



- Second Floor Outdoor Deck: 300
- **TOTAL: 726**

*Excludes all Kitchen, MEP / BOH, Business (office), and Residential Areas.*

While it is TSVI's intent to continue to promote special events in the Kachina Basin, TSVI has found that a growing portion of that business is wedding ceremonies. Currently, for wedding events at either the Bavarian or the Phoenix, several options are available for the ceremony – there have been ceremonies on the grass under chair 4, on both of the decks (both the Phoenix and the Bavarian have expansive decks), and last year there was even a ceremony at the top of chair 4. As part of our ongoing efforts to offer better options to our guests and clients, we are proposing to seed an existing clearing on the north side of the pond behind the Bavarian, to offer a small, intimate location with dramatic views of the Bavarian and Kachina Peak behind it. At no point will a wedding be held at the proposed Phoenix Wedding Lawn while separate events are held at the Phoenix or Bavarian - one of those facilities will host the proposed wedding.



This view looks from approximately the middle of the lawn towards the Bavarian

**Site Description:** The Phoenix Wedding Lawn is an existing clearing in an otherwise wooded area in the southeast corner of lot 6 of Block 3 on the north edge of the pond (which occupies most of the Open Space parcel in Block 3). At one time a trail around the shore of the pond connected the end of Deer Road to Kachina Road – it crosses over lot 7B (gifted to the Village from TSVI), 6 and 7A (owned by TSVI), all as shown on the attached exhibit, entitled “Phoenix Wedding Lawn Enlrg. Plan”.





Years of neglect are manifest in the condition of the trail, which has become overgrown and poorly defined in some locations. The closest residences to the lawn not owned or controlled by TSVI are the Bavarian Condominiums, which are over 400 feet to the south east.

**Improvements:**

**Raised wood ceremony platform:** TSVI proposes to construct a 12' x 16' at grade wooden deck on which to perform the ceremony in front of guests who would sit facing south on rustic half-log benches placed in the existing cleared meadow area.



Prototype rustic half-log wooden bench for use at wedding lawn

**Trails:** TSVI has controlling ownership of both lots 6 and 7A of Block 3. In order to accommodate wedding ceremonies, TSVI intends to re-establish and repair the existing trail across lots 6, 7A and B and the Open Space parcel. Where the trail crosses the existing clearing, TSVI will relocate approximately 50 feet of the trail to the north of the wooden deck described





above. This restored trail will provide two alternatives for pedestrian access to the lawn: either around the west side of the pond from the Bavarian and base of 4 pasture, or from Kachina Road, allowing guests to go directly to the lawn or to walk from either the Bavarian or the Phoenix. A new trail will be constructed across lot 7A of Block 3, partly sharing an existing access road alignment, to provide access for the bridal party to the rear end of the “aisle” (as defined by the space between two rows of benches, which will be placed as needed for seating some or all of the wedding guests).



Looking north from the wedding deck towards the proposed trail location

**Utilities:** As part of the trail and ceremony deck upgrades, TSVI anticipates extending underground electrical service to the site to provide for PA systems and convenience lighting.

**Operation:** The Phoenix Wedding lawn will be offered as one of several alternative locations around the Kachina Basin in conjunction with weddings and other events as they occur in either the Phoenix or the Bavarian; a party booking a wedding reception in one of those facilities will be able to choose the location for the ceremony.

**Access:** As mentioned previously, guest access to the site will be managed in a manner similar to the existing facilities at the Bavarian and Phoenix, whether the ceremony takes place at the top of chair 4, in the meadow in front of the Bavarian, or on the wedding lawn; as such, there are several factors that together result in almost all larger events at both locations requiring some kind of shuttle service. First, with no parking allowed on Village streets, and the small number of parking spaces available to the Bavarian and Phoenix, there is simply nowhere to park when group



sizes exceed available private parking facilities. Second, the road itself between Kachina Basin and the Core Village can be treacherous, particularly at night or after a long celebration.

As a policy, TSVI requires that shuttle service is provided for all events in the Kachina village area with a guest count that exceeds the reasonable capacity of available on-site parking. This shuttle service must be designed to provide at least 1.25 seats of shuttle capacity for each guest for both the start and finish of the event..

**Sanitary facilities:** Both the Bavarian and the Phoenix have been recently remodeled, and either facility has more than adequate bathroom facilities to accommodate their guests.

**Public Safety:** By encouraging the use of shuttles and limiting availability of onsite parking, less traffic and stationary vehicles will enhance access in and around the area for emergency vehicles.

**Building Permits:** No grading, clearing or other construction requiring a building permit are proposed with this application.

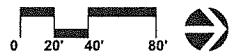
Please let me know if you need any additional information regarding this application.

I look forward to answering any questions you may have.

Sincerely,

Peter Johnson  
Director of Development

















OVERALL SITE PLAN			
PROJECT No. 20162506		DATE 10/19/18	
DRAWN BY JAG		CHECK BY PC	TRV BY PC
SHEET No. <b>L1.0</b> SCALE: AS SHOWN			

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**SYMBOL LEGEND:**

	WAYFINDING SIGN
	LOG BENCH - W / BACK
	LOG BENCH - BACKLESS
	PEDESTRIAN LIGHT POLE - QTY (3)
	BOLLARD LIGHT - QTY (12)
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SLOPE
	EXISTING SLOPE
	STABILIZED CRUSHER FINES

**KACHINA BASIN  
LANDSCAPE IMPROVEMENTS**  
TAOS SKI VALLEY, NM

**TAOS SKI VALLEY, NM**

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**QUILL RUSSELL PLANNING AND ENG.** 970-385-4546  
MECHANICAL  
NONE  
ELECTRICAL  
NONE  
STRUCTURAL  
NONE

[illegible]

WEDDING  
LAWN  
ENLRG. PLAN

PROJECT No.	DATE	
20162506	10/19/18	
DRAWN BY	CHEK BY	TRV BY
JAG	PC	PC

SHEET No. **L1.2**  
SCALE: **AS SHOWN**