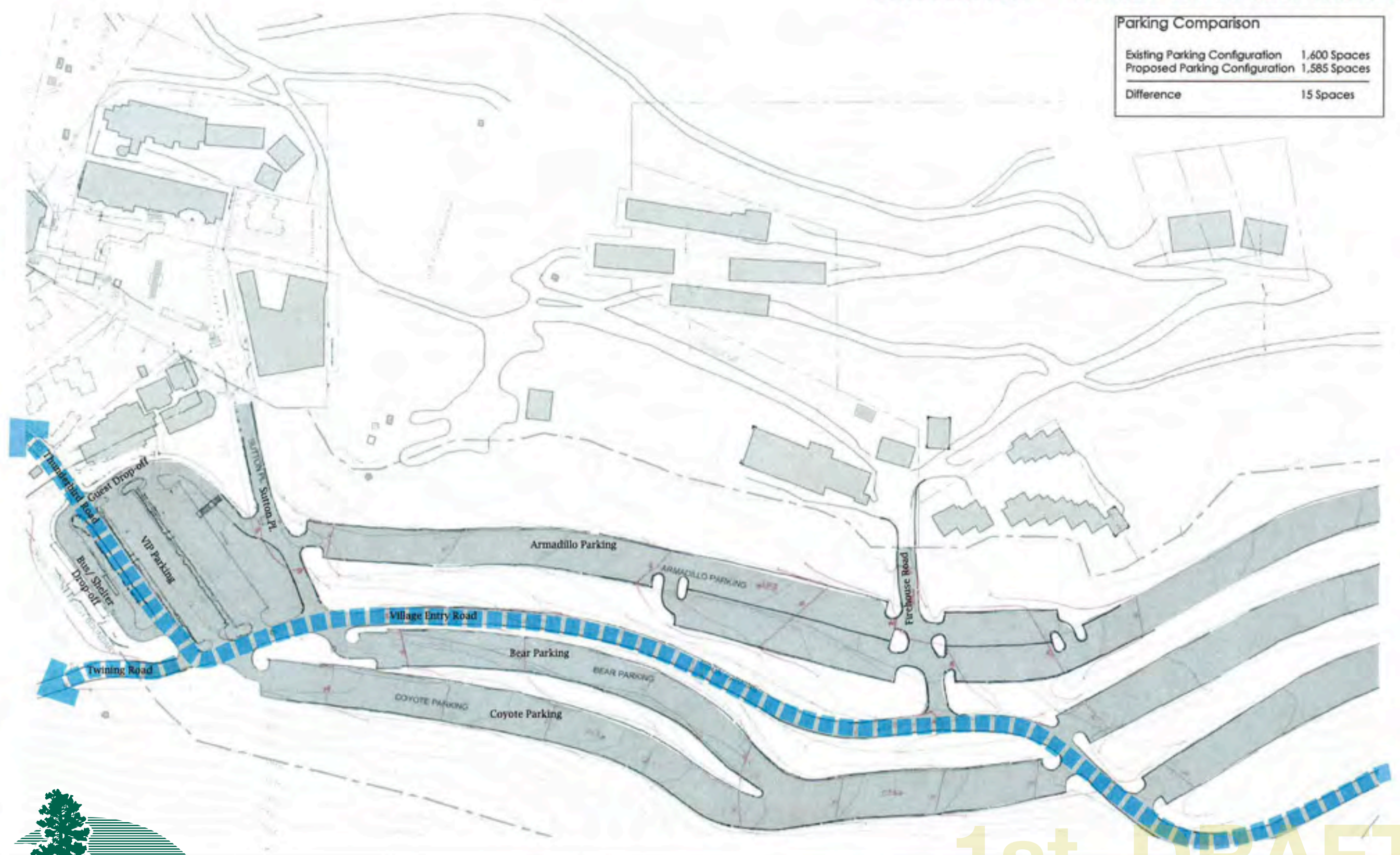
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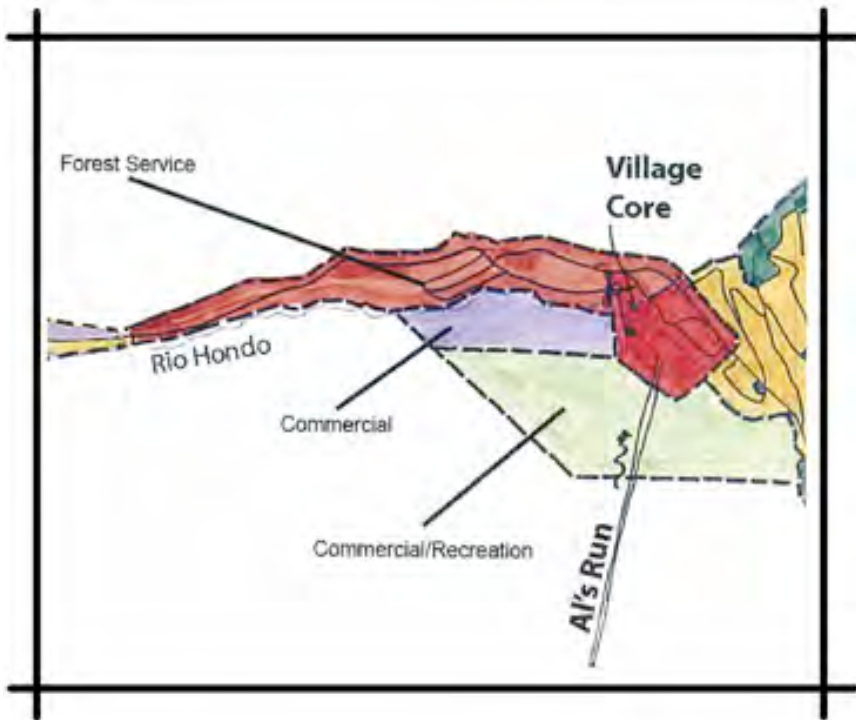
CIRCULATION — VILLAGE ENTRY AND PARKING

| Parking Comparison | |
|--------------------------------|--------------|
| Existing Parking Configuration | 1,600 Spaces |
| Proposed Parking Configuration | 1,585 Spaces |
| Difference | 15 Spaces |



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TAOS SKI VALLEY CORE VILLAGE
 TAOS SKI VALLEY, NEW MEXICO

EXHIBIT A: CORE VILLAGE AREA BOUNDARY

DESIGNWORKSHOP
 OCTOBER 2011

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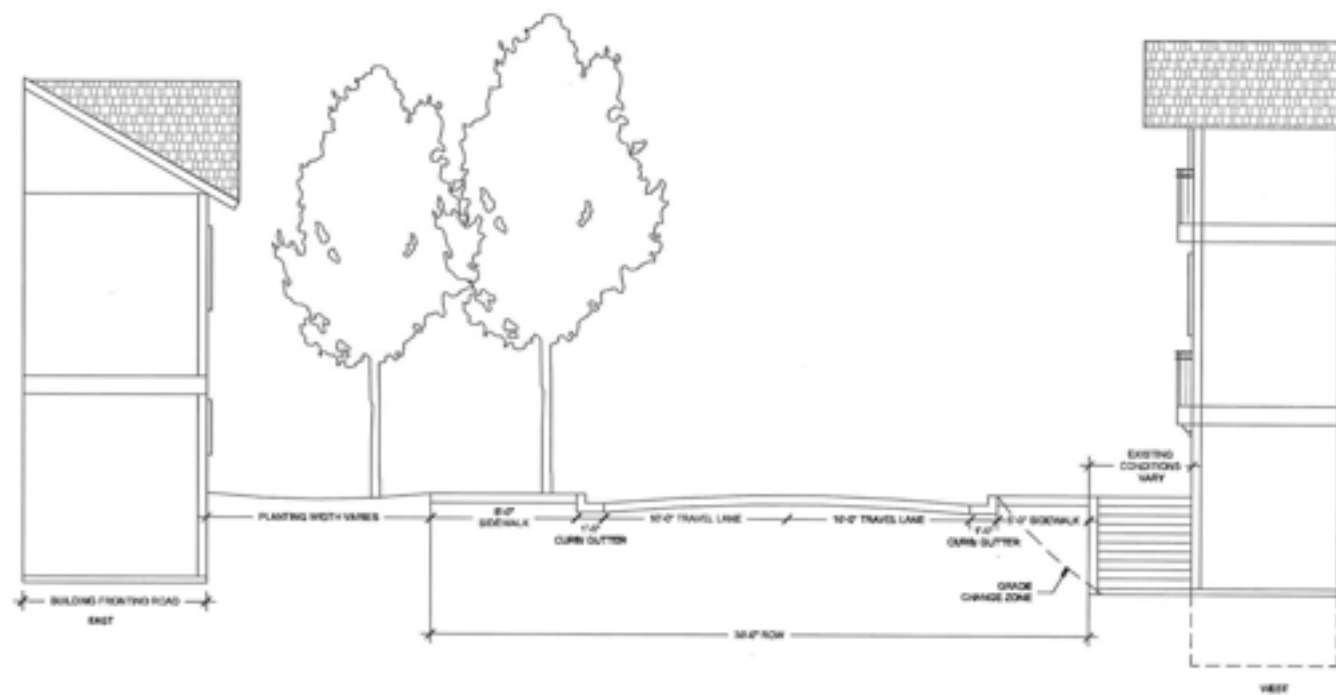


EXHIBIT C: ERNIE BLAKE ROAD CROSS-SECTION

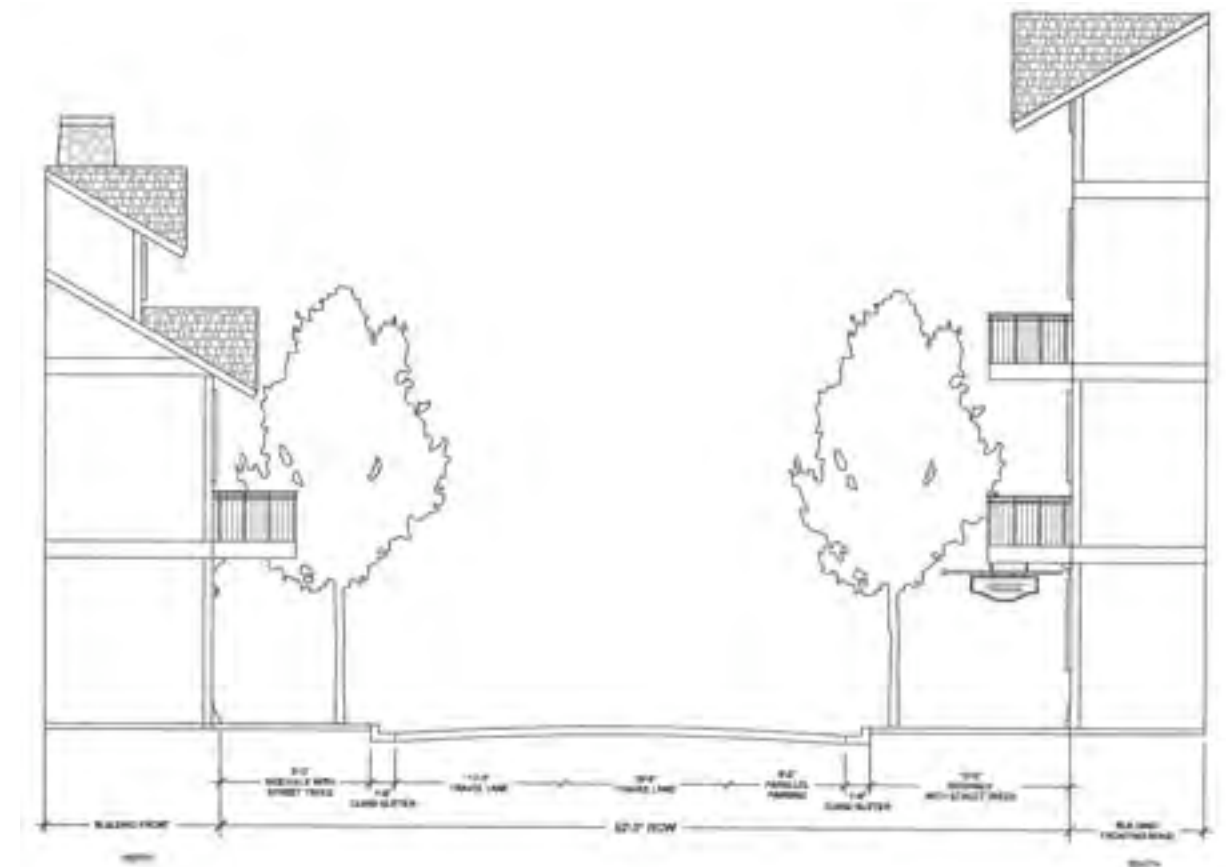
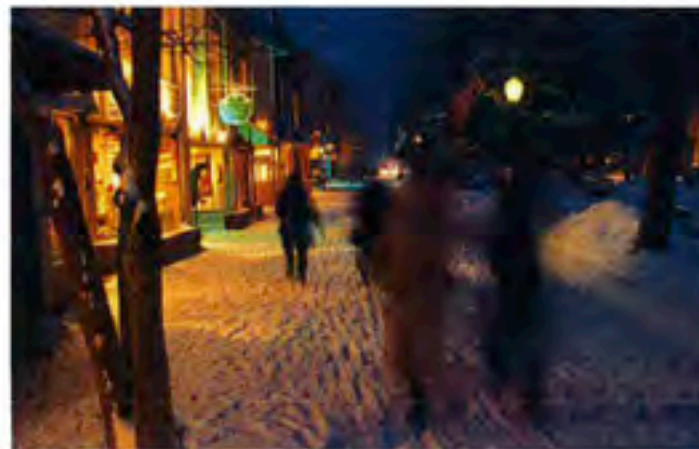
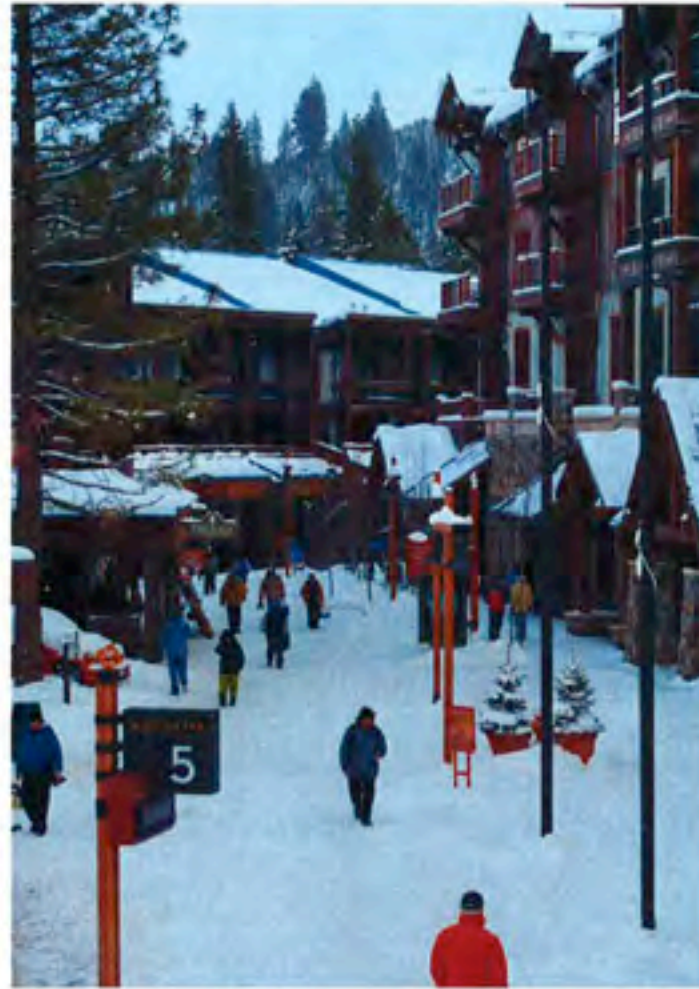


EXHIBIT C: THUNDERBIRD ROAD CROSS-SECTION



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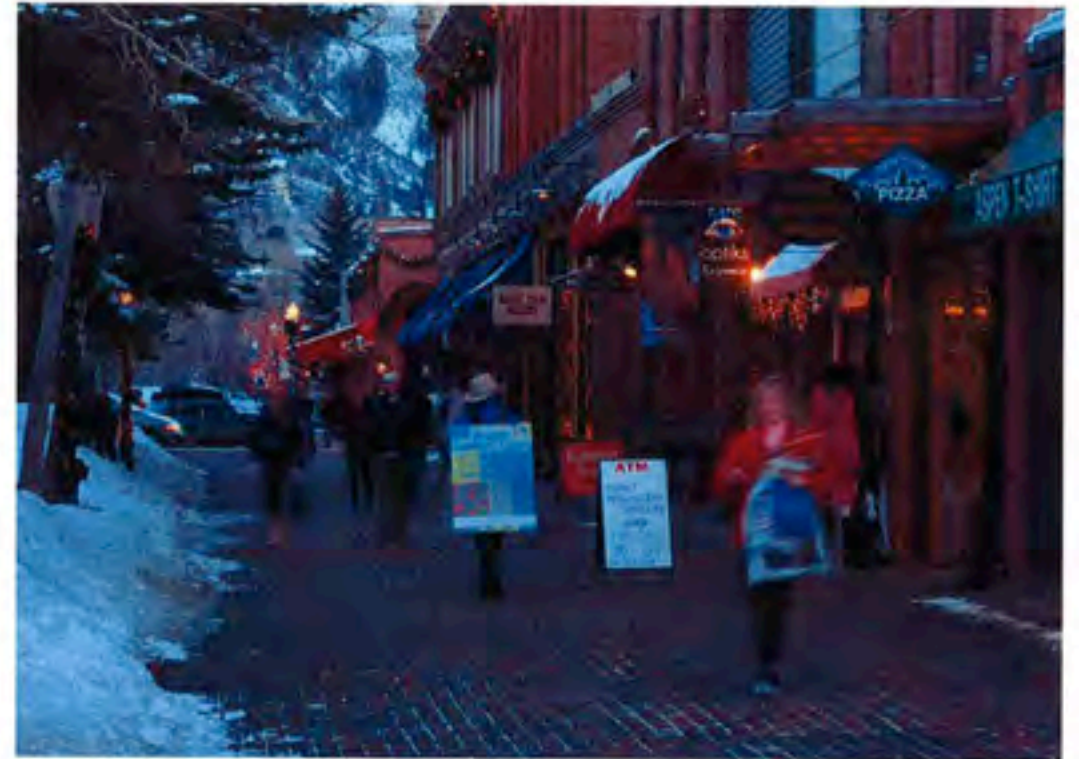




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VILLAGE CHARACTER — PLAZA AND PEDESTRIAN MALL



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VTSV Master Plan 2012- 1st DRAFT 2/3/12

Providing infrastructure and services to a World Class Ski Resort Community

Regulatory Plan - VCZ / Village Character - Plaza & Pedestrian Mall 8.2.8



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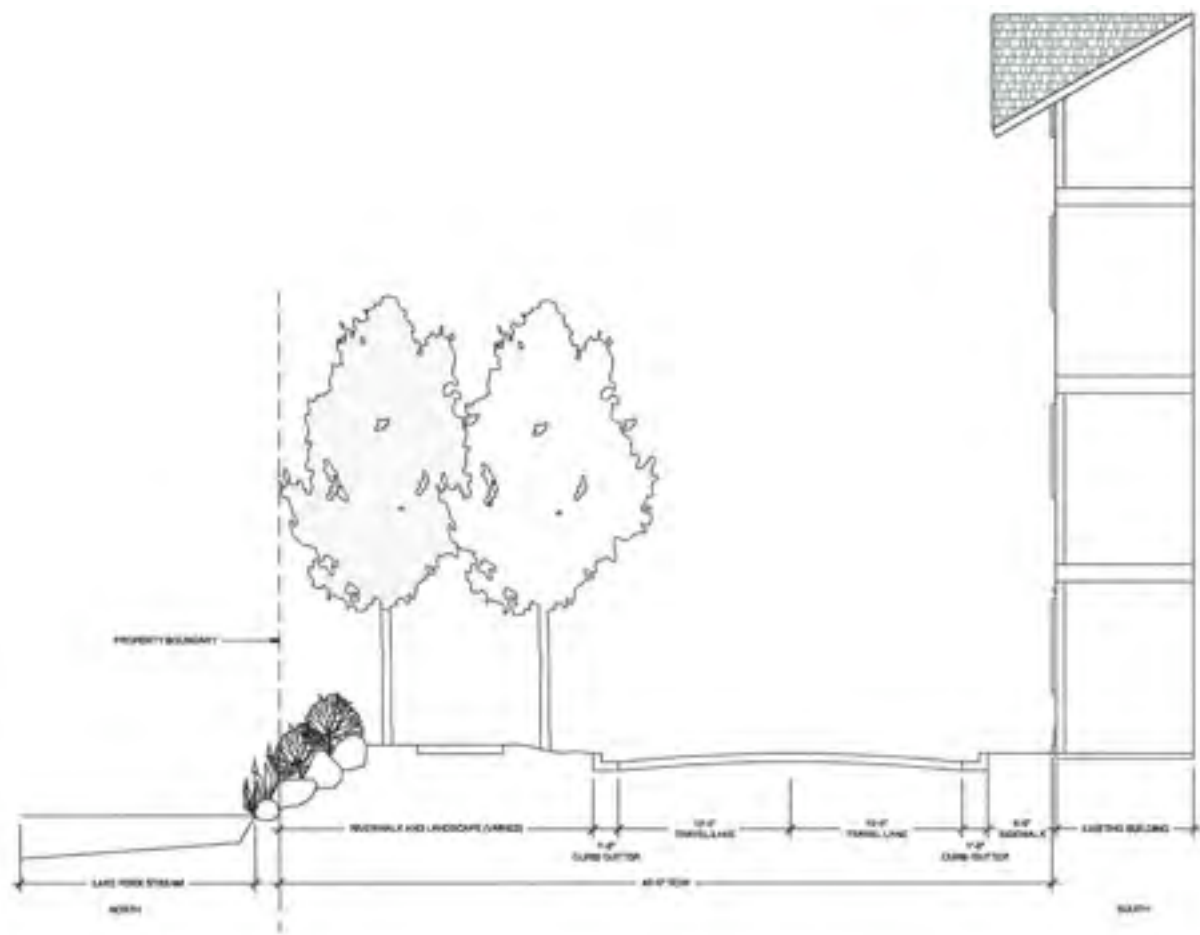


EXHIBIT C: WEST BURROUGHS ROAD CROSS-SECTION

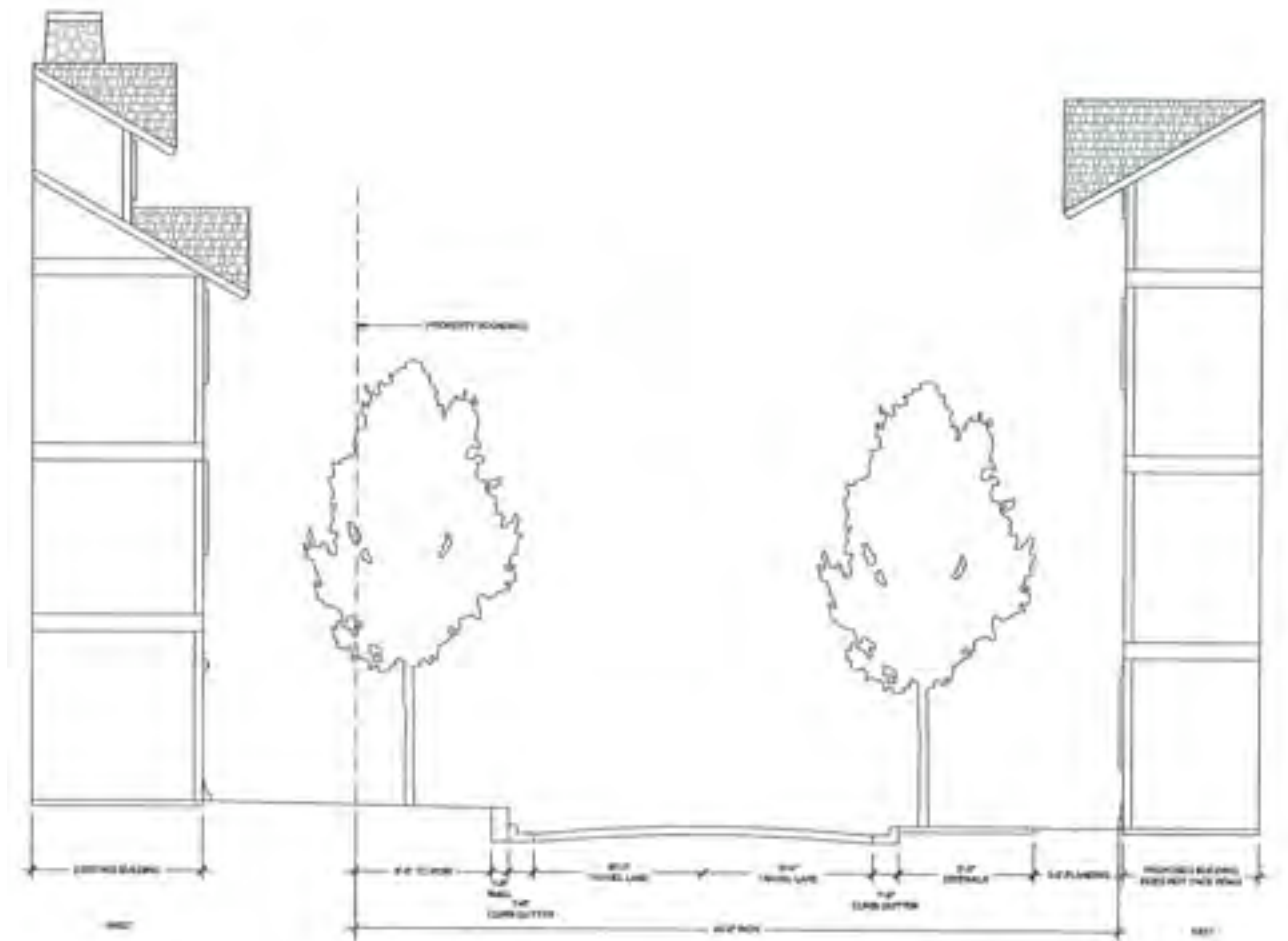
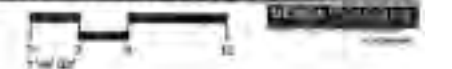


EXHIBIT C: SUTTON PLACE ROAD CROSS-SECTION



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1st DRAFT





CONCEPTUAL SNOW STORAGE PLAN

- 1 - Snow on walkways is to be removed and stored on adjacent grass or planting areas
- 2 - Open areas of the parking structure to have snow removed by hauling or by snowmelt.
- 3 - Snow in areas of pedestrian use to be brushed and stored in piles, and removed as required during season
- 4 - If snow stored in piles in pedestrian areas exceeds 3 feet, it is to be removed and trucked away
- 5 - Snow in sidewalk and street areas is to be moved following major storms; limited on site storage available.
- 6 - Snow to be stored in the same manner as in existing parking lots, along edges in graded islands.
- 7 - General snow storage sump for seasonal build up located at pond.
- 8 - All storage areas are calculated at 20% of surface area contributing to storage area.

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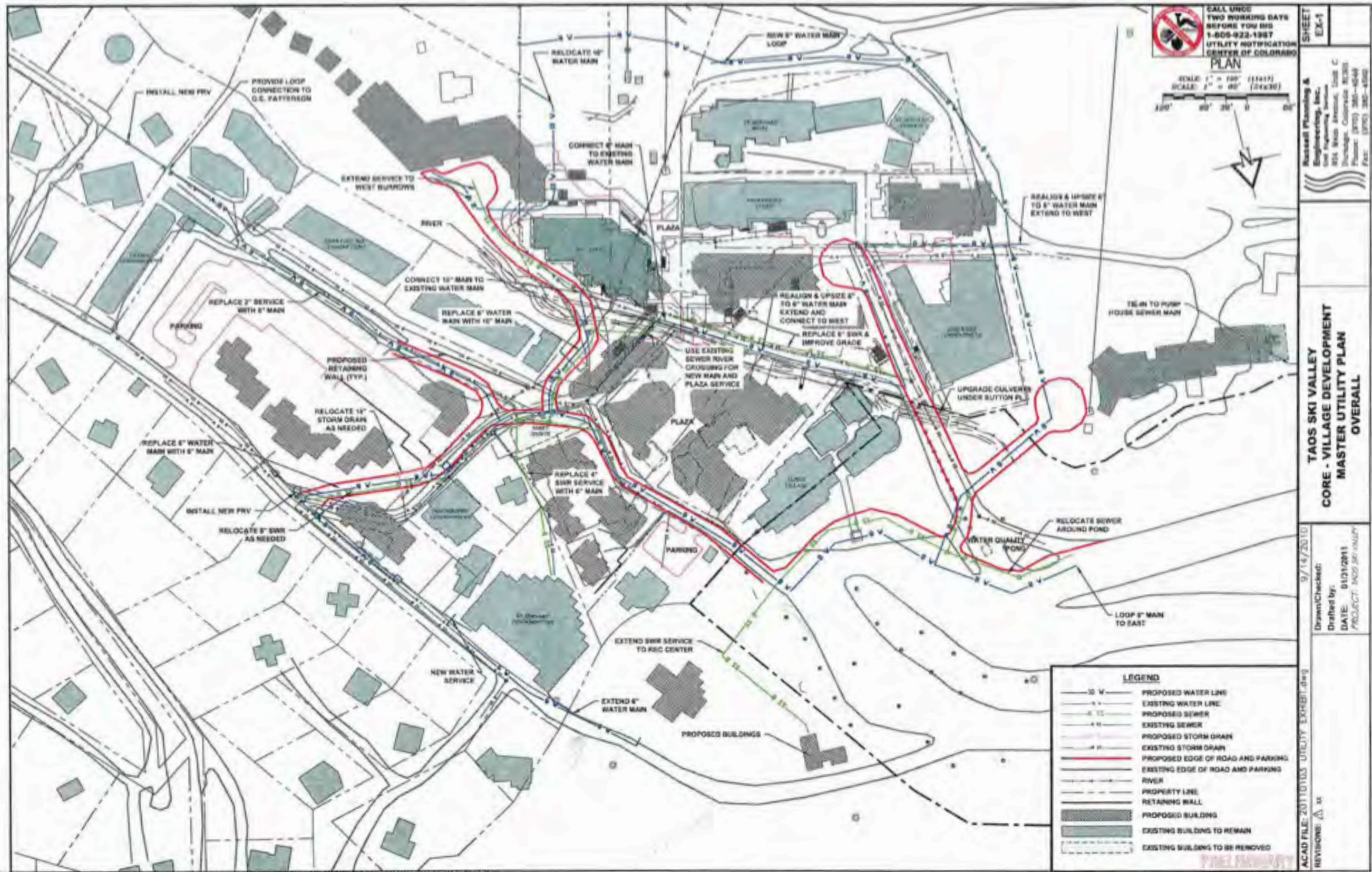




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Regulatory Plan - VCZ / Conceptual Grading Plan

8.2.13



CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO
PLAN

SCALE: 1" = 100' (11417)
SCALE: 1" = 60' (2438)

SHEET
EK-1

**TAOS SKI VALLEY
CORE - VILLAGE DEVELOPMENT
MASTER UTILITY PLAN
OVERALL**

Drawn/Checked:
Drafted by:
DATE: 01/01/2011
PROJECT: 1405 SKI VALLEY

ACAD FILE: 20110103_UTILITY_EXHIBIT.dwg
REVISIONS: 1 X

LEGEND

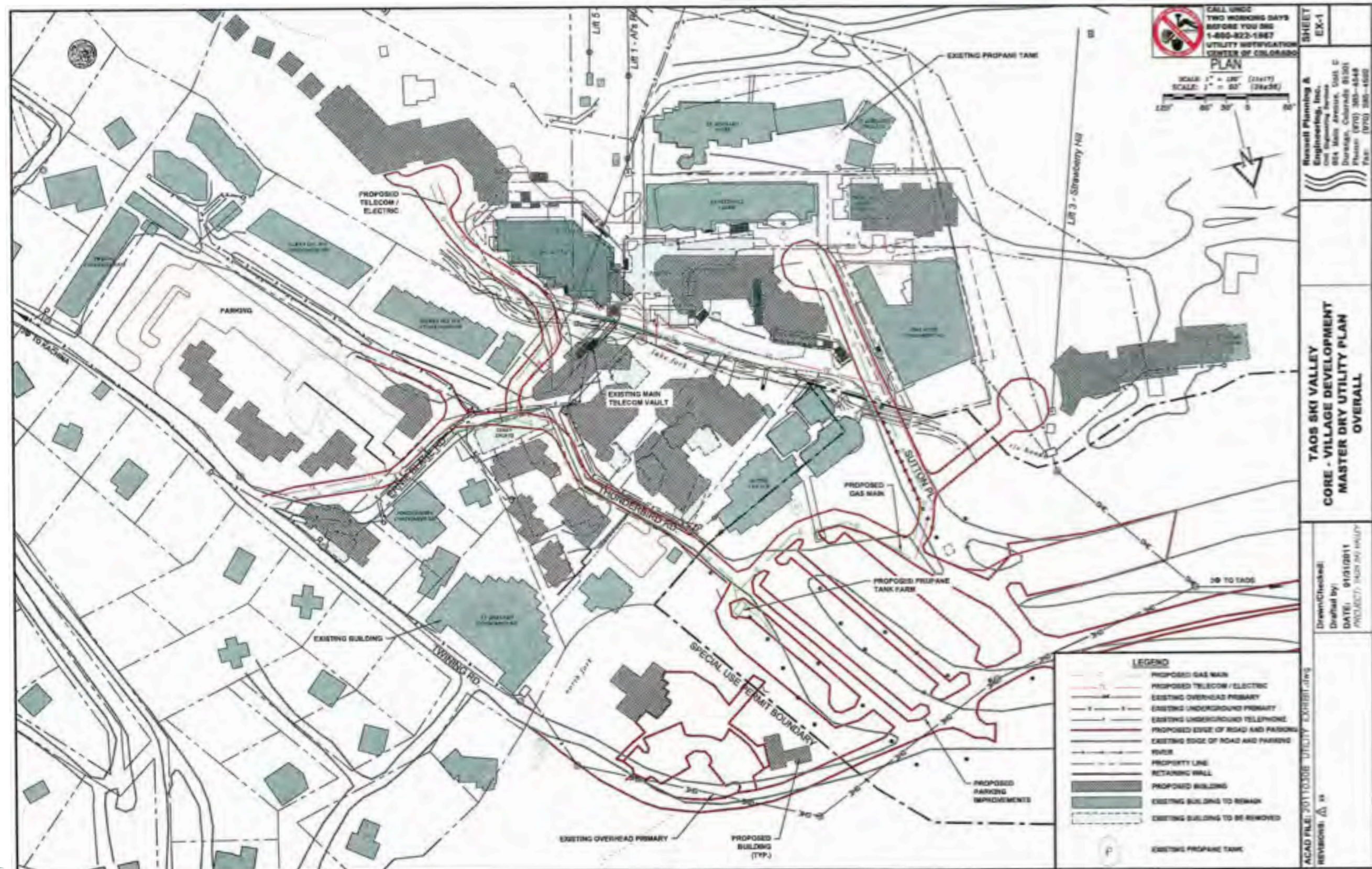
| | |
|-------------|-----------------------------------|
| — 10" W | PROPOSED WATER LINE |
| - - - 10" W | EXISTING WATER LINE |
| - - - 8" S | PROPOSED SEWER |
| - - - 8" S | EXISTING SEWER |
| - - - 8" SD | PROPOSED STORM DRAIN |
| - - - 8" SD | EXISTING STORM DRAIN |
| — | PROPOSED EDGE OF ROAD AND PARKING |
| - - - | EXISTING EDGE OF ROAD AND PARKING |
| — | RIVER |
| - - - | PROPERTY LINE |
| — | RETAINING WALL |
| ■ | PROPOSED BUILDING |
| ■ | EXISTING BUILDING TO REMAIN |
| - - - | EXISTING BUILDING TO BE REMOVED |



VTSV Master Plan 2012- 1st DRAFT 2/3/12
Providing infrastructure and services to a World Class Ski Resort Community

Regulatory Plan - VCZ / Conceptual Master Utility Plan **8.2.14**

1st DRAFT



1st DRAFT



VTSV Master Plan 2012- 1st DRAFT 2/3/12

Regulatory Plan - VCZ / Conceptual Mast. Dry Utility Plan 8.2.15

Providing infrastructure and services to a World Class Ski Resort Community

EXISTING CONDITIONS

The planning process included a detailed review of existing conditions. Transportation, land use, village core design, historic resources, demographics, recreation areas, and detailed infrastructure mapping of utilities all combined for a comprehensive evaluation of upgrades as prescribed in the Village of Taos Ski Valley's Water and Sewer Master Plan. Other existing conditions were also carefully reviewed during the planning process to identify opportunities and issues.

Among the key findings is that:

- While permanent village residents are diverse in terms of age, race, income, and educational level, unchecked growth could displace existing residents.
- Lack of housing limits Village growth and the possibilities of a Destination Resort and Village.
- The Village has a wealth of natural, recreational, and historic resources.
- Historically the village has been developed in a way that lacked regard for future planning and developments in terms of land use and subdivisions.
- A mix of land uses, dominated by multifamily blocks and commercial areas, characterizes the village core.
- The village residents lack service of schools, churches, public facilities, and amenities, yet due to the lack of permanent residents this is not perceived as a large problem.
- The village benefits from the national forest and ski areas, but new development will increase the demand on these facilities and demand on new open spaces specifically near the VCZ, Kachina Village, and along the Hondo River.
- Walking is supported and recommended within the Village, but poor sidewalk conditions and pedestrian-unfriendly development discourage walking.
- A range of bicycle facilities exist, including off-street trails and on-street bike routes, but opportunities exist to improve biking conditions on private lands. Also there is a possibility of future development of lift serviced mountain bike trails pursuant to the approval of the Taos Ski Valley Mountain Development Plan, in conjunction with the United States Forest Service.

LAND USE RECOMMENDATIONS

The recommended land use plan permits growth, but directs it into appropriate locations.

- Encourage a mix of land uses.
- Preserve single-family areas.
- Focus growth into specific corridors along the VCZ
- Support appropriate infill housing.
- Provide transitions between new development and existing residential areas.
- Incorporate sustainable green building standards.
- Vary building height in VCZ
- Support and expand code enforcement.
- Support pedestrian-oriented retail
- Encourage catalytic redevelopment in portions of the parking areas, Thunderbird Road, Ernie Blake Road, Twining Road, Lake Fork Road, Sutton Place, the Water Quality and Recreation Pond, and all developments located on properties adjacent to the aforementioned areas

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WATER/SEWER INFRASTRUCTURE & FACILITY RECOMMENDATIONS

Water and Sewer - Provide, upgrade, and retrofit current wastewater facilities in order to provide a higher capacity wastewater management and sewage processing plant for a developing Village and Ski Resort.

Water

- Redevelopment of the Village Core Zone shall create higher densities and therefore more strain on the current sewer and water system. In order to resolve this, water system upgrades need to be made to supply adequate fire flows within the village.
- A new 250,000-gallon water tank has been constructed to help offset the need for fire flow in the lower village.
- New lines will connect this infrastructure, and fire hydrants will be installed according to the *Village of Taos Ski Valley's Water System Master Plan* (June 2007)

Sewer

- In conjunction with the establishment of the VCZ (Village Core Zone) Master Plan, the Village can proceed with improvements to the wastewater treatment plan.
 - Present regulatory requirements are defined in the Village's existing discharge permit. The Rio Hondo is a high quality mountain stream, requiring advanced treatment processes.
 - Pursuant to the Master Plan, projected densities and subsequent wastewater future flows have been accounted for in the preliminary engineering report, "Expansion / Upgrade of the Wastewater Treatment Facility in Taos Ski Valley, New Mexico" .
- Provide underground Natural gas lines and Fiber optic upgrades along SR 150 from Taos to the Village of Taos Ski Valley
 - Upgrade existing overhead power supply along SR 150
 - Identify snow removal sites

PARKS, OPEN SPACES & WATER QUALITY RECOMMENDATIONS

The Village of Taos Ski Valley is a strong supporter of maintaining high environmental water quality. Storm Water Protection, Erosion Control, and Riparian setbacks are essential in maintaining stream quality and the preservation the aquatic habitats of the Rio Hondo.

Water Quality Ponds, Sedimentation Basins, as well as underground pre treatment systems will be installed to control runoff and erosion as a result of increased hard surface development within the core.

- The revitalization of existing open space and ski areas and the creation of a new river walk are will benefit not only visitors, but full time residents of the Village.
- Require public plazas and open space in new developments
- Support an interconnected green network of trails and walking areas
- Encourage xeriscaping and native species
- Encourage public art
- Preserve open space around the watersheds

URBAN DESIGN RECOMMENDATIONS

- Provide pedestrian-oriented supplemental sidewalk zones
- Support multi-use developments that encourage walking over vehicular traffic
- Promote a general style of an European Alpine Village within the VCZ
- Require good urban design:

- Parking behind or below buildings
- No gated streets
- Buildings that form a street wall
- Doors accessible from the sidewalk
- Active ground floor uses, including storefronts, stoops, porches, or forecourts
- Pedestrian-scaled signage



KACHINA BASIN

The Kachina Basin provides a “node” of mixed-use activity set amongst the serene beauty of the Kachina area. The high alpine environment (10,200 ft. elevation) is accentuated by the towering peaks of Frazer Mountain, Wheeler Peak and Kachina Peak. Development including restaurants and retail shops are developed around civic spaces that are connected by the Kachina Wetland Park trail system. Development frames the community Wetland Park riparian area that courses through the Center. Buildings are at a scale that offers uninterrupted views of the mountains that surround the Center.

DEVELOPMENT CRITERIA

- Buildings located in the commercial center area south of the wetlands must be focused around a pedestrian plaza at the base of Lift 4.
- Design 40% of the ground level space for commercial/retail purposes.
- All development respects viewsheds.
- Development is encouraged that minimizes vehicular impact and trips.
- Impermeable surfaces are minimized.
- Building mass and Heights are restricted to a smaller scale than the Village Core Zone to minimize impacts on Kachina's park-like setting; preserving natural views and minimizing visibility of development from trails and roadways.
- Development north of the wetland area includes a mix of commercial and residential uses.
- Implementation of cluster development principles minimizes cut and fill, limiting and preventing unnecessary soil disturbances.
- Require conservation of vegetation and habitat when appropriate.
- Fire buffers shall be provided around all development in a manner that does not noticeably diminish vegetation and natural character of the site.





The Amizette Area provides the entrance gateway to the Village of Taos Ski Valley

AMIZETTE

Amizette is the “Gateway” to the Village of Taos Ski Valley. Oriented along State Highway 150, the Amizette (Corridor) will continue to provide a range of housing and mixed-use lodging options appropriate to the narrow canyon and steep slopes that frame the area. Improvements to the State Highway corridor will connect the trailhead at Amizette’s western border to the Village Core. A proposed pedestrian path along the roadway edge adjacent to the Rio Rondo will connect Amizette to the Village Core. Proposed public uses associated with this area include a potential future Village wastewater treatment facility, a highway corridor parkway, a wetlands interpretative park and new “Welcome to Taos Ski Valley” signage located at the west end of Amizette. Proposed road shoulder improvements will provide easier vehicular and pedestrian access to developments fronting the roadway.

DEVELOPMENT CRITERIA

- Encourage low intensity mixed-use development and amenities that unify the Amizette community.
- Prevent negative impacts on the Rio Hondo
- Encourage development that establishes an inviting pedestrian-friendly streetscape supported by a common architectural theme for Amizette.
- Limit cut and fill to prevent soil disturbances.
- Establish necessary Fire buffers.

SPECIFIC ACTIONS

- Work with the New Mexico Department of Transportation (NMDOT) to add pedestrian friendly “scenic” improvements along State Highway 150 that will help reduce the speed in the Amizette area to a recommended 30 miles per hour (mph) speed limit.
- Improve shoulders along State Highway 150 to provide safe deceleration areas for local businesses.
- Provide bike lanes along State Highway 150 and linkages to open space mountain bike trails to promote year round recreation activities.
- Consider the extension of an 8” water line to Amizette area for firefighting purposes.

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NEIGHBORHOODS

The Neighborhood zones encompass areas designated for residential use, primarily for single-family and some multi family structures. For these zones, the Village of Taos Ski Valley strongly recommends environmentally conscious development that preserves views and the natural forest setting as a first priority.

DEVELOPMENT CRITERIA

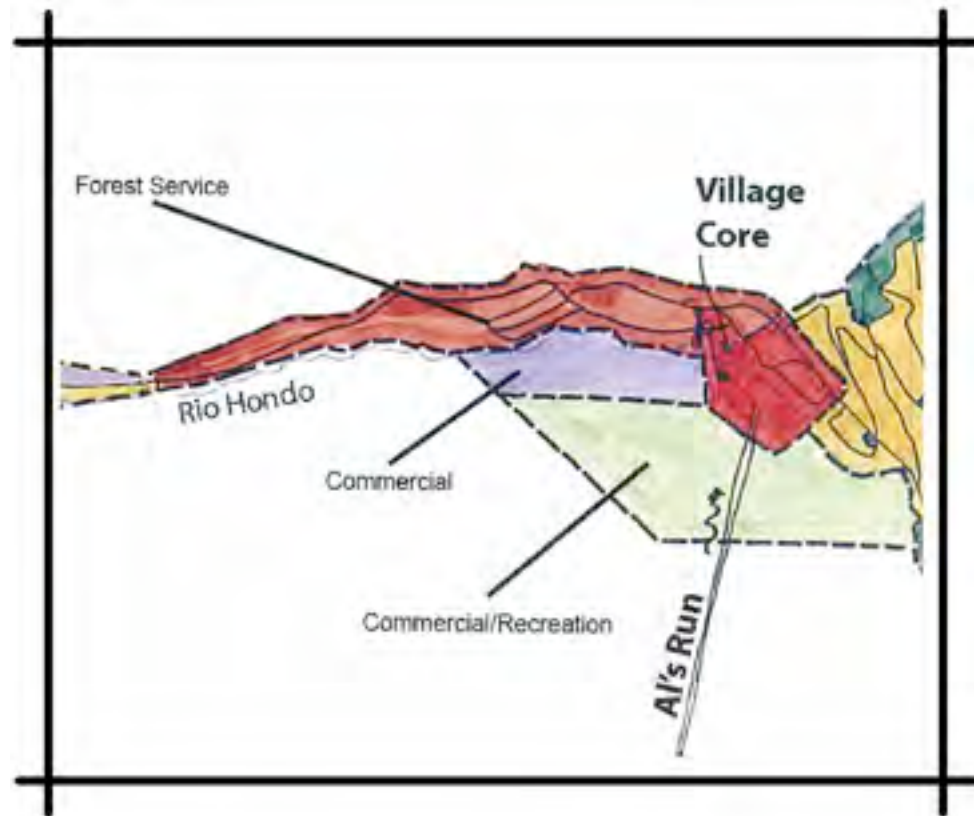
- In this zone, buildings and related construction must limit removal and disturbance of existing vegetation on the site.
- Fill and cuts must be minimized to prevent disturbances to the soil.
- In sloped areas, building height limits and setbacks must be maintained as needed to preserve views and viewsheds of the Village and Village roads.
- Pedestrian linkages our community trail system are encouraged that connect our community's neighborhoods, the Village Core, Kachina Village and Amizette via on and off road pedestrian pathways.
- Landscape trees, vegetation and related debris must be managed in a manner that establishes necessary Fire buffers.
- Impermeable surfaces need to be minimized.

SPECIFIC ACTIONS

- Improve Phoenix switchback to minimize grades and stabilize slope. Road
- Complete improvements to Twining Road to minimize grades and slope.
- Improve Kachina Road as an all-weather road.
- The Neighborhood District is predominantly residential development occurring on steep slopes.



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COMMERCIAL RECREATION

This area includes the Ski Area and equipment necessary to the ski area operations. No commercial development is anticipated in this area. Commercial Recreation is located on private and USFS National Forest Land.

DEVELOPMENT CRITERIA

- Development in this area should be designed to be compatible with architectural character of the Village.
- Commercial, retail, residential development is not appropriate to this area.
- Mechanical equipment shall be screened from public views.

FOREST SERVICE LAND USED FOR PARKING LOTS (SPECIAL USE PERMIT)

TSV Corporation presently uses this property for ski resort access and parking lots with a forest service special use permit. However, municipal facilities such as community parking structures, renewable energy installations, village administration offices, visitors center and/or a "town hall" community center could be developed on this Forest Service owned property if the Village of Taos Ski Valley is able to acquire the property as a Townsite Act transaction. For this alternative, development would be restricted to municipal Village of Taos Ski Valley projects. And the Village of Taos Ski Valley would have to provide the TSV Corporation with the same amount of parking that is presently provided by the Forest Service.

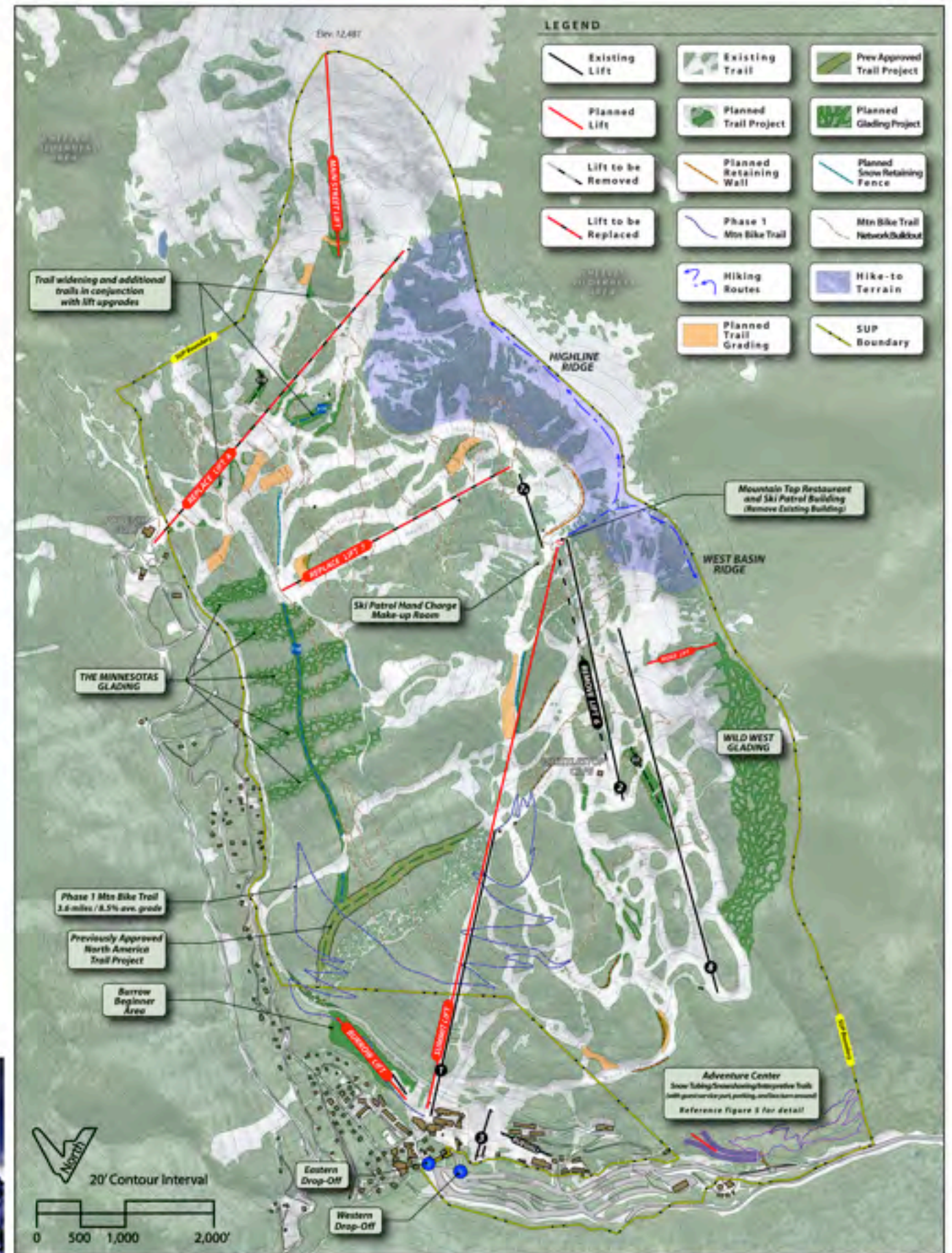
SPECIFIC ACTIONS

- Screen parking from the Village Core and other views
- Create a Village entry road that is screened and separated from the parking lots
- Vegetate parking areas to improve their appearance
- Village of Taos Ski Valley should attempt to acquire the parking lot property from the Forest Service in addition to the sewage treatment plant site.

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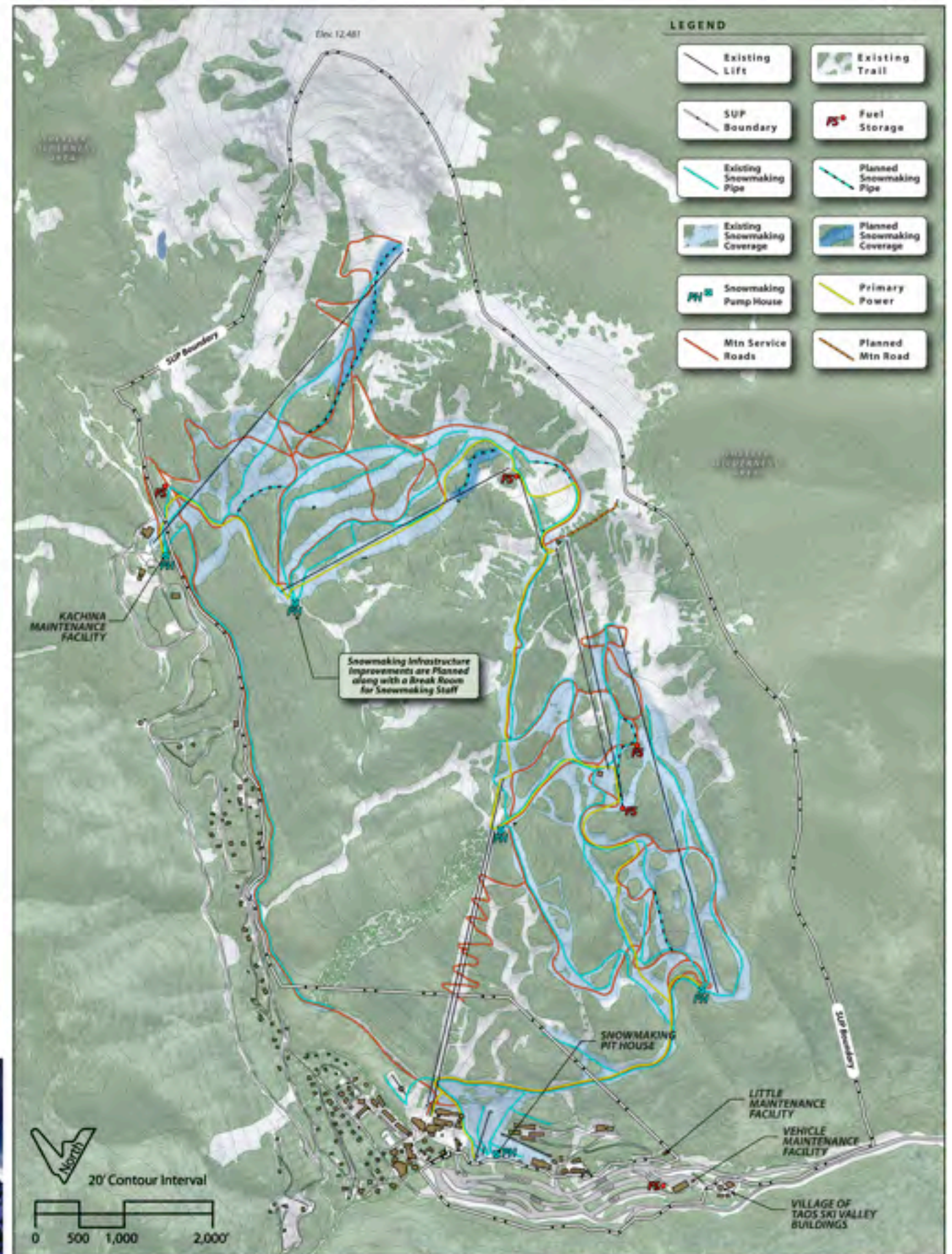
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UPGRADE PLAN
MASTER DEVELOPMENT PLAN
 Prepared By: **SE GROUP**



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UPGRADE PLAN
MASTER DEVELOPMENT PLAN
Prepared By: SE GROUP





FARMING/RECREATION

The Farming/Recreation zone incorporates a large area of the Village to the east of and above the Village Core, Neighborhoods and the Kachina Basin. Comprised of steep slopes, towering peaks and ridge lines; the Farming/Recreation zone provides the backdrop for the scenic beauty of the upper Canyon. Several avalanche chutes reach down to the edge of the Kachina Center zone. Slopes exceeding thirty degrees are predominant, precluding the establishment of Village services such as roads, water and sewer. The pristine natural environment offers nearly unlimited opportunities for recreation experiences ranging from hiking, equestrian and winter sports. This area also offers an opportunity to develop substantial renewable energy resources (wind and solar) for our community.

DEVELOPMENT CRITERIA

- Prohibit the construction of roadways or other motorized transportation facilities.
- Limit site disturbance to less than 1%
- Require zero impacts from water, wastewater and stormwater.
- Require development to conserve uninterrupted views from lower areas.
- Require traffic routing and street design that minimizes grading, minimizes impacts on existing residents, and reduces dependency on the automobile.
- Require all season trail systems which serve individual neighborhoods and also provide connections to other existing and planned trails.
- Approve development only when adequate public services and facilities are available, or will be available when needed to serve the project.
- Recreation development should include an “off-the-grid” nature center, similar to remote centers that been successfully created and maintained by the Audubon Society and the Sierra Club.

ACTIONS

- Consider working with the State, not for-profits and other entities to purchase privately owned Farming/Recreation areas.
- Consider developing some of this area with low-impact renewable wind and solar energy installations.

The Farming/Recreation zone is at the east end of the Village and provides a dramatic backdrop and recreation opportunities for the Village. Most of the area is above 10,200 feet.

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VTSV MUNICIPAL ZONE

The Village of Taos Ski Valley (Village or VTSV) Municipal Zone presently includes the Village Core Fire house, Village Office, Hiker Parking facility, Kachina firehouse site and a few infill parcels located on VTSV owned land; and a waste water treatment/maintenance facility located on USFS owned land. The Village has an opportunity to purchase additional land in the core area from the US Forest Service. With this opportunity, many community issues could be resolved if our Village could successfully purchase and own our Village access, resort parking, waste water treatment/maintenance facility land and land our community will need for other future municipal projects.

DEVELOPMENT CRITERIA

- If the Parking lots are purchased, consider developing some of this area with 2-story community parking structures that would add new parking in addition to maintaining the existing parking that TSVC will require for their resort business. Some of the additional parking provided in the Village Core could be used to eliminate traffic and some of parking requirements in the Kachina district, if Kachina developers were to financially participate. This solution could also free up some municipal land for other uses.
- If the Village Core area land is acquired, the Village should include a convenient visitor's center (potentially run by the Chamber), replacement campground, a portion of the parking lots developed as a dedicated RV/car camping area in the summer, prospect municipal recreation facilities and income-producing municipal utility projects involving renewable energy.
- Require development to preserve views and desired aesthetics, especially for the main entry to our community.
- Require traffic routing, pedestrian access, street design and screened parking that minimizes grading and impacts on existing residents while at the same time reducing dependency on the automobile. A convenient regularly-scheduled Village shuttle service should also be developed, in partnership with local businesses.
- Require development of Village wide all season trail systems which serve and connect individual neighborhoods, the Kachina Basin, Village Core and Amizette with a matrix of existing and planned trails.
- Consider new technology for waste water treatment facility expansion that could substantially decrease its carbon and physical footprint with an alternative that also requires less long-term cost and maintenance.
- Consider developing a community garden/greenhouse for Village residents.

ACTIONS

- Consider and pursue the acquisition of land from the USFS as part of a "Townsite Act" transaction. Acquired land should include the waste water treatment site, the Village parking lots (including upslope area above parking lots for community solar system prospects), the Community Center Site (speculated in the Village Core Redevelopment Plan) and the JR Memorial trail park area.
- Consider partnering with the State, not for-profits, local businesses and other entities for the purchase of USFS land. The Village should also consider partnering with such resources for the acquisition of the privately owned Farming/ Recreation areas; for the purpose of conserving this area primarily for recreation use, plus limited potential use for renewable energy development.

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