



## Planning & Zoning Commission

Thomas P. Wittman, Chair  
Henry Caldwell  
Richard Duffy  
Yvette Klinkmann  
Susan Nichols  
J. Christopher Stagg  
Jim Woodard

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### Staff Report

#### **Conditional Use Permit Renewal & Time Extension: 3 Thunderbird Road & 11 Ernie Blake Road / Parcel C**

##### **1. Case Summary**

Date of Hearing: June 5, 2023  
Application Received: April 28, 2023  
Date of Posting: May 18, 2023

Plan Review Fees: \$500 - CUP Renewal & Extension  
Development Impact Fees: None paid nor assessed to date.

Project Description: Taos Ski Valley, Inc. (TSVI) is requesting a renewal and five (5) year time extension of a previously granted Conditional Use Permit (CUP) for its Parcel C mixed-use development proposal. The Village Planning Commission granted the CUP with nine (9) Conditions on June 4, 2018. In the Record of Decision (Exhibit A) Condition Eight (8) states that the CUP will expire after five (5) years.

The applicant has submitted the following materials in support of their request:

Application for Renewal (Exhibit B);  
June 4, 2018 P&Z Commission Meeting Agenda (Exhibit C);  
June 4, 2018 P&Z Commission Meeting Minutes (Exhibit D);  
Village's Staff Report of June 4, 2018 (Exhibit E);  
Applicant's "Narrative" (Exhibit F);  
Applicant's "CUP Submission" for Parcel C Development (Exhibit G).

Prior Actions/Approvals: TSVI received approval for a CUP with Conditions on June 4, 2018 for the construction of a mixed-use development

consisting of a four (4) level mixed-use building with ground floor parking and 2,400 sf of retail and three (3) floors of 27 total condominium units.

## **2. Zoning Analysis:**

The subject properties are located at 3 Thunderbird Road and 11 Ernie Blake Road and are zoned Core Village (CVZ).

### **A. Section 26.5 Conditional Use Permit - Expiration**

*All Conditional Use Permits shall be issued for the period of time the Commission determines to be consistent with the public interest and the criteria contained in this subsection, or as provided in this Ordinance, and shall be specified in writing at the time of issuance of the permit. Any permit, which does not specifically state the duration of the permit, shall be deemed to be a permanent Conditional Use Permit. At the expiration of any Conditional Use Permit, the Commission must approve an application for renewal of the Conditional Use Permit. Approval of any Conditional Use, prior to construction shall expire within one year if a Building Permit for such construction is not obtained or if site development is not initiated.*

Recommendation is a three-year one-time extension with the same Conditions as applied in the original approval. After a total of eight years, allowing the project to be considered anew in light of changing community considerations and conditions seems sensible and justified. Also, reviewing the Village records, no time extension has ever been granted for 5 years, let alone a pending CUP be allowed for the requested ten years in total.

After submission and upon consultation, TSVI has agreed to reduce its request for a time extension from five (5) years to three (3) years.

### **B. The Planning and Zoning Ordinance 2022-30 instructs the Commission in Section 26:4 to follow the criteria below when considering and granting a Conditional Use Permit request:**

*The Commission shall not approve any Conditional Use Permit unless satisfactory provision has been made concerning the following, where applicable:*

*1. Access to property and proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic control, and emergency access in case of fire, flood, avalanche or catastrophe.*

*2. The economic, noise, glare, or odor effects of the Conditional Use on adjoining properties.*

3. *General compatibility with adjacent properties and other properties in the Village with regard to height, landscaping, setbacks, lighting, signs, parking, and design standards when adopted by the Village Council.*

4. *Compliance with supplementary regulations as delineated in zone in which the property will be located.*

5. *All improvements required by the Village Planning Department and/or Village Engineer in the Public Works Plan have been completed or completion plans, designs and costs are approved by an agreement approved by the Village Council.*

**3. Recommendation:** Staff recommends a motion to **Approve** the Conditional Use Permit renewal with the following **Condition:**

1. All of the original nine (9) Conditions of approval stated in the Record of Decision, dated June 4, 2018, shall apply, except Condition Eight (8), which shall be changed to - This one-time CUP time extension will expire in three (3) years from date of issuance. No additional time extensions or renewals will be permitted.

**4. Public Notice & Public Comments**

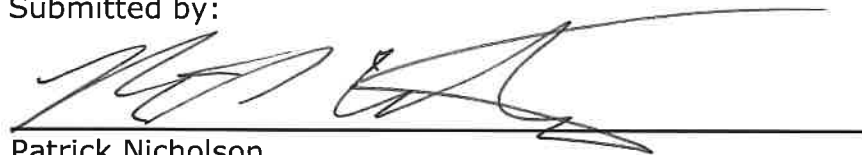
The notice of public hearing was mailed to all abutting property owners within 100 feet on May 18, 2023. A public notice sign was placed on the property on November 18, 2023.

The application materials and Staff Report were made available at the Villages Office for public review. The following written comments were received by the public:

A. None

**5. Staff Endorsements**

Submitted by:



Patrick Nicholson  
Planning Officer  
Planning & Community Development Director

**6. Exhibits**

- A. Record of Decision Parcel C CUP, dated June 4, 2018
- B. TSVI's Application for Renewal
- C. June 4, 2018 P&Z Commission Meeting Agenda

- D. June 4, 2018 P&Z Commission Meeting Minutes
- E. Village's Staff Report of June 4, 2018
- F. Applicant's "Narrative"
- G. Applicant's "CUP Submission" for Parcel C Development





## **PLANNING & ZONING COMMISSION**

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### **RECORD OF DECISION**

IN THE MATTER OF THE APPLICATION FOR A CONDITIONAL USE PERMIT FOR MIXED-USE DEVELOPMENT AT PARCEL C ON PART OF LOT 1, AND LOT 2, BLOCK G OF THE O.E. PATTISON SUBDIVISION.

This matter came before the Planning and Zoning Commission for a public hearing on June 4, 2018 to consider the application for a Conditional Use Permit to construct a mixed-use development consisting of a four (4) level mixed-use building with ground floor parking and 2,400 sf of retail and three (3) floors of 27 total condominium units.

The Commission, having heard and viewed applicant's presentation, having reviewed the materials submitted by applicant, having considered the Village Staff Report, and having heard the testimony of citizens offered during the public hearing, finds that the proposed project with conditions attached hereto is consistent with the applicable regulations and development standards of Ordinance 17-30 (Zoning Regulations). Therefore, the Planning and Zoning Commission does hereby approve with conditions the Conditional Use Permit with the following conditions:

1. Applicant will submit all documents identified on the Certificate of Compatibility checklist before or upon application for a Building Permit showing compliance with all applicable development standards. The Planning Officer may require additional conditions of development as deemed necessary to further the objectives of the Comprehensive Plan, Zoning Regulations, and essential to protect the public safety and general welfare of the Village.
2. The Village must issue a Building Permit and all applicable permits prior to commencing any construction or demolition.
3. All Impact and Development Fees must be received by the Village of Taos Ski Valley (VTSV) prior to commencing any construction as permitted.
4. Any material or substantial changes to the application must be approved by the Planning and Zoning Commission; all other changes must be approved administratively by the Planning Officer and as required by the Zoning Regulations.
5. Applicant must provide a revised written narrative which directly addresses the pertinent sections of the recently adopted 2017 VTSV Comprehensive Plan.

6. The building permit application must include a revised parking plan which addresses the requirement of the retail component for ADA compliance. As submitted, two (2) additional ADA parking spaces are required to be on-site or accessible nearby.
7. The Building Permit application must include a landscaping plan and erosion control plan consistent with the standards of the zoning ordinance.
8. If granted, the Conditional Use Permit will expire after five (5) years.
9. Lots to be consolidated and recorded prior to application for a building permit.

By: Tom Wittman  
Tom Wittman, Chair  
VTSV Planning and Zoning Commission

Date: June 4, 2018

Attest: Anne Marie Wooldridge  
Anne Marie Wooldridge, Village Clerk

Date: June 4, 2018

**TAOS SKI VALLEY, INC.'S  
APPLICATION FOR RENEWAL / EXTENSION OF THE  
JUNE 4, 2018 CUP FOR PARCEL C FOR FIVE (5) YEARS**

**MAY 16, 2023  
(SECOND APPLICATION)**

To: Tom Witman, Chairman of VTSV's Planning and Zoning Commission (By Email)  
To: Anne Marie Wooldridge, VTSV Clerk (By Email)  
To: John Avila, Village Administrator (By Email)  
To: Patrick Nicholson, Village of Taos Ski Valley's Planning Officer (By Email)

**APPLICATION FOR RENEWAL / EXTENSION OF THE  
CONDITIONAL USE PERMIT ("CUP") FOR THE "PARCEL C" DEVELOPMENT**

Taos Ski Valley, Inc. ("TSVI" or "Applicant") files its Application for Renewal and Extension of the CUP granted by the Village's Planning and Zoning Commission ("P&Z") for its Parcel C mixed use development on June 4, 2018, (to expire on June 5, 2023) for an additional five (5) years or until June 4, 2028. As grounds therefor, the Applicant states that:

1. The P&Z granted the initial CUP for Applicant's Parcel C mixed use development on June 4, 2018, as evidenced by the following:

- a. June 4, 2018 P&Z Commission Meeting Agenda (Exhibit 1 hereto);
- b. June 4, 2018 P&Z Commission Meeting Minutes ("V.B. New Business, Public Hearing, Passed: 6-0") (Exhibit 2 hereto)

2. The June 4, 2018 P&Z Commission CUP for this Parcel C mixed use development was based on:

- a. The Village's "Staff Report" of June 4, 2018 recommending approval with eight (8) proposed conditions, including Condition No. 8 (Exhibit 3 hereto - paragraph 6, Proposed Conditions, page 4) stating that the CUP will expire after five (5) years (Exhibit 3 hereto); and

- b. The Applicant's "Narrative" (Exhibit 4 hereto) and "Taos Ski Valley Resort CUP Submission" (Exhibit 5 hereto) for this Parcel C Development.

3. There are no changes proposed to Applicant's Narrative and Plans for this proposed mixed use development of Parcel C from that submitted (Exhibits 4 and 5) in 2018.

4. Because of economic constraints in the construction industry, including effects of Covid, as well as delays in completing realignment of and improvements to Thunderbird Road and Upper Ernie Blake Road, the Applicant has been unable to undertake construction of this development within the last five (5) year CUP period.

5. Renewal / extension of Applicant's June 4, 2018 CUP for its Parcel C Development by the P&Z Commission (to expire June 5, 2023) for another five (5) years is authorized under Village Ordinance 17-30, Section 26.5 (Expiration): " . . . At the expiration of any Conditional Use Permit, the Commission must approve an Application for Renewal of the Conditional Use Permit . . .".

#### **REQUEST FOR RELIEF**

Applicant TSVI requests that the P&Z Commission renew its June 4, 2018 CUP for its Parcel C development for an additional five (5) years or until June 4, 2028, together with the same conditions as in the 2018 CUP granted to Applicant for this proposed mixed use development project on Parcel C on Thunderbird Road in the Village of Taos Ski Valley.

TAOS SKI VALLEY, INC.

By: /s/ Peter J. Talty – 04/28/2023

Peter J. Talty

Its: Vice President

Dated: April 28, 2023

#### **Enclosures:**

Exhibit 1: June 4, 2018 P&Z Commission Meeting Agenda  
Exhibit 2: June 4, 2018 P&Z Commission Meeting Minutes  
Exhibit 3: Village's Staff Report of June 4, 2018  
Exhibit 4: Applicant's "Narrative"  
Exhibit 5: Applicant's "CUP Submission" for Parcel C Development  
Exhibit 6: Proof of Zoning Development Application Fee Payment of \$500.00 on 04/28/2023

#### **Copy with enclosures to:**

John Appel, Esq., Village Attorney (by email: [jappel@coppler.com](mailto:jappel@coppler.com))

Carl Pearson, Hart Howerton, Ltd. (by email: [pearson@harthowerton.com](mailto:pearson@harthowerton.com))

Peter J. Talty, Vice President, Taos Ski Valley, Inc. (by email: [peter.talty@blc.com](mailto:peter.talty@blc.com))



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**PLANNING & ZONING  
COMMISSION:**

Thomas P. Wittman, Chair  
Henry Caldwell  
Richard Duffy  
Neal King  
Susan Nichols  
J. Christopher Stagg  
Jim Woodard

**VILLAGE ADMINISTRATOR:**  
Mark G. Fratrack

**COMMUNITY DEVELOPMENT  
DIRECTOR:**  
Patrick Nicholson

**VILLAGE CLERK:**  
Ann Marie Wooldridge

## PLANNING & ZONING COMMISSION MEETING AGENDA

**MONDAY, JUNE 4, 2018 1:00 P.M.**

TENDERFOOT KATIE'S, TSV RESORT CENTER  
TAOS SKI VALLEY, NEW MEXICO

### AGENDA

- I. CALL TO ORDER & ROLL CALL
- II. APPROVAL OF THE AGENDA
- III. APPROVAL OF THE MINUTES OF THE APRIL 2, 2018 P&Z COMMISSION MEETING
- IV. OLD BUSINESS
- V. NEW BUSINESS
  - A. **PUBLIC HEARING:** Consideration to Approve Revised Conditional Use Permit Application for "Parcel D", Lots 2 & 3, Block H, O.E. Pattison Subdivision, 6, 8, & 10 Thunderbird Road, by TSV, Inc.
  - B. **PUBLIC HEARING:** Consideration to Approve Conditional Use Permit Application for "Parcel C", Part of Lot 1 and Lot 2, Block G, O.E. Pattison Subdivision, 3 Thunderbird Road & 11 Ernie Blake Road, by TSV, Inc.
- VI. MISCELLANEOUS
- VII. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT MEETING
- VIII. ADJOURNMENT





## PLANNING & ZONING COMMISSION MEETING MINUTES

TENDERFOOT KATIE'S, TSV RESORT CENTER,  
TAOS SKI VALLEY, NEW MEXICO

**MONDAY, JUNE 4, 2018 1:00 P.M.**

### I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:05 p.m. Roll call was taken and a quorum was established. Commission members present: Henry Caldwell, Richard Duffy, Neal King, Susan Nichols, Chris Stagg, and Tom Wittman. Commission members absent: Jim Woodard. Staff members present: Village Administrator Mark Fratrack, Building Official Rich Willson, Village Clerk Ann Wooldridge, Planning Director Patrick Nicholson, Building Inspector Jalmar Bowden, Public Works Director Ray Keen, and Attorney Dennis Romero.

### II. APPROVAL OF THE AGENDA

**MOTION:** To approve the agenda as presented

**Motion:** Chris Stagg

**Second:** Neal King

**Passed:** 6-0

### III. APPROVAL OF THE MINUTES OF THE APRIL 2, 2018 P&Z COMMISSION MEETING

**MOTION:** To approve the minutes as presented

**Motion:** Chris Stagg

**Second:** Richard Duffy

**Passed:** 6-0

### IV. OLD BUSINESS

### V. NEW BUSINESS

**A. PUBLIC HEARING:** Consideration to Approve Revised Conditional Use Permit Application for Parcel D, Lots 2 & 3, Block H, O.E. Pattison Subdivision, 6, 8, & 10 Thunderbird Road, by TSV, Inc. TSV, Inc. is requesting approval of a revised Conditional Use Permit to develop a mixed-use development on Parcel D located within the Core Village Zone (CVZ). The proposal consists of a primary mixed-use building with a detached market building anchoring an activity and pedestrian plaza that creates a community open space. From the plaza, pedestrians and skiers will cross a new pedestrian bridge that spans the newly restored Lake Fork Stream.

The proposed mixed-use building design will consist of plaza level retail above lower level parking. Above the retail and parking levels are three levels of 24 residential condominium units. With the new market building, total new commercial space will be approximately 7,600 square feet. The Plaza amenity area will add 18,500 square feet of public space. The market building will include public restroom facilities.

TSV Inc.'s Peter Talty made a presentation about the project. He said that many entities had come together to work on developing the plans: Hart & Howerton, Studio Southwest Architects, SMPC Architects, Red Tail surveying, Russell Engineering, and TSV Inc. Their goal is to improve mountain access, elevate the skier experience, to expand the bed base, and to reinforce and celebrate Taos Ski Valley's unique quality.

Representatives of Hart & Howerton continued the presentation, saying that TSV Inc. is putting an emphasis on creating a pedestrian experience, away from traffic. They are creating new walkways and trails, and a new bridge with ADA access. This development will create spaces for activity with an ice skating rink and an area for a Christmas Village. The density will be much less than in the original 2014 development submission for Parcel D. The revised building on Parcel D will be pulled farther away from the setback on the side of the Alpine Village Suites. There will be seven condominiums per floor on Parcel D, and nine units per floor on Parcel C. The roofs will be made of asphalt shingles to reduce snow sliding,



and the pitches have been reduced to create a more advantageous snow shed plan. The overall design will mirror that of The Blake. Solar studies have been conducted to illustrate the shadows created by the new buildings.

Drew Chandler with Russell Engineering presented the civil engineering plans, noting that there will be a new storm water collection site at the end of Thunderbird Road. It will be a vortex chamber for treatment of the storm water before it is discharged. He has designed the snow storage plan, as well as the ground cut-and-fill plan. The sewer line will run straight out of the building to connect with the line in Ernie Blake Road. Rollover curbs will be used on all of the sidewalks along Thunderbird Road. They are planning on breaking ground on the project in the spring of 2019.

David Norden, TSV Inc. CEO presented an overall view of TSV Inc.'s projects to date. Items completed include the Kachina Peak lift, construction of The Blake hotel, a renovation of the Children's Center, and the installation of the Gondolita lift and new Strawberry Hill/Rueggli chair lift.

Projects that are in progress include the removal of lifts #1 and #5, with a new high-speed quad to be installed to replace lift #1. The Kachina meadow area improvements and renovations of the Phoenix Grill and the Bavarian Lodge are under way. Mr. Norden said that planning is in progress for new projects on Parcel I and Parcel E of the conceptual plan.

The Village's Planner, Patrick Nicholson, presented his staff report on the Parcel D project. The report lists conditions which must be met, including required application for and granting of variances for building height and riparian setbacks. The permit would be valid for three years.

Commission Chair Wittman opened the Public Hearing. Peter Talty spoke in favor of granting the Conditional Use Permit. Carl Pearson with Hart & Howerton spoke in favor, saying that this project keeps the vision of Taos Ski Valley but takes it to the next level. Building Official Willson spoke in favor, saying that the project will create a great public space. Rob Watt of Red Tail Surveying spoke in favor, saying that this project will continue the theme of The Blake, which has already created a wonderful public space. Kihai Mayer said that he was speaking for the Mayer family, in favor of the project. He said that they thought that it introduced good urban planning concepts. A representative of SMPC Architects spoke in favor to say that place-making is important. No one spoke against. Rachel Conn, with Amigos Bravos, said that she is in favor of the in-channel work being done in the river, and is also in favor of the new storm water plans. She was in favor of the plans for snow melt on the new building sites, and she thanked TSV Inc. for reaching out to Amigos Bravos with their plans. She said that she was concerned about the riparian setback and doesn't like the riparian setback "averaging" that was done at The Blake. She hopes that a riparian setback would not be approved for Parcel D. She is concerned with snow removal and said that it is not good to allow snow storage in setbacks. She is also concerned about creating walking paths in riparian setbacks because they might hinder riparian growth. Ms. Conn asked about the capacity of the Village's wastewater treatment plant with the addition of new lodging spaces. Public Works Director Keen answered that the treatment plant will have the capacity for flows from both of these projects.

Commission Chair Wittman closed the public hearing.

**MOTION:** To Approve the Revised Conditional Use Permit Application for "Parcel D", Lots 2 & 3, Block H, O.E. Pattison Subdivision, 6, 8, & 10 Thunderbird Road, by TSV, Inc.

**Motion:** Neal King      **Second:** Richard Duffy

Discussion followed. Planning Director Nicholson explained that the Conditional Use Permit currently in place, which was renewed in July 2017, will be cancelled if this new Conditional Use Permit is approved. He said that because the revised plans are substantially different than the previous drawings, new variance applications would need to be submitted.

**Chairman Wittman called for the vote.**

**Passed: 6-0**

**B. PUBLIC HEARING:** Consideration to Approve Conditional Use Permit Application for "Parcel C", Part of Lot 1 and Lot 2, Block G, O.E. Pattison Subdivision, 3 Thunderbird Road & 11 Ernie Blake Road, by TSV, Inc.

TSV, Inc. is requesting approval of a Conditional Use Permit to develop a mixed-use development on Parcel C located within the Core Village Zone (CVZ). The proposal consists of a four level mixed-use building with ground floor parking and 2,400 square feet of retail, and three floors of 27 total



condominium units.

Director Nicholson explained that the proposed development meets the intentions of the standards of the CVZ. The CVZ augments its zoning principles with performance standards expressed through supplemental regulations and development requirements, and the applicant has taken great care to meet and at times exceed these standards.

There is no issue with adequate capacity at the treatment plant. Nine conditions have been placed on approval of the Conditional Use Permit.

The Public Hearing was opened. Peter Talty spoke in favor, noting that the density has decreased significantly from when this building was envisioned to be on Parcel D with the other building. Carl Pearson with Hart & Howerton spoke in favor pointing out that no variances will be required for the Parcel C project. Sam Gesumaria, St. Bernard Condominium owner, thanked TSV Inc. for changing the angle of the building on Parcel C, which allows for continued solar gain in the lower levels of the St. Bernard Condominiums. Krizia Shelton, who said that she was speaking for the Mayer family, was in favor of the project. She said that they were appreciative of the solar studies that had been conducted. Building Inspector Bowden recommended that TSV Inc. use an expert for designing and building the ice rink so that it is usable and in good condition for a long time to come. No one spoke against the application.

Commission Chair Wittman closed the public hearing.

**MOTION:** To Approve the Conditional Use Permit Application for Parcel C, Part of Lot 1 and Lot 2, Block G, O.E. Pattison Subdivision, 3 Thunderbird Road & 11 Ernie Blake Road, by TSV, Inc.

**Motion:** Richard Duffy      **Second:** Neal King

Discussion followed. Commissioner Caldwell asked about adequate snow storage, and it was explained that there was enough snow storage, especially as the snow would be taken to the retention pond at the end of Sutton Place. Rachel Conn urged that there be no snow storage in any riparian setbacks. Jeanne Gesumaria asked about paving Twining Road. Leanne Brown, St. Bernard Condominium owner, said that they are concerned about the dust situation and about drainage from Twining Road onto the St. Bernard property.

**Chairman Wittman called for the vote.**

**Passed: 6-0**

#### VI. MISCELLANEOUS

A. Commission Chair Wittman reported that the Kachina Master Plan Committee met again and the members are considering completing the master plan in-house. The next meeting is scheduled for July 2, 2018 at 9:00 a.m. at the Snakedance Condominiums Hondo Restaurant.

#### VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:

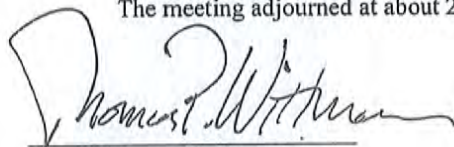
The next meeting of the Planning & Zoning Commission will take place on Monday, July 2, 2018 at 1:00 p.m. at the Snakedance Condominiums Hondo Restaurant.

#### VIII. ADJOURNMENT

**MOTION:** To adjourn.

**Motion:** Susan Nichols      **Second:** Richard Duffy      **Passed:** 6-0

The meeting adjourned at about 2:45 p.m.

  
Tom Wittman, Chairperson

ATTEST:

  
Ann M. Wooldridge, Village Clerk





## Planning & Zoning Commission

Thomas P. Wittman, Chair  
Henry Caldwell  
Richard Duffy  
Neal King  
Susan Nichols  
J. Christopher Stagg  
Jim Woodard

### Staff Report:

#### **Conditional Use Permit Parcel C of the Core Village Zone**

##### **1. Case Summary**

**Date of Hearing:** June 4, 2018  
**Application Received:** April 13, 2018  
**Date of Posting:** May 18, 2018  
**Plan Review Fees:** \$1,500 - Commercial, Conditional Use Permit  
**Project Description:** TSV, Inc. is requesting approval of a Conditional Use Permit to develop a mixed-use development on Parcel C located within the Core Village Zone (CVZ). The proposal consists of a four (4) level mixed-use building with ground floor parking and 2,400 sf of retail and three (3) floors of 27 total condominium units.

The applicant's project narrative and design renderings are attached.

**Prior Actions/Approvals:** The Planning & Zoning Commission (Commission) adopted the Comprehensive Plan for the Village of Taos Ski Valley on May 11, 2017 by Resolution 2017-329. The Village Council amended the Zoning Regulations and adopted the Core Village Zone (CVZ) on January 13, 2012.

A Conditional Use Permit was approved by the Commission for a temporary commercial building on May 11 2015 to expire within four (4) years of the date of issuance of a Building Permit.

##### **2. Context Maps**

Overview of the Project Site:

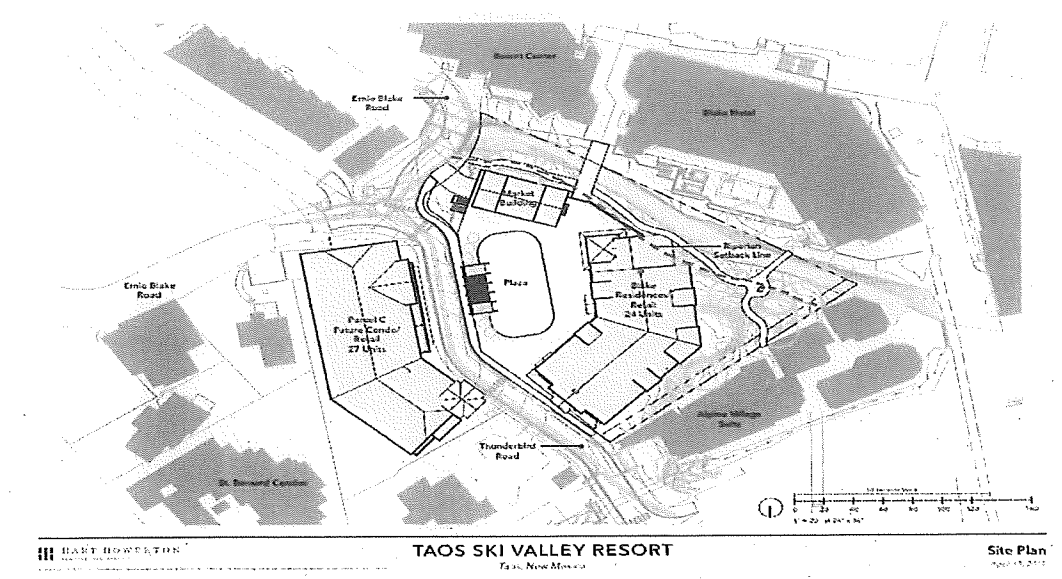


Close-up view of the Project Site:



Site Plan:





### 3. Adherence to the Comprehensive Plan

The proposed development submittals do not reference the recently approved 2017 Village of Taos Ski Valley Comprehensive Plan. However, extensive consideration is given to prior Master Plan documents as they relate to desired land use, recreation, and village character for this parcel within the Core Village Zone. (See pages 4-6 of the Project Narrative)

### 4. Zoning Analysis:

The property of the proposed development is within the Core Village Zone (CVZ). The purpose of this zoning is to recognize the unique importance and characteristics of properties near and adjacent to the base Village of Taos Ski Valley and to provide for:

1. The enhancement of the character of the CVZ area through best practice town-center design and planning principles.
2. The promotion of uses which attract/serve both tourists and the local community.
3. The encouragement of high quality and sustainable development.
4. The promotion of more intense, compact and integrated development.
5. The timely and orderly development of the CVZ's proposed system of roads, utilities, drainage, and trails/paths.
6. Parking flexibility so that all parking does not have to be provided on site.
7. The encouragement of pedestrian walkways and vehicle-free areas.
8. Path/trail connectivity to the proposed river walk and nearby trails and open space.
9. A flexible approach, through the use of performance standards, to implement the goals of the Village of Taos Ski Valley's plan.

10. The preservation and enhancement of the unique visual characteristics of the Village of Taos Ski Valley.

The proposed development meets the intentions of all the above.

The CVZ augments its zoning principles with Performance Standards expressed through Supplemental Regulations and Development Requirements. The applicant has taken great care to meet and at times exceed these Standards as identified in the Zoning Ordinance Conformance section of the project Narrative, pages 6-9.

5. **Recommendation:** Staff recommends a motion to **Approve** the Conditional Use Permit **Subject to the Conditions** outlined below. If approved, the Planning Officer will proceed to consideration of a Certificate of Compatibility.

**6. Proposed Conditions:**

1. Applicant will submit all documents identified on the Certificate of Compatibility checklist before or upon application for a Building Permit showing compliance with all applicable development standards. The Planning Officer may require additional conditions of development as deemed necessary to further the objectives of the Comprehensive Plan, Zoning Regulations, and essential to protect the public safety and general welfare of the Village.
2. The Village must issue a Building Permit and all applicable permits prior to commencing any construction or demolition.
3. All Impact and Development Fees must be received by the Village of Taos Ski Valley (VTSV) prior to commencing any improvements.
4. Any substantial changes to the application must be approved by the Planning and Zoning Commission; all other changes must be approved administratively by the Planning Officer and as required by the Zoning Regulations.
5. Applicant must provide a revised written narrative which directly addresses the pertinent sections of the recently adopted 2017 VTSV Comprehensive Plan.
6. The building permit application must include a revised parking plan which addresses the requirement of the retail component for ADA compliance. As submitted, two (2) additional ADA parking spaces are required to be on-site or accessible nearby.
7. The Building Permit application must include a landscaping plan and erosion control plan consistent with the standards of the zoning ordinance.
8. If granted, the Conditional Use Permit will expire after five (5) years.

## **7. Public Notice & Public Comments**

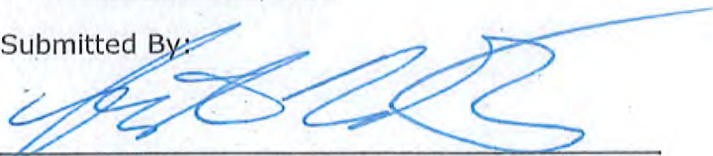
The notice of public hearing was mailed to all adjacent property owners on May 18, 2018. Two posters were placed on the property May 18, 2018.

The application and Staff Report were made available at the Villages Office for public review. The following written comments were received by the public:

None received.

## **8. Staff Endorsements**

Submitted By:

A handwritten signature in blue ink, appearing to read 'Patrick Nicholson', is written over a horizontal line.

Patrick Nicholson, Director & Planning Officer  
Community Development Department

## **9. Attachments**

HART / HOWERTON Project Narrative and Renderings  
Parcel C & D Redevelopment  
Taos Ski Valley Resort



# HART HOWERTON

NEW YORK • SAN FRANCISCO

## Taos Ski Valley 'Parcel D & C' Redevelopment

### Conditional Use Permit and Certificate of Compatibility Application Narrative

April 13th, 2018

Revised 5/30/2018

#### Introduction:

This document is the narrative section of the application to the Village of Taos Ski Valley (VTSV) for a Conditional Use Permit and Certificate of Compatibility Permit for the redevelopment of Parcel D & C within the 'Core Village Zone' of the VTSV. The application is being submitted on April 13th, 2018 for review with the VTSV Planning Commission scheduled for May 7th 2018.

The applicant, Taos Ski Valley, Inc. (TSVI) is represented by Peter Talty, David Norden and Peter Johnson assisted by a team consisting of the following professional organizations:

- Hart Howerton, Ltd.: Architecture, Planning, Landscape Architecture, Interiors
- Russell Planning & Engineering: Civil Engineering
- Red Tail Surveying: Professional Land Surveying
- Bradbury Stamm Construction: General Contractor

#### TSVI Goals

Significant improvements are being planned for Taos Ski Valley for 2018 and into the future. The approach of TSVI is to make improvements over time with the following three overarching goals:

1. Create new on-mountain and Village Core improvements to elevate the ski experience.
2. Create a new Town Plaza and open space activated by multi-season activities and gathering elements, to draw skiers and non-skiers to the Village core by adding amenity and destination.
3. Improve skier services, circulation and retail amenities at the base of the ski area to enhance the guest experience.
4. Increase the quantity and quality of accommodations in the core to add value, energy and activity to the Village and resort.

With the proposed redevelopment of Parcel D in combination with this application for Parcel C in the core village zone, TSVI is making a very strong and meaningful gesture toward achieving these goals. Cumulatively these improvements will announce a new era for Taos Ski Valley and set the tone for future redevelopment. Ultimately, the synergy between the improvements will invigorate Taos Ski Valley as a year-round destination, generate renewed interest, and reinforce the unique and very special brand and 'mystique' of Taos Ski Valley.



### Overview of Parcel C&D Redevelopment

This application proposes the redevelopment of Parcel C&D within the Core Village Zone of the Village of Taos Ski Valley. The redevelopment will entail the removal of the temporary building on the Parcel D site and the development of two primary mixed-use building with a detached Market/Flex building anchoring an activity/pedestrian plaza, that creates a community open space. This open space operates as a town center similar to many European Alpine Villages. The new plaza will filter pedestrians in from the surrounding residential areas as well as the skier drop off and draw them into multi-season recreational and retail space that redefines the arrival experience. From the Plaza pedestrians/skiers will cross a new pedestrian bridge that spans the newly restored Lake Fork stream, past the 192 restaurant and the completed Blake hotel and terminating in the ski beach at the base of lift #1. Along this path there will be a mix of retail, residential lobby, community spaces and seasonal activities such as the proposed ice rink in the winter and an off-season event lawn that will help increase community activity and vitality in the heart of the resort and village core.

The revised building configuration takes a similar density proposed in the December 2014 Parcel D CUP application and spread that across Parcel D & C to open up the center for community activity. The proposed building designs will both consist of plaza level retail either wrapping a ground level under building parking or above the parking in a lower level in the case of Parcel D. Above the retail and parking levels are (3) three levels of residential condominium. In the case of Parcel D the plaza level retail shares the floor with (3) residential units which will overlook the tree conservation land adjacent to the stream. The main pedestrian access is from the skier drop-off into the village core via the Retail plaza and a bridge connection to parcel G and is the primary ski area point of access. In addition to the retail components which make up over 66% of the Main Level conditioned square-footage, there are also community related amenities. These amenities will be multi-season, community and activity related.

The location of Parcel C&D is adjacent to the center of the 'core village zone' and provides the critical link between the skier drop off area and the Blake Hotel which is the new hub of the Village Core containing skier services, the recently renovated Resort Center and access to the ski area. In addition, Parcel D is located adjacent to the Lake Fork stream corridor at the center of the resort which is the hub of the overall Village Master Plan. This stream corridor has now been enhanced and transformed into a Village amenity that Parcel D will provide access for pedestrians on the North bank to be able to interact with the stream. This access will help form a sense of place, whether it is the stream walk interaction or being viewed from pedestrian bridge crossings. Parcel D is also wrapped by Thunderbird Road and will look to formalize the street condition including the intersection with Ernie Blake Road and up to Twining Road. The redevelopment will coordinate with the completed infrastructure improvement to the Ernie Blake Crossing. The project seeks to accomplish and fulfill the overarching goals and objectives of the VTSV Master Plans (2010 and 2012), and meet the requirements of the VTSV zoning ordinance, development, design standards and regulations.



### Major Project Statistics

The following are the major development and dimensional statistics associated with the proposal:

#### Development Summary: Parcel C

- Total Gross Floor Area: 50,184 sf
- Total Gross with Circulation 63,410 sf (Inclusive of Circulation & Mechanical)
- Commercial Area: 2,400 sf (Retail, Restaurant, Market Space)
- Condo Amenity Area: 1,000 sf (Lobby(s), Boot & Ski Storage)
- Condo Support Area: 700 sf (back of house, storage, service areas)
- Residential Product Mix: (6) 1-bedroom units; (21) 2-bedrooms (Total 27 Condo Units)
- Parking: 10,700 sf (28) total underground parking spaces required for Parcel C Residential (2 ADA spaces Including (1) Van Accessible Space per Code) Parking Requirements for the 2,400 sf of retail will be handled off-site at the skier day lots

#### Development Summary: Parcel D

- Total Gross Floor Area: 53,316 sf
- Total Gross with Circulation 72,595 sf (Inclusive of Circulation & Mechanical and Drive under Market Building)
- Commercial Area: 7,600 sf (Retail, Restaurant, Market Space)
- Condo Amenity Area: 1,000 sf (Lobby(s), Boot & Ski Storage)
- Condo Support Area: 1,700 sf (back of house, storage, service areas)
- Community Amenity Area: 1,950 sf (Public Bathrooms, Market/Community Building)
- Residential Product Mix: (3) 1-bedroom units; (11) 2-bedrooms; (10) 3-bedrooms; (Total 24 Condo Units)
- Parking: 10,215 sf (25) total underground parking spaces required for Parcel D Residential (2 ADA spaces Including (1) Van Accessible Space per Code) Parking Requirements for the 7,600 sf of retail will be handled off-site at the skier day lots.
- Plaza Amenity Area: 5600 sf Ice Rink/Activity Lawn, skate rental, stage & 18,500 sf of public plaza

#### Dimensional Summary:

- **Parcel C**
- Total number of floors: 4 Stories (1) Garage & Retail Level, (3) Condo Levels over Garage Podium
- Total Building Coverage: 16,865 sf
- Average Building Height: +/- 45-8' to B.O Eave (measured from the Retail Pedestrian Street to typical eave height)





- **Parcel D**
- Total number of floors: 5 Stories (1) Lower Level Garage, (1) Retail & Condo Level over Garage Podium & (3) Condo Levels
- Total Building Coverage: 13,615 sf
- Average Building Height: +/- 45-10' to B.O.. Eave (measured from the Retail Pedestrian Street to typical eave height)

#### Public Spaces and Amenities Summary:

- Retail plaza / Plaza with Ice Rink and Event Lawn
- Retail plaza / Plaza with Ice Rink
- Pedestrian Walkway along Thunderbird Rd & Ernie Blake Rd
- Market and Community Event Building with Public Bathroom Facilities
- Multi-season Events Stage
- Stream Corridor Path (at ground level)
- Tree Conservation Area (Accessed from Stream Corridor)
- Parcel D Lot Area Coverage Reduced from 83.1% in 2012 Master Plan to 55.9% in Proposed Parcel –D Plan, which equates to a 33% reduction in Lot Coverage. Parcel D lot is 63,210 sf, Building Coverage is 13,615 sf and Plaza coverage is 35,330 sf.
- Arrival and Drop-off  
New Streetscape: enhanced plaza surface paving and streetscape elements including lights, bollards, within new public spaces directly associated with Parcel C&D.
- New Furnishings: new exterior site furnishings including benches, trash receptacles, bike & Ski racks, landscape planters and pots.
- New Way finding and Directional Signage: new signage to guide and orient pedestrian circulation through the village to key destinations, businesses, and services.

#### Master Plan Conformance

The Parcel D project has been developed with the VTSV 2010 and 2012 Master Plans as guiding documents. The team recognizes the time and energy that was put forth in the creation of these documents, and the importance of conforming to both documents to fulfill the expectations and needs expressed during the long-range planning process. In particular, the Parcel C & D project seeks to significantly implement and facilitate fundamental 'big picture' recommendations and requirements of the master plans. Major points of emphasis relative to conformance with the 2010 and 2012 Master Plan include:

- 1) The Parcel C & D buildings are proposed to reinforce the character of place of Taos Ski Valley, by creating unique spaces, connecting skier drop off with the main ski plaza on Parcel G, engaging and enhancing the Lake Fork stream corridor with a



pedestrian path, and creating interesting pedestrian routes throughout the Village.

- 2) The Parcel C & D buildings intend to help activate the guest arrival experience and to provide more efficient skier circulation with an improved guest experience by providing pedestrian access from the skier drop-off through the Parcel D retail plaza across a pedestrian bridge over the Lake Fork stream corridor to the “ski-beach” along with the recently improved retail and skier services in the Blake Hotel and the Village Core. Residential access to both Parcel C & D will occur off Ernie Blake Road allowing for future consideration for removing the Guest experience from the domain of the car during peak times.
- 3) The proposed development of Parcel D takes advantage of sloping site gradients to create at-grade access into the building at various levels and positive relationships to exterior spaces on all (4) boundaries of the Parcel. The building program creates a retail plaza allowing pedestrians to travel at grade from the skier drop off to the resort center. The layout of Parcel D generally follows the street level land use plan in the 2010 Master Plan with a mix of residential and retail at street and plaza level. However, the Parcel D revised Proposal goes to greater lengths to preserve the Riparian setback, pulling further away from Alpine Suites and mediating the building height by creating a tree conservation area at the lowest portion of the site.
- 4) The Parcel C & D buildings will create an increase in for-sale and leasable residential real estate offerings within the core village zone and in addition will provide a sustainable mix of multi-season activity, entertainment, food and beverage and retail businesses, in walking distance to the ski beach at the resort center. The project seeks to maximize the value of this uniquely located parcel within the context of the Village.
- 5) Public spaces and gathering points within the Parcel C&D site plan have been strategically located to take advantage of prime sun and respect adjoining public spaces and adjacent existing neighbors. Public space will be enhanced with a revitalized stream and activity at the stream walk. In addition, a tree conservation area will be maintained in an area of old growth trees in an area that could provide a potential trail linking the stream walk to the Alpine Suites. A potential access has been considered through Parcel C for access from the St. Bernard Condominiums to the new retail plaza linking to the resort center and ski beach across Parcel D. This link would further connect village areas with a network of maintained trails helping alleviate pedestrian use of roadways. This network of pedestrian options will further enhanced by the new street scape of Thunderbird and Ernie Blake roads and adjoining sidewalks.
- 6) The design of parcel C & D respects primary view corridors and capitalizes on desirable views with building orientation and layout of public spaces and sets up a revitalized relationship with the stream walk and pedestrian crossing enhancing the pedestrian street-scape experience.
- 7) The design of Parcel C & D in conjunction with the recent redevelopment of Parcel G (the Blake Hotel) is intended to serve as the catalyst to redevelop the main village core of Taos Ski Valley. The redevelopment will hopefully create a new sense of energy and enthusiasm in Taos Ski Valley and encourage more skier visits and year-



round tourism. Our team is especially excited about the opportunity of creating a potential complimentary center of town within the village core facilitated by the public open space created by the development of the multi-season plaza and community programming.

- 8) The redevelopment of Parcel D improves the skier guest experience by providing an animated skier entrance to the village core while increasing the skiers and visitor's options for retail, food & beverage multi-season activity, community function and entertainment along the retail plaza. In addition, Parcel D will work in conjunction with the recently completed Parcel G (the Blake Hotel) to reconnect the village to the Lake Fork Stream by providing a stream walk trail that can operate as a secondary form of circulation through the village core, complimenting the pedestrian sidewalks and better connect you to the sense of place.
- 9) The addition of the stream corridor path along the Lake Fork Stream will work toward establishing a cohesive Village-wide community walkway and trail system; as an enjoyable amenity that favors walkability and pedestrian traffic. Strategies will be employed to soften the relationship between the stream and riparian zone and the building's podium or parking level. Natural Materials and vegetation will be used to blend these levels into the natural environment to enhance the stream walk experience. Additionally, a trail link through Parcel C to the St. Bernard Condos will be thoroughly considered and could be very beneficial for this walkway system.
- 10) The development on Parcel D will work to preserve and enhance the riparian habitat zone along the Lake Fork Stream that has been neglected as a resource for the Village Core. In addition, we look to preserve a portion of the grove of large trees on the South West of Parcel D. This Grove will operate as a buffer between Parcel D, the Stray Dog and Alpine Village, as well as offer an amenity for refuge along the Lake Fork Stream.

### Zoning Ordinance Conformance

The site plan and architectural design of Parcel D are proposed to meet the standards and regulations in the VTSV Ordinance NO. 14•30. Following is a summary of the Parcel D conformance with the major regulations of the zoning ordinance:

#### Core Village Zone

Parcel C & D is located in the Core Village Zone of Taos Ski Valley, described in the Zoning Ordinance as 'a focal point of the community'. The development of Parcels C & D responds directly to the intent of the zone district by maximizing development opportunities, by creating a mix of desirable uses, and by fostering vibrant pedestrian activity zones to create an overall positive effect upon the Village experience. Parcel C & D intends to follow the example set by The Blake Hotel in defining redevelopment in the Core Village Zone.

#### Site Design

The site design for Parcel C & D has evolved in direct response to the topography and physical constraints of the site, as well as the context and orientation to the ski mountain, the recent revitalization of the Lake Fork stream corridor, and existing development surrounding the site, including recent redevelopment of The Blake Hotel and the Resort Center, while



linking the new Skier Drop-Off to the village core through a Retail plaza and Pedestrian Bridge. The design of the site and the new proposed buildings respect existing grades and fits into the Core Village Zone with the least amount of disturbance and impact to surrounding properties. The site design leverages relationships to adjacent properties helping them connect to the new plaza invigorating the core area with interesting public spaces, multi-season activity, new pedestrian routes and greater connectivity within the village.

#### Stream Corridor and Riparian Setback

Respecting the newly enhanced Lake Fork stream corridor is one of several significant aspects of the Parcel D redevelopment project. The Lake Fork stream is one of the two major drainages flowing through the Core Village Zone and over time has become degraded. The redevelopment of Parcel D respects the 20' riparian setback as required by the zoning ordinance and minimizes building encroachments into the setback. Furthermore, the redevelopment provides a pedestrian path that follows the Lake Fork stream. Riparian landscaping is proposed to help stabilize the stream bank, and opportunities for viewing, sitting and interacting with the stream corridor are being investigated as part of the proposal. We have proposed the addition of a Stream Walk and Tree Conservation area in the Stream Corridor to allow for guest interaction with this natural amenity at the center of the Core Village re-development.

Cumulatively these improvements are intended to create a drastic positive change and improvement within the Core Village Zone, by adding a link that builds upon the recent improvements at the Blake Hotel, creating a very special opportunity for direct contact and experience with nature within the context of the Village. In addition, an effort will be made to preserve the large grove of trees to the South West of Parcel D and incorporate this important natural asset into the stream corridor experience. All of these aspects of the proposal for Parcel C & D meet or exceed the concepts in the approved Master Plan.

#### Architectural Design

The architectural design of the new Parcel C & D building takes great care to respond to its context and draws subtle references from surrounding architectural precedents in the Village derived from historic precedents from alpine environments in Europe. At the same time, the building seeks to be timeless without referencing a particular style and aims to fit into the core of the village in a complementary manner without being overstated. To this end, the approach for the architectural design has been to create a suitable form, bulk, and massing that is appropriate for the site and helps establish the desired public spaces at the ground level while respecting the surrounding existing development.

Wood and stucco are proposed as the primary exterior construction materials, since they are traditionally used in alpine environments for their durability, aesthetics, and interplay with the existing surrounding environment. Stone may be used as a complementary material where the base of the building is closely tied to the natural site.

#### Height Analysis

The proposed Parcels C & D building meets the VTSV code height requirement across the entire building mass per zoning ordinance 14•30. The building steps back gradually from the overall footprint at the street level, in order to minimize the impact of overall height and



help manage pedestrian circulation, snow management, and building articulation. *Please reference the building elevations and building sections submitted with this narrative.*

The buildings proposed for Parcels C & D meets the Core Village building height requirement for principal structures. As stated in the zoning ordinance, Building Height of principal structures shall not exceed forty-eight feet to the eave line of the roof edge with the reference datum being the finished pedestrian surface within five feet beyond each corner of the structure. When the development provides a pedestrian plaza or walkway (especially over a parking structure), this eave line height shall be measured from the top of the plaza or walkway elevation. The building height for the proposed building on Parcel D has set the eave at +45'-10" from the elevation of the main retail plaza. On Parcel C we are proposing a height of 45'-8" from the sidewalk along Thunderbird Road. There may be slight variations across building C as the elevation of the sidewalk along Thunderbird road varies, but an attempt to minimize this at the building edge will be implemented.

On Parcel D, the slope drops off considerably from +9429' at the high point on Thunderbird Road, to a low point of +9400' in the Southwest corner of the lot along Lake Fork Stream. A series of steps will be taken to mitigate this grade change in the building with the design of the building and how it interacts with the stream walk. We have provided a series of sections in the submission to help illustrate the perceived maximum building height along the stream corridor. A variance of 74' maximum height to primary building eave was approved in the 2012 Parcel D CUP submission to help account for the substantial grade change would be requested to be renewed. The proposal conforms to the VTSV code by maintaining an eave height of under 48" when taking the Retail level of +9429' as the reference datum.

Additional attention will be taken in the area where the building has a close interaction with the Riparian Setback and River Walk. Due to the sloping site and the desire to maintain the riparian corridor we will make accommodations to minimize the perceived height of the building in these sensitive areas. This will be done to enhance the aesthetic and experience of this natural setting and town amenity. Great care will be taken in mediating the parking entrance at the lower level along with the plaza edge by introducing Berms, Planters and landscape elements to screen and bury the lower portion of the building in an aesthetic that would blend into the natural condition. Stone or rusticated materials would be used on this lower base level to better transition the Natural Stream Area into the building edge, softening its impact, and enhancing the experience of the stream corridor.

We feel that this stream corridor is a major amenity to the Core redevelopment and along with the enhancement and restoration of the stream and the addition of the Tree Conservation area, this area will be greatly improved and become a true asset the guests and community.

### Building Massing

The proposed Parcel C & D buildings meet the VTSV code for building massing per zoning ordinance 14-30. The improvements on the two parcels are separated into two building masses above a mostly submerged parking podium. These two building masses are further broken down into a base retail component with shallower pitched roofs, then setback to a middle stucco condo massing a similar to that of traditional European villages and the capped off with articulation of a top element that changes material to wood or composite finish that transitions to the roof. The roof is broken down further by a series of dormer,



gable and tower elements that are in keeping with the architectural character and aesthetic. Roof Pitches have been lowered to help reduce the overall mass from the previously approved Parcel D submission to further reduce the building massing.

The Proposed Parcel D building massing reduces the lot coverage for buildings and impermeable surfaces to 55.9% of lot area compared to 83.1% as designed in the 2012 VTSV Master Plan which is an overall reduction of 33%. This increase in "Green Space" allows us to add amenities such as a creek walk and tree conservation area that will enhance the guest and resident experience. Additionally, the increased "Green Space" adjacent to the Garage entry will provide additional space for snow storage.

### Roof Design

The roof design will be carefully considered to control snow and ice, protect pedestrians, and shed away from entries and public spaces. A lower "podium" roof has been designed over the commercial level to accommodate falling snow and ice from the higher roof above, and to dampen any impact snow and ice shed may have on the public spaces below. Along Thunderbird Road on Parcel C this approach has been replicated. The majority of snow shedding from parcel C will occur in vegetated areas to the North and West of the structure. Other snow management strategies, such as a cold roof, snow fences and snow clips, will also be used in conjunction with the overall roof design.

### Exterior Building Elements

The buildings at Parcels C & D will feature significant expanses of glass and interesting retail signage at the pedestrian and commercial level, to help animate the public spaces and reinforce the inviting and open nature of the building at the ground level. Above the ground level the exterior building elements will become more "quiet," with stucco and simple wood detailing to help enliven the façade and provide interest to the building mass. Windows and balconies will animate the building mass as well, and vertical stacks of balconies will reduce the apparent bulk by providing organization and hierarchy to the building elevations. Color and finish will also be varied to further segment the building façade. These features help to segment the elevations so that the entire building is not perceived as a single mass.

### Service and Delivery

The delivery and location of services for Parcel C & D will be broken into two distinct approaches. (1) The Services for the Residential Component and Amenity elements will be serviced through the underground parking structure. (2) While the service for the Retail plaza will be services from the pull off at Thunderbird and along the retail plaza. This service will be strictly coordinated to avoid peak times and disruptions. There is a possibility for the Restaurant component of the retail plaza at the Southwest corner of the parcel to be serviced from the Parking Garage or the connector linking that portion of the site to the retail level. Trash will be collected from the Parking Level and transported by small vehicles to the remote consolidated compactor facility. This consolidation will prevent disruptions, noise and provide control for possible animal interaction.

### Bridge, Plazas, and Streetscape Design

The Parcels C & D redevelopment proposal addresses the street level with a high degree of detail in order to create comfortable and engaging pedestrian spaces and clear circulation



routes. A major element associated with the project is a new bridge over the Lake Fork stream, connecting new skier arrival route along Thunderbird Road through Parcel D to Blake Hotel, Resort Center and the ski yard.

Consistent with the 2010 Master Plan, Parcel D provides an active link lined with retail, amenity and dining options to the proposed bridge that leads to a plaza space on the south side of the creek at the interface with the ski yard / beach, in between the new Blake Hotel building, the Resort Center, and the Snakedance building. This circulation is intended to activate the skier and pedestrian circulation experience to the base on the mountain, and to create a special sense of place befitting of the core of the resort and village and the Village of Taos Ski Valley. Special paving, furnishings, signage, and decorative elements are being proposed as part of the place-making to create an interesting and vibrant pedestrian environment linked to the street scape and sidewalk network throughout the base Village. These improvements are intended to set the tone for the new feel, look, and identity for the ski resort and village and will need to be considered carefully during the design development stages of the effort to complement the efforts executed by the Blake Hotel.

### **Building Code Analysis**

1. Occupancy Classification (Chapter 3)

There are (3) main Occupancy Classifications throughout the building  
Parking Garage – (S-2) Low Hazard Storage (Section 311.3)  
Retail – (M) Mercantile (Section 309.1)  
Condo Units – (R-2) Residential Dwelling Units (Section 310.1)

2. Construction Type and Fire Rating

Garage Level (L0) – (S2 & R2) Occupancy with Type 1A Construction  
Retail Plaza Level (L1) – (M & R2) Occupancy with Type VA Construction  
Condo Levels (L2-L4) – (R2) Occupancy with Type VA Construction

3. Building Heights per VTSV and 2015 IBC

VTSV Ordinance No 14-30 Restricts Building Height in the Core Village as follows:

*Building Height of principal structures shall not exceed forty-eight feet to the eave line of the roof edge with the reference datum being the finished pedestrian surface within five feet beyond each corner of the structure. When the development provides a pedestrian plaza or walkway (especially over a parking structure), this eave line height shall be measured from the top of the plaza or walkway elevation.*

4. IBC 2015 Height Per Occupancy and Construction Type (Sprinklered)

Garage allowable SF and Height (Table 504) S-2 Occupancy Classification  
Type 1A Construction  
Area Per Tier w/ Sprinkler (S) – Unlimited (Table 506.2)  
Stories w/ Sprinkler – Unlimited (Table 5.04.4)  
7Unlimited allowable height above grade plane (Table 5.04.3)  
Residential Condo allowable SF and Height (Table 504) R-2 Occupancy Classification (Includes Retail)  
Type VA Construction  
Area per Story w/ Sprinkler (SM) – 36,000 SF (Table 506.2)  
Stories w/ Sprinkler – 5 Stories (Table 5.04.4)



70' allowable above grade plane (Table 5.04.3)

Note: Use Section 509 Special Provisions 509.2 Horizontal Building Separation Allowance, to separate Parking Podium from Residential Type 2B construction above for area, fire walls and stories limitations and type of construction.

5. Total SF for Each Occupancy Class

**Parcel C**

S-2 Occupancy (Low Hazard Storage) Garage -	10,702 SF
M Occupancy (Mercantile) Retail -	2,030 SF
R-2 Occupancy (Residential) Condo- (27 Units)	37,500 SF

**Parcel D**

S-2 Occupancy (Low Hazard Storage) Garage -	10,217 SF
M Occupancy (Mercantile) Retail -	7,000 SF
R-2 Occupancy (Residential) Condo- (24 Units)	36,400 SF

6. Show Required Occupancy Separations (Table 508.4)

S2 / M Separation Requirement	1 Hr. (Sprinklered)
S2 / R2 Separation Requirement	1 Hr. (Sprinklered)
M / R2 Separation Requirement	1 Hr. (Sprinklered)

7. Show Type of Construction for Each Occupancy

S-2 Occupancy (Garage) Would be Type 1A Construction  
M Occupancy (Mercantile) Would be Type VA Construction of Retail and Sit on or adjacent to the 1A Garage  
R-2 Occupancy (Residential) Would be Type VA Construction

8. Describe Sprinkler System

Garage Sprinkler System would be Dry Stand Pipe to prevent freezing if Garage is not conditioned, Wet Stand Pipe if Garage is semi conditioned  
Residential and Mercantile Sprinkler System would be wet system

9. Parking Requirements per VTSV and 2015 IBC & 2010 DOJ ADA

Residential

Per VTSV in CVC and CB: One Space per Dwelling Unit plus one ADA parking space for every unit which is ADA accessible or Fitted

Parcel C (27 Units=27 Spaces Req)

Parcel D (24 Units=24 Spaces Req)

Per 2015 IBC Chapter 11(Section 1106.1) In R-2 Occupancies with over 20 dwelling units at least 2% of Units shall be Accessible (Type-A)

**Parcel C** (27 Units \* 2% = 27.54 = 1 Units are Type-A)

(2) ADA Spaces Required (Table 1106.1)

**Parcel D** (24 Units \* 2% = 24.48 = 1 Units are Type-A)

(1) ADA Spaces Required (Table 1106.1)

Retail

Per VTSV in CV and BC retail requires (1) space per 500 SF area  
(10,000 SF / 500 SF)=20 spaces required





Retail Spaces will be provided off site in skier day lots  
ADA Requirement for Retail Parking (Table 208.2) Total Number of spaces provided (1-25) requires (1) Accessible Spaces, these spaces are provided at the garage level

Summary

51 Spaces are provided for the 51 Dwelling Units (2 of these spaces are ADA)  
20 Spaces for Retail are provided off-site at skier day lots (1 ADA space(s) are provided at the garage level)

A total of 52 spaces are provided on site at the parking level

51 spaces for Dwelling Units (includes (2) ADA)

1 Retail ADA spaces

**52 total parking spaces**

**Certificate of Compatibility**

The Parcel C&D application requires for TSVI to meet the requirements of the VTSV Certificate of Compatibility as deemed appropriate by the VTSV prior to issuance of a building permit. The intent of the Certificate of Compatibility is to ensure structures have the appropriate land planning, architecture, and aesthetics to fit within zoned properties in the Village.

At the time of this submittal on April 13th, 2018 a majority of the items required for the Certificate of Compatibility have been initiated and are being submitted as in-progress documents to allow a preliminary review and feedback from VTSV staff prior to the meeting with the Planning Commission. As a reference, the attached Certificate of Compatibility Checklist indicates the items that are currently included with the application.

The following plans developed by Russell Engineering are currently included in the application. A brief description of each plan, as well as how it relates to the corresponding infrastructure development plan or master plan is included below.

1. Civil Site Plan Parcel C and D

This is an overall view of the infrastructure improvements and how they relate to Parcel C and D, adjacent properties, and the VTSV rights-of-way.

2. Utility Plan

The utilities under Ernie Blake Road and Thunderbird Road will have been replaced as a part of the Ernie Blake Road Crossing project, Upper Ernie Blake Re-alignment Project, and the Thunderbird Road Improvements project. This work upgrades the water mains, storm mains, sanitary mains, and all dry utilities (gas, electric, communication) under both Ernie Blake Road and Thunderbird Road. These improvements achieve the goals set forth in the VTSV Sanitary Sewer Development Plan and the VTSV Water Master Plan. Utility work required for the development of Parcel D includes the installation of a storm line for the Parcel D plaza drains and tying into the previously installed utility service stub outs off of Lower Ernie Blake Road. Utility work for the development on Parcel C consists of installing the utility



services to the parcel from Upper Ernie Blake Road.

3. Drainage Plan

In this plan the drainage patterns and collection systems are indicated. Primary sediment treatment for both on-site run-off and off-site stormwater will be accomplished using mechanical separation using the mechanical stormceptor unit installed as part of the Ernie Blake Crossing project. This stormwater is then discharged into the Lake Fork Stream of the Rio Hondo. Water that drains to the north from the northernmost areas of Parcel C and D is treated by storm inlet sumps before being discharged into the North Fork stream of the Rio Hondo.

4. Snow Storage and Removal Plan

Snow storage and snow melt zones are shown, along with corresponding calculations complying with VTSV snow storage requirements. The roofs of the buildings on both Parcel C and D have been designed to retain snow and thus eliminate snow shedding. Close coordination and combination of the snow storage areas with storm water treatment facilities allow us to treat all on-site snowmelt as well as some amount of off-site snowmelt before the ultimate release into the Rio Hondo River.

5. Cut/Fill Map

Between Parcel C and Parcel D a net cut of 1161 cubic yards will be generated. The temporary spoils area for this cut is in the Armadillo Lot as shown in the exhibit included in this submittal.

The understanding is that the project team will continue to supplement the information required in the Certificate of Compatibility as the VTSV determines the needs associated with the project and as the design evolves in greater detail. Ultimately the Certificate of Compatibility requirements must meet the approval of the VTSV before building permit application can be made.

### Conclusion

The planning and design of the project are being handled with the utmost care and consideration for the long term future and well-being of the Village of Taos Ski Valley and the Taos Ski Valley. The team looks forward to a continued coordination with the VTSV so the resulting outcome of the project is of mutual benefit to the ski resort operation, the Village, its residents and guests.

•End of Narrative•





# Taos Ski Valley Resort

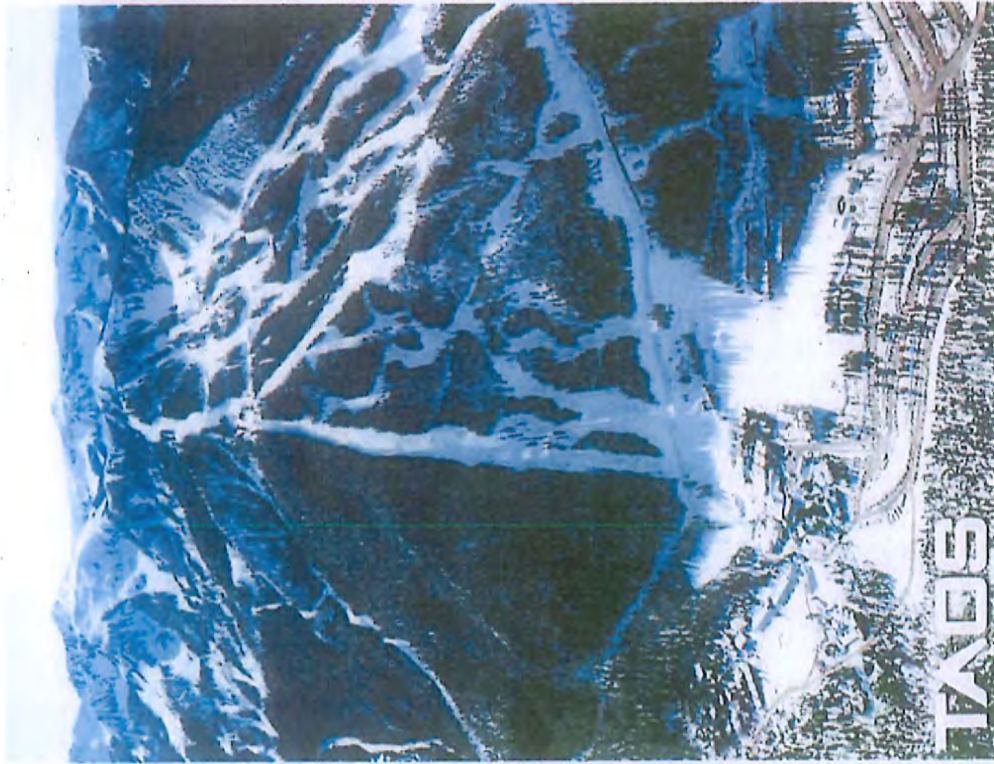
CUP Submission

APRIL 16, 2018

TAOS  
SKI VALLEY

HART HOWERTON  
LOS ANGELES, SAN FRANCISCO



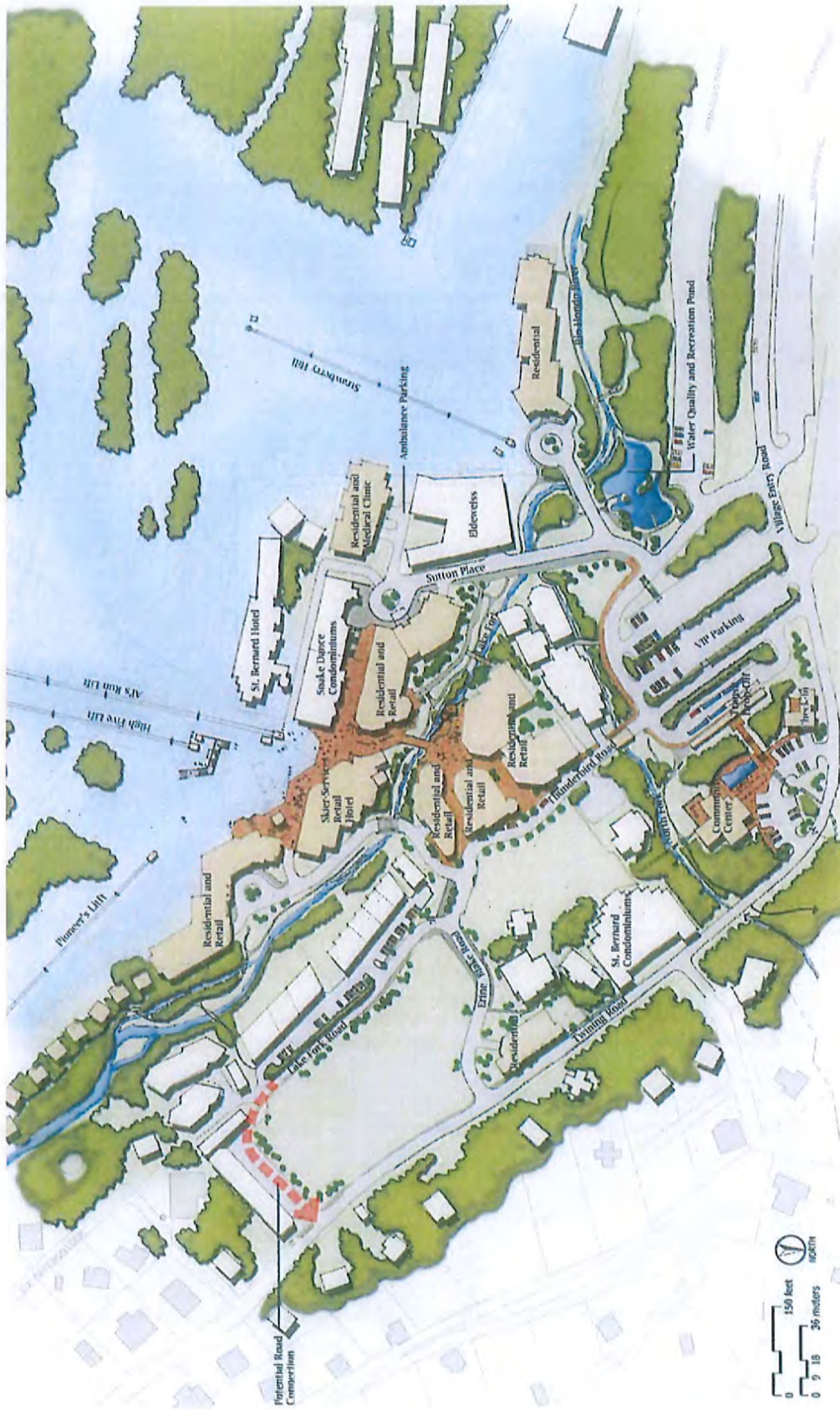


**TAOS**  
SKI VALLEY

# TSV Core Village Southern Portion Conceptual Plan

Planning & Zoning  
Commission  
Presentation

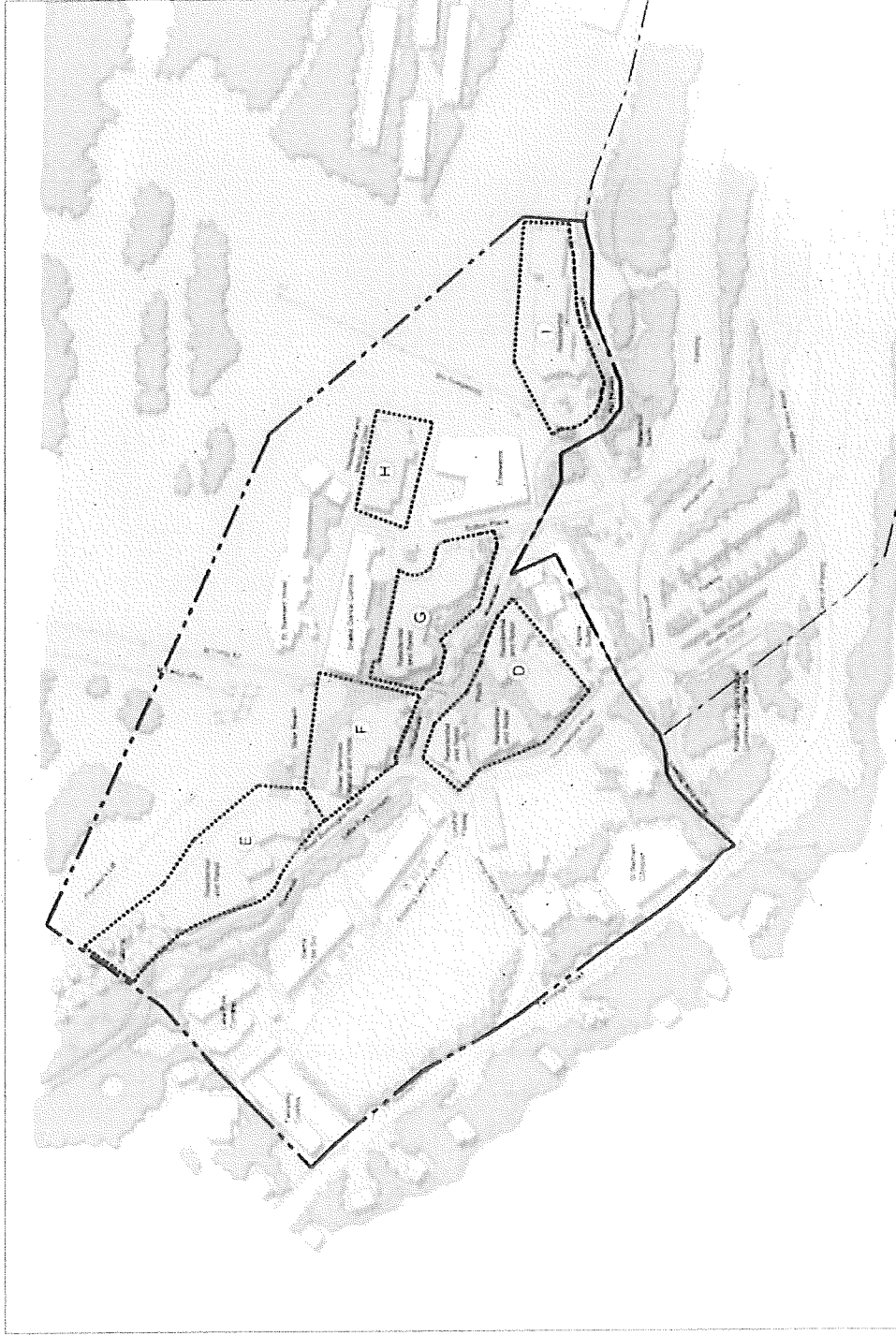
June 11, 2012



1 X

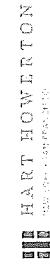


# ILLUSTRATIVE CONCEPTUAL PLAN



The proposed land uses and infrastructure improvements depicted on this plan are subject to review and modification by the Village of Taos Ski Valley and the respective property owners, and thus subject to change without notice. This plan should not be relied upon as an accurate depiction of the final development or infrastructure for the Core Village at Taos Ski Valley.

## TAOS SKI VALLEY CORE VILLAGE REVITALIZATION (SOUTHERN PORTION)



HART HOWERTON  
ARCHITECTS & PLANNERS  
1000 1/2 AVENUE C  
SUITE 100  
TAOS, NM 87570  
505.231.1111  
www.hart-howerton.com

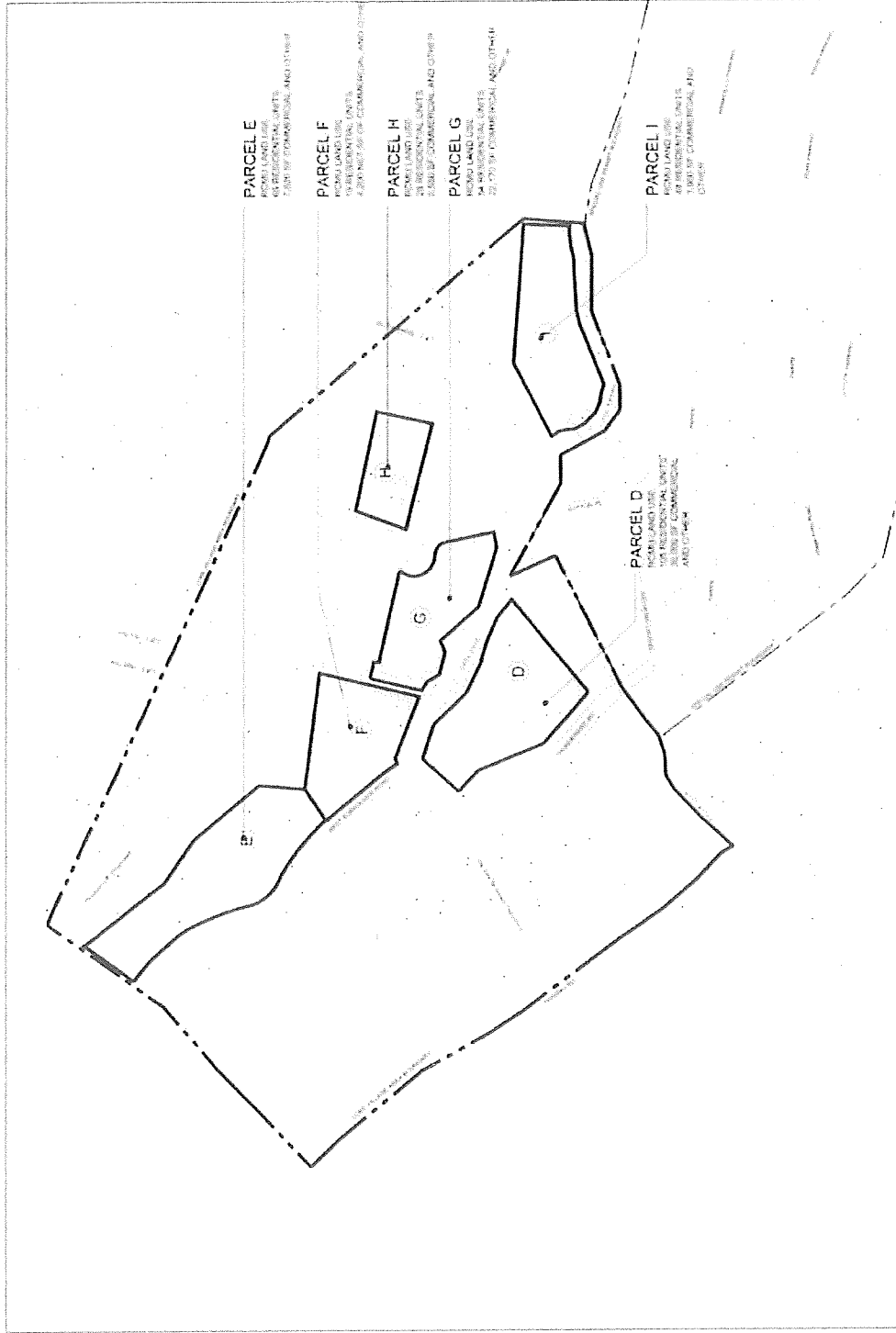
## TAOS SKI VALLEY RESORT

Taos, New Mexico

## VTSV Village Core Revitalization Parcels

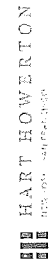
April 12, 2011

# CORE VILLAGE LAND USE DIAGRAM



The proposed land uses and infrastructure improvements depicted on this plan are subject to review and modification by the Village of Taos Ski Valley and the respective property owners ... and thus subject to change without notice. This plan should not be relied upon as an accurate depiction of the final development or infrastructure for the Core Village at Taos Ski Valley.

## TAOS SKI VALLEY CORE VILLAGE REVITALIZATION (SOUTHERN PORTION)



**HART HOWERTON**  
CONSULTING FIRM

## TAOS SKI VALLEY RESORT

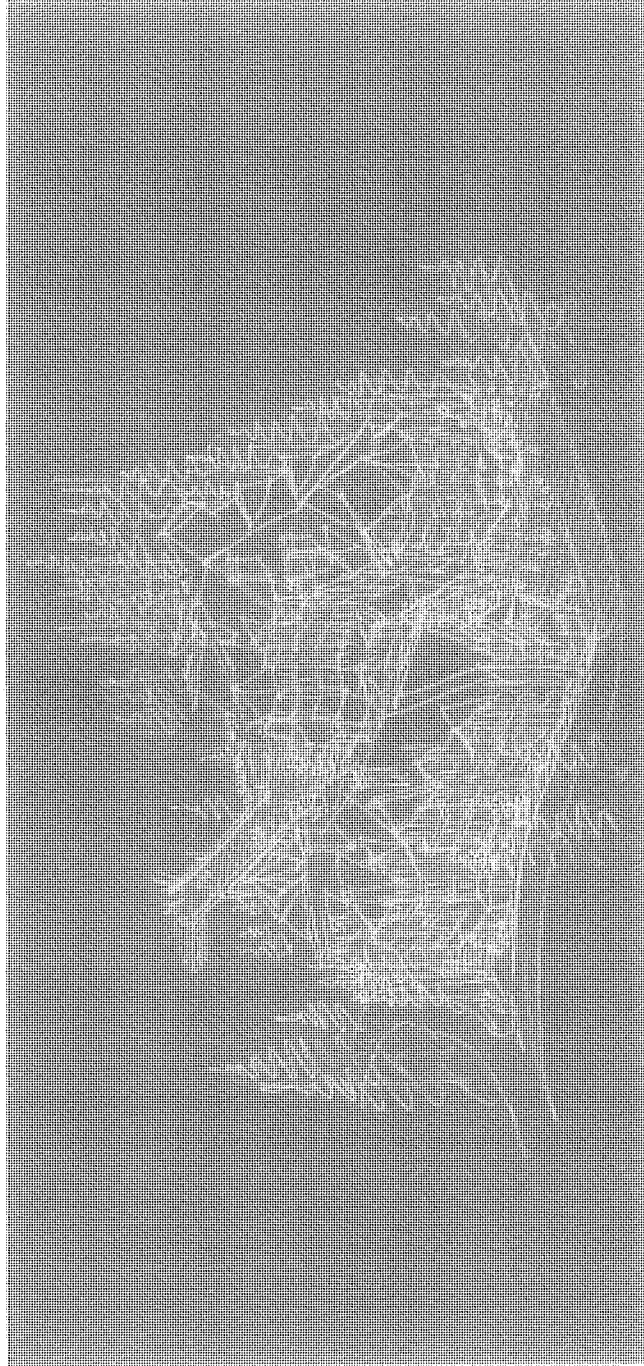
Taos, New Mexico

## VTSV Village Core Land Use Diagram

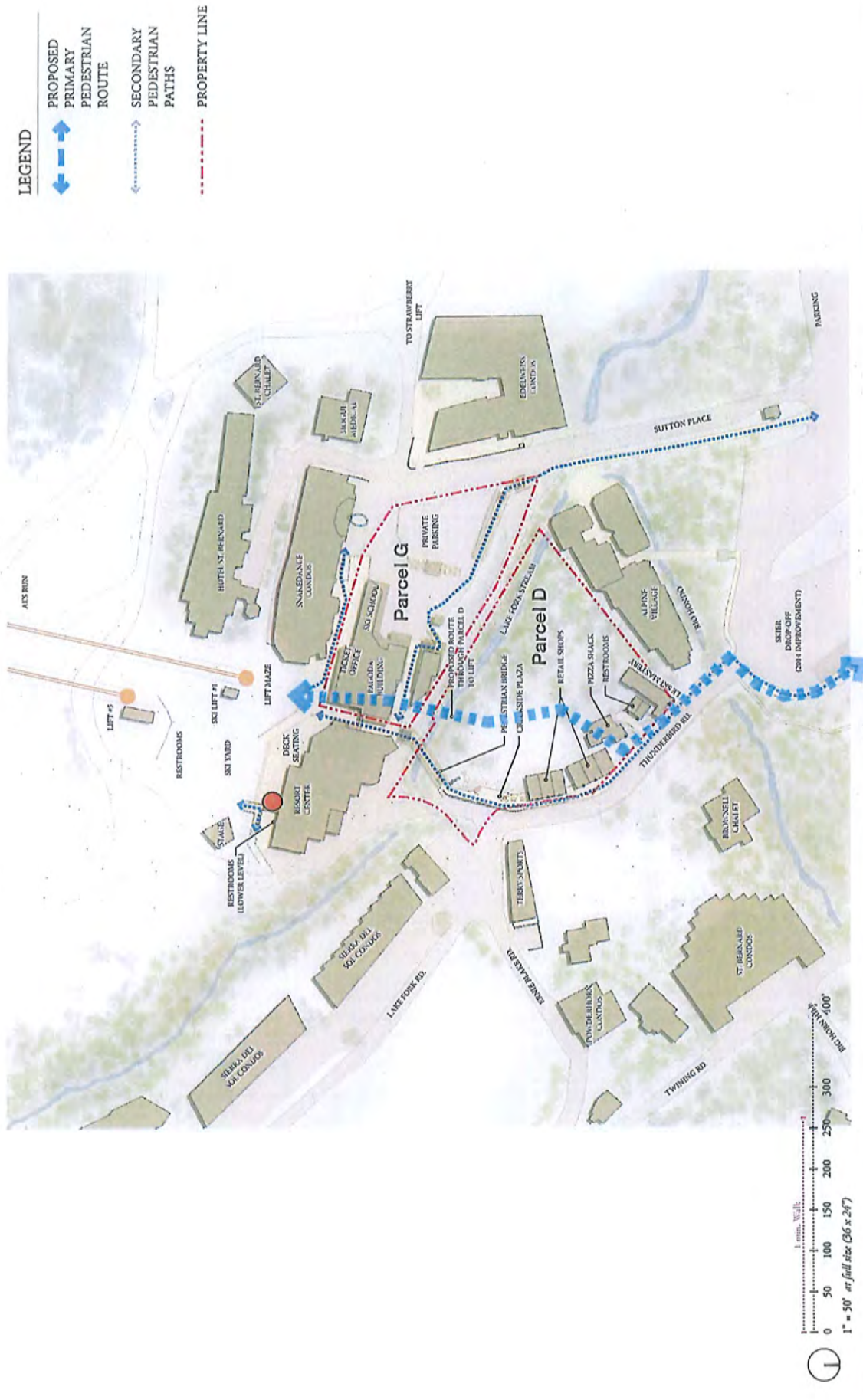
April 12, 2011

# Parcel D Previous CUP Submission

December 2014





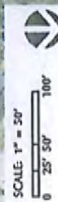






# LEGEND

- PRIMARY PEDESTRIAN ROUTE
- SKIER SERVICES
- RETAIL
- RESIDENTIAL



**HART HOWERTON**  
ARCHITECTS

## TAOS SKI VALLEY RESORT

Taos, New Mexico

VTSV 2014 CUP Submission

April 13, 2015





# TAOS SKI VALLEY RESORT

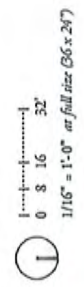
Taos, New Mexico

VTSV 2014 CUP Submission

April 13, 2016

HART HOWERTON  
H2O - SAN FRANCISCO





**HART HOWERTON**  
 10201 10th St. N. Suite 100  
 Redmond, OR 97756


# **TAOS SKI VALLEY RESORT**


Taos, New Mexico

VTSV 2014 CUP Submission

April 13, 2013




  
 0 8 16 32'
   
 1/16" = 1'-0" at full size (36 x 24")


  
 HART HOWERTON
   
 1000 BAYVIEW AVE. SUITE 1000
   
 SCARBOROUGH, ONTARIO M1S 5B7

VTSV 2014 CUP Submission
   
 April 12, 2018





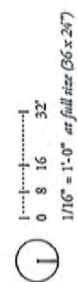
# TAOS SKI VALLEY RESORT

Taos, New Mexico

VTSV 2014 CUP Submission

April 13, 2018

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ARCHITECTS  
SAN FRANCISCO, CA

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TAOS SKI VALLEY RESORT

Taos, New Mexico

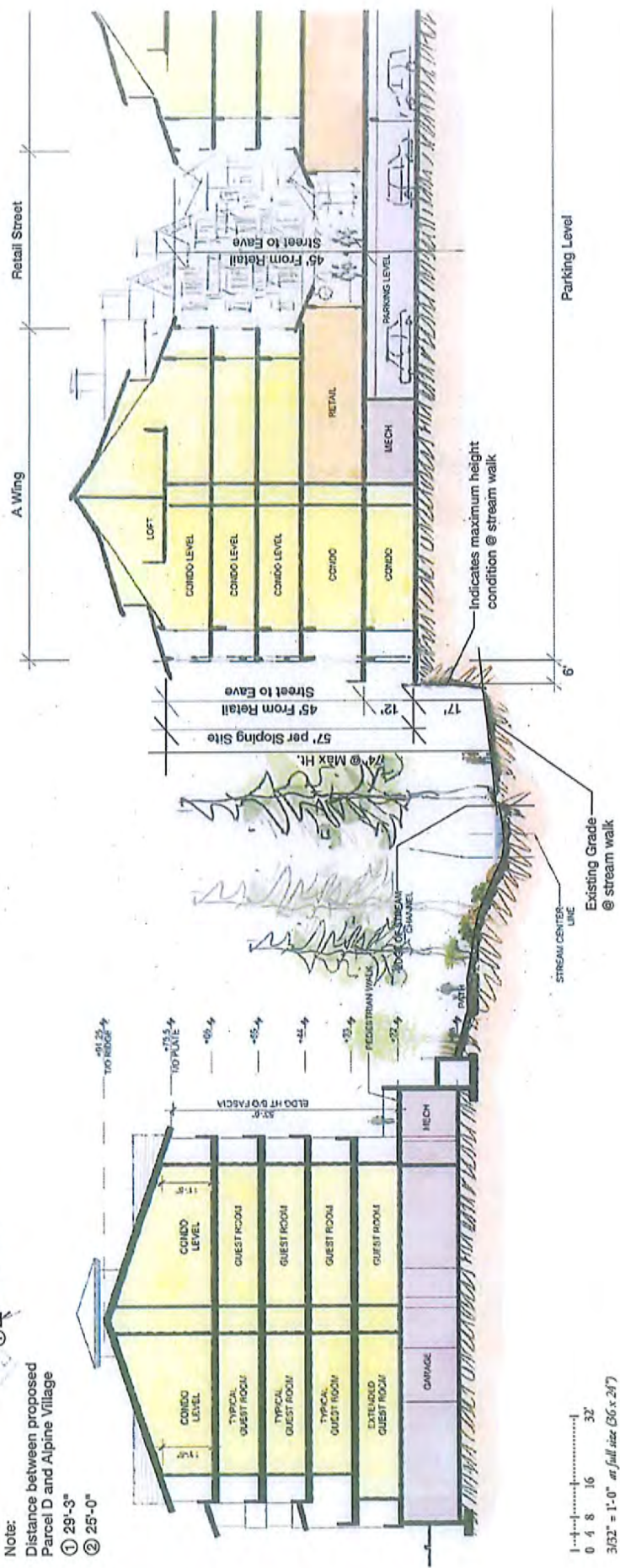
VTSV 2014 CUP Submission

April 13, 2018



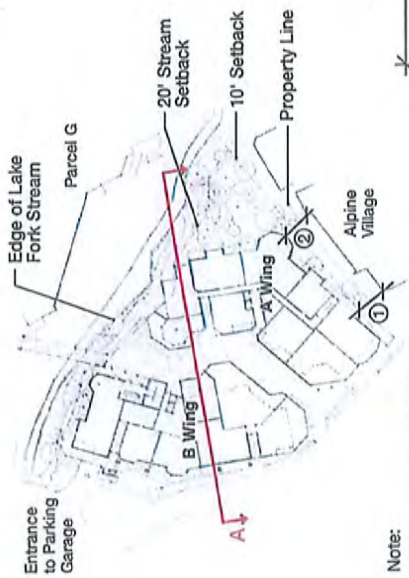


Note:  
Distance between proposed  
Parcel D and Alpine Village  
① 29'-3"  
② 25'-0"

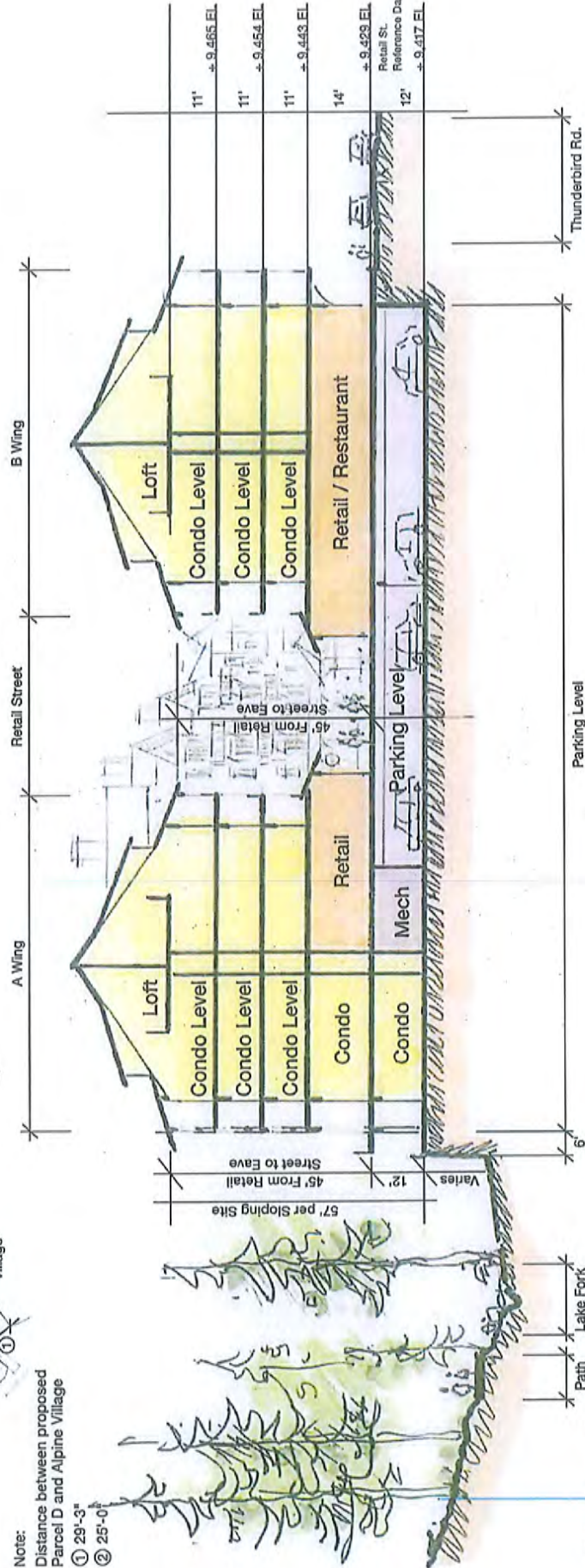


1"=4'-0"  
0 4 8 16 32  
3/32" = 1'-0" at full size (66 x 24")





Note:  
Distance between proposed  
Parcel D and Alpine Village  
① 29'-3"  
② 25'-0"



Parking Level

Thunderbird Rd.

1" = 16'  
0 4 8 16 32'  
3/32" = 1'-0" at full size (36" x 24")

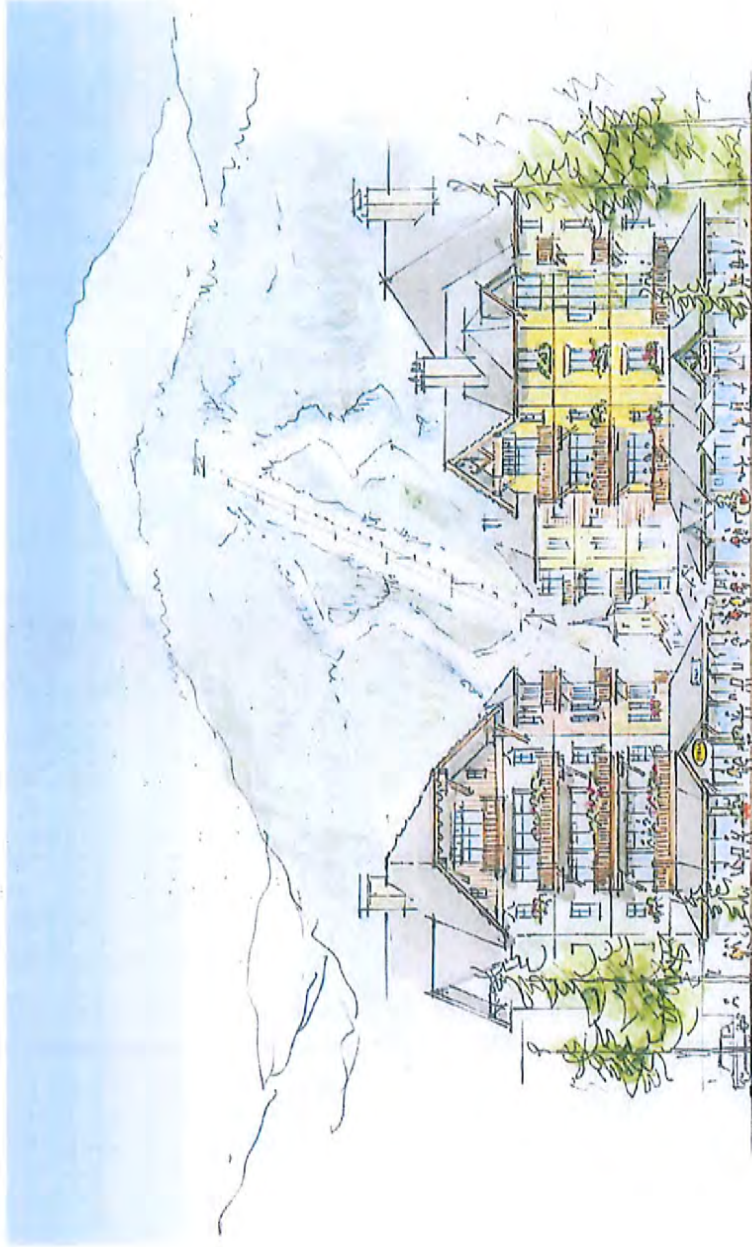
HART HOWERTON  
SAN FRANCISCO

TAOS SKI VALLEY RESORT

Taos, New Mexico

VTSV 2014 CUP Submission

April 13, 2013



**HART HOWERTON**  
ARCHITECTS • SAN FRANCISCO

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## TAOS SKI VALLEY RESORT

Taos, New Mexico

VTSV 2014 CUP Submission

April 15, 2014





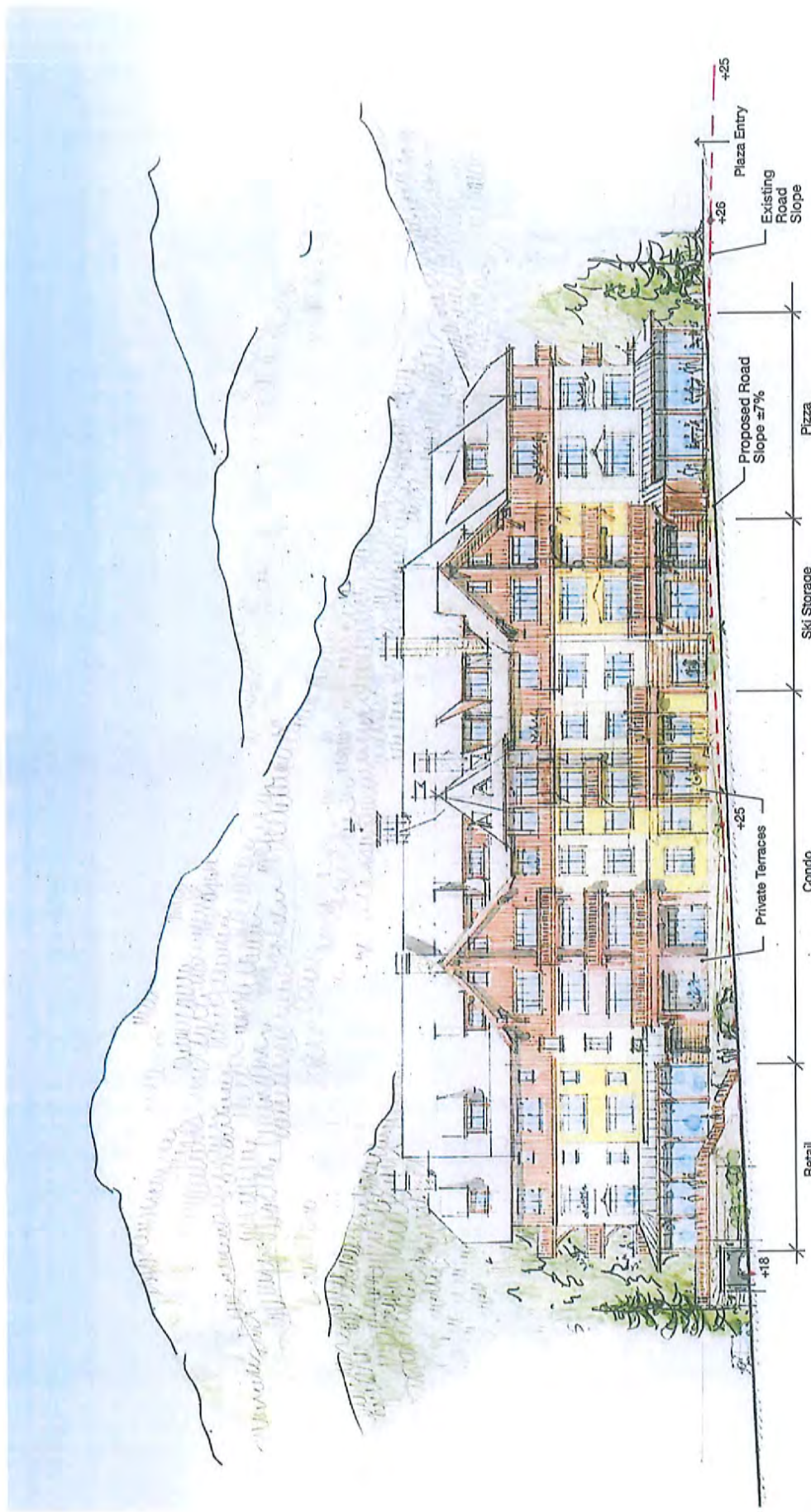
0 10 20 30 40 50 60 80  
 1" = 10' at full size (36 x 24")

**HART HOWERTON**  
 ARCHITECTS  
 1001 1/2 AVENUE, SUITE 100  
 TAOS, NEW MEXICO 87570  
 TEL: 505/755-1111 FAX: 505/755-1112  
 WWW.HARTHOWERTON.COM

# TAOS SKI VALLEY RESORT

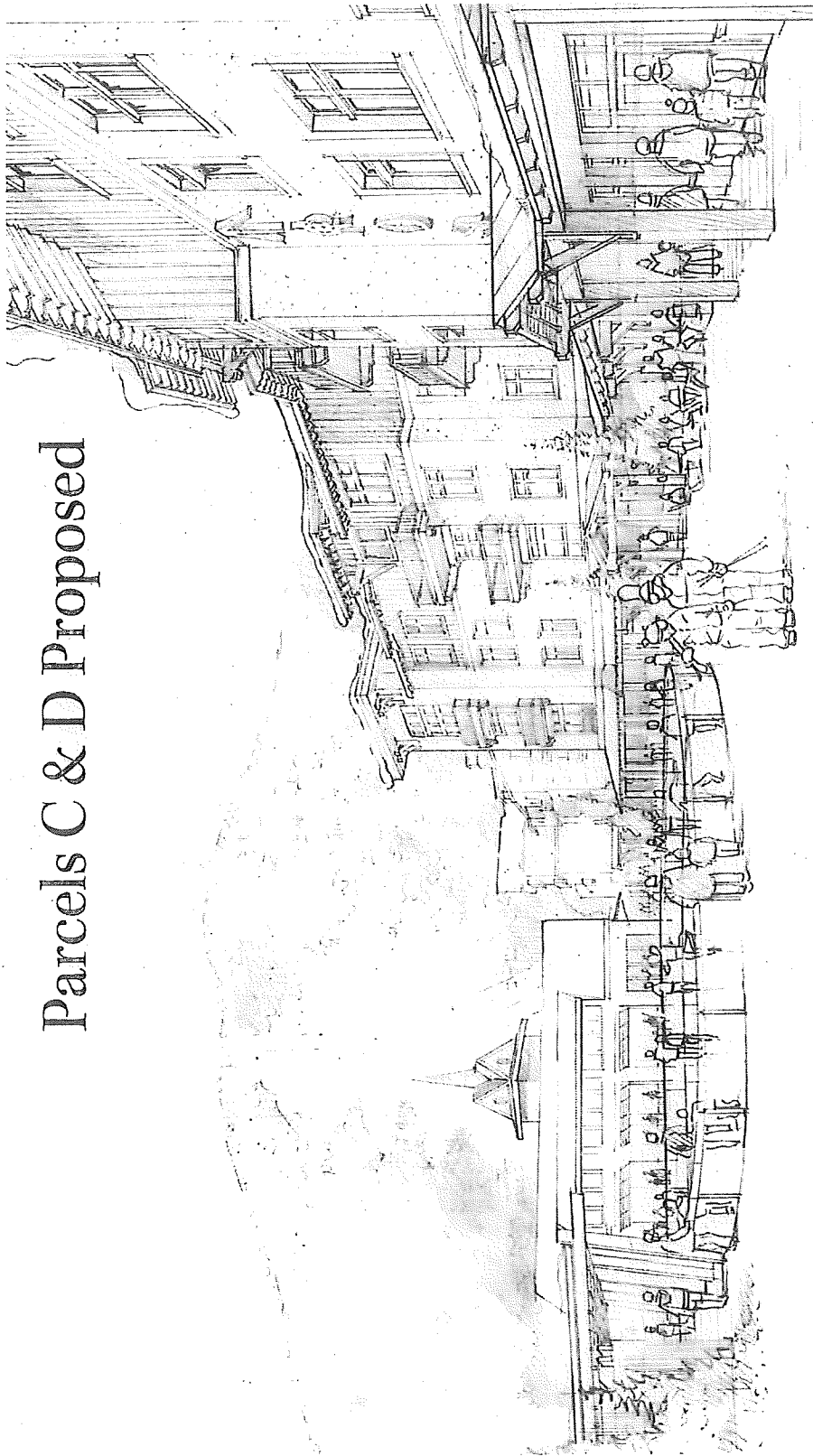
Taos, New Mexico

VTSV 2014 CUP Submission  
 April 27, 2011





# Parcels C & D Proposed





6. View from South looking North / Northeast towards intersection of Thunderbird Rd. and Ernie Blake Rd.



7. View from South looking Northwest on Thunderbird Rd.

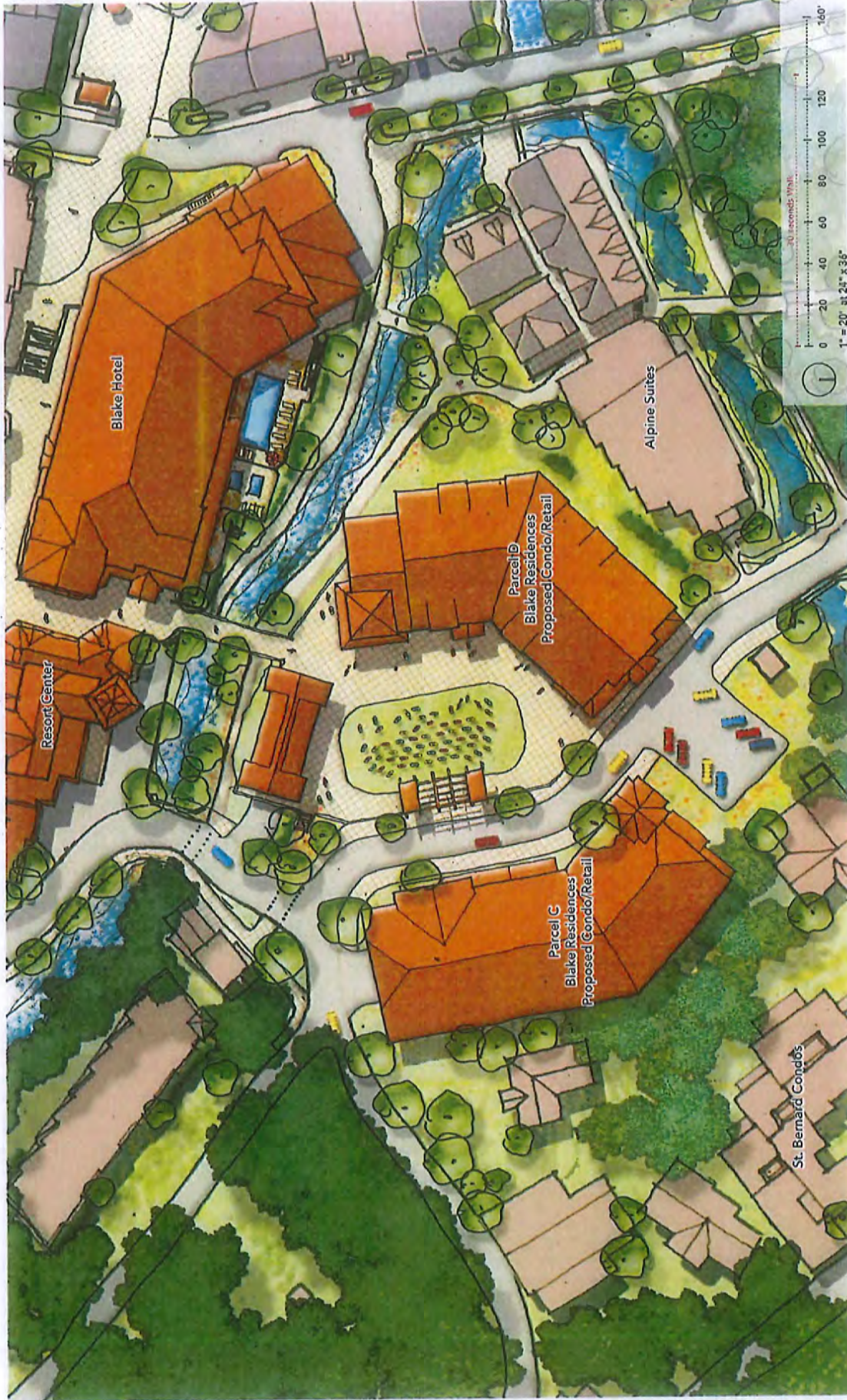


8. View from North looking Southwest into Parcel D



9. View from North looking Southeast on Thunderbird Rd.









1. View from Existing Bridge looking Northwest



2. View looking South towards existing Resort Center



3. View of Tree Preservation Area



4. View of Lake Fork Stream looking Southeast



5. View from North of Parcel G looking Southeast on Thunderbird Rd.

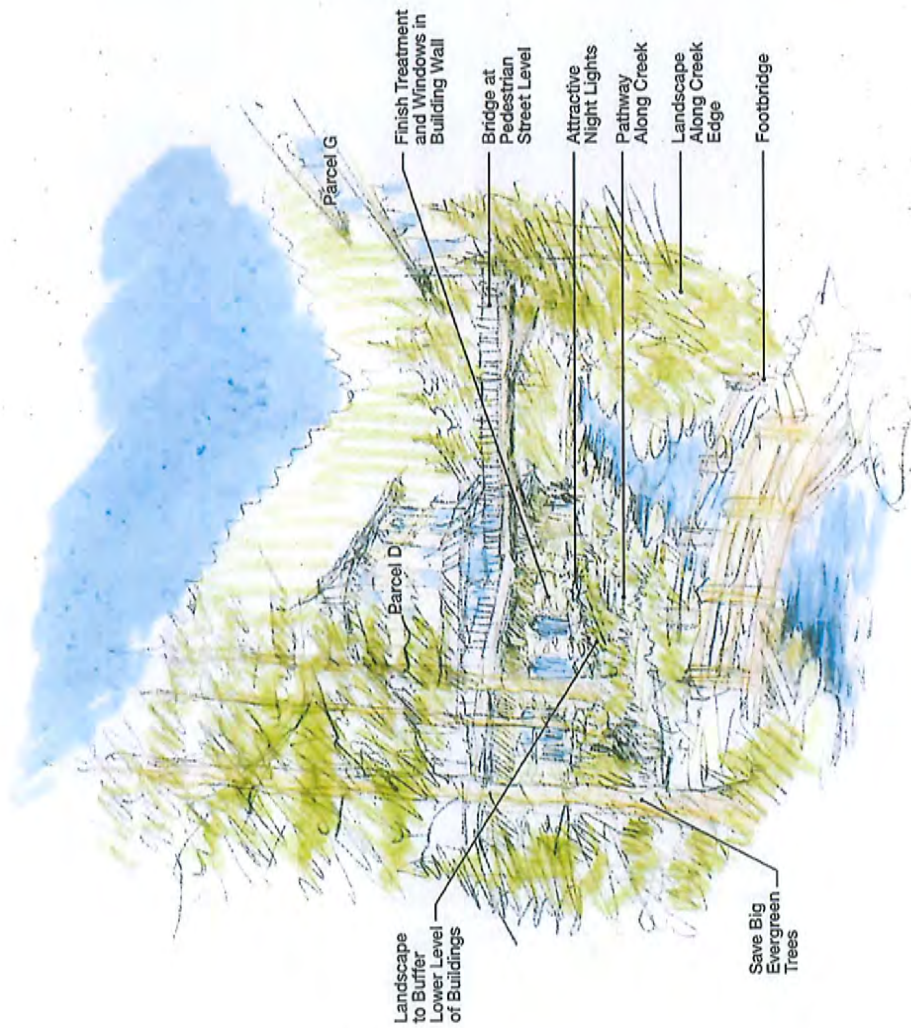


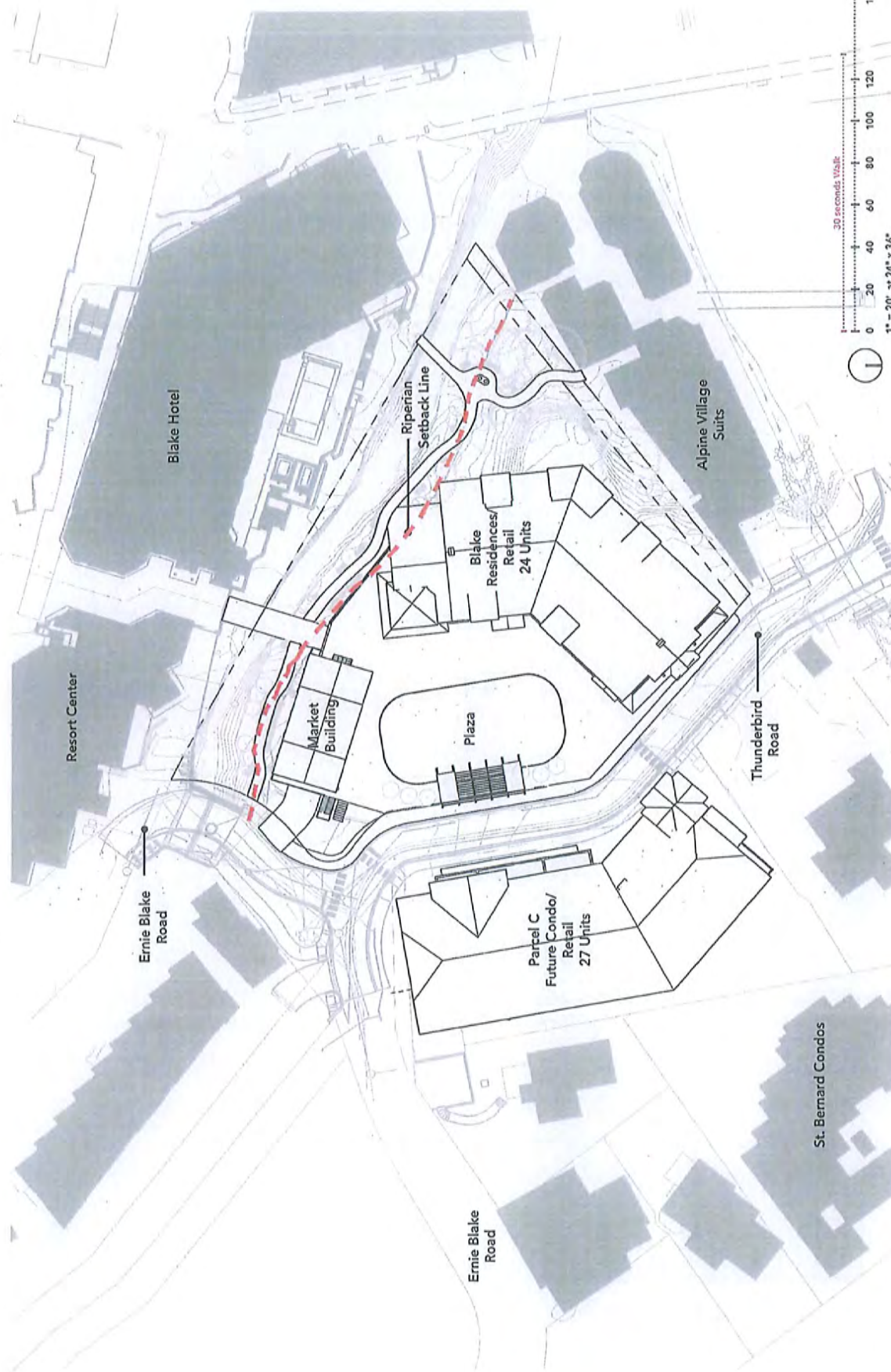




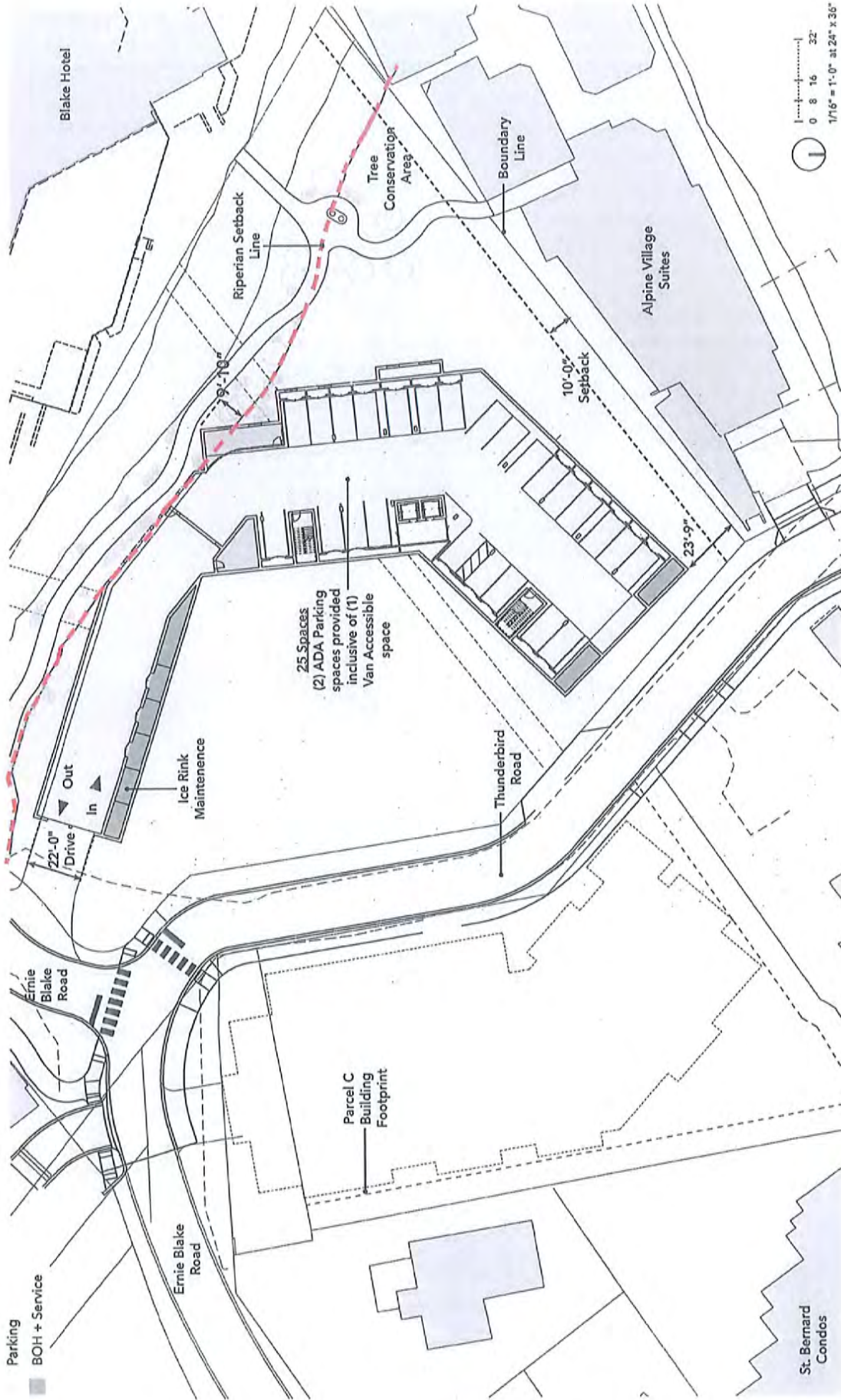








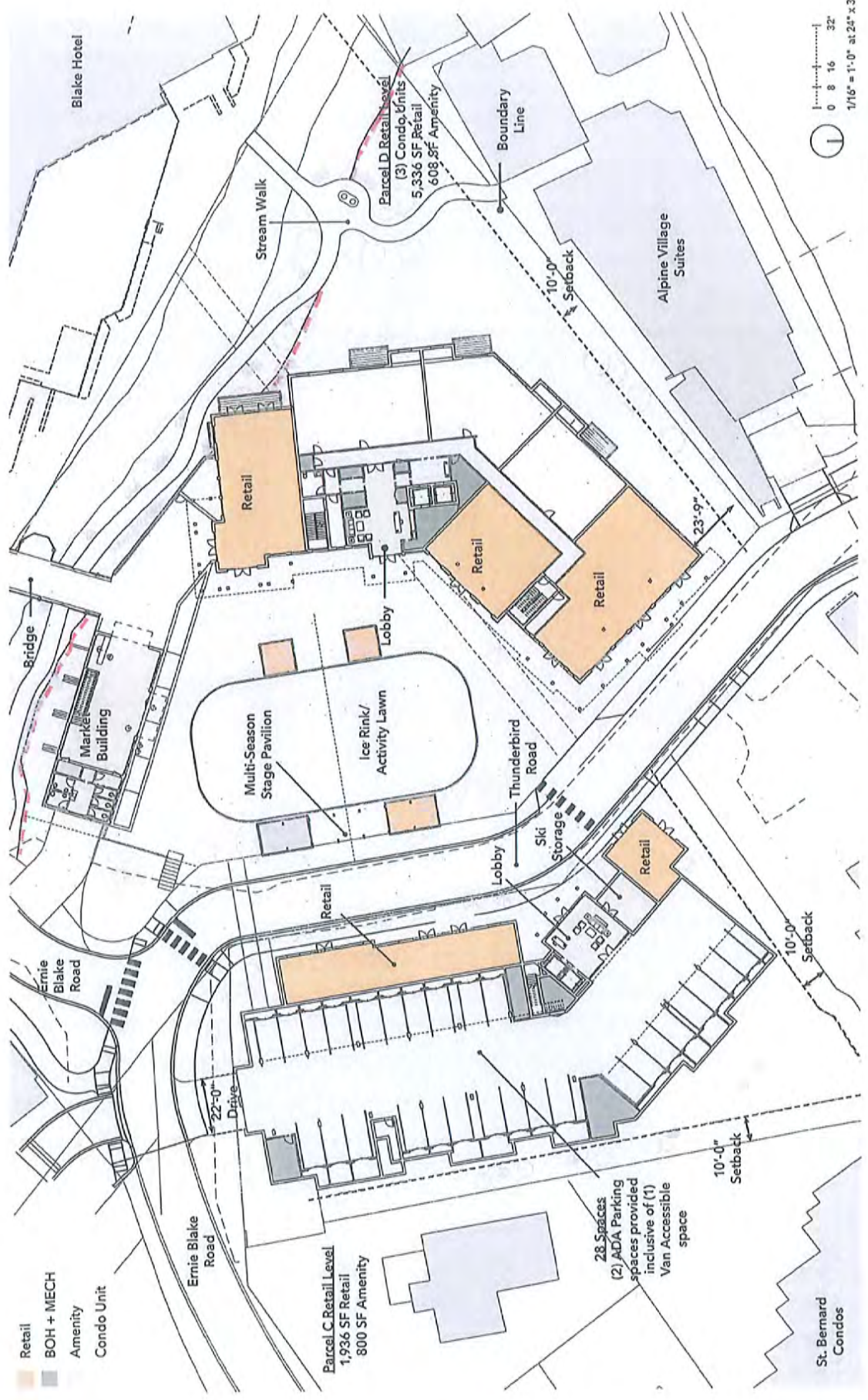




Revised 10/1/18  
**Parking Level**  
 April 13, 2018

# **TAOS SKI VALLEY RESORT** Taos, New Mexico





- Retail
- BOH + MECH
- Amenity
- Condo Unit

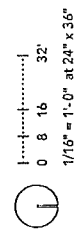
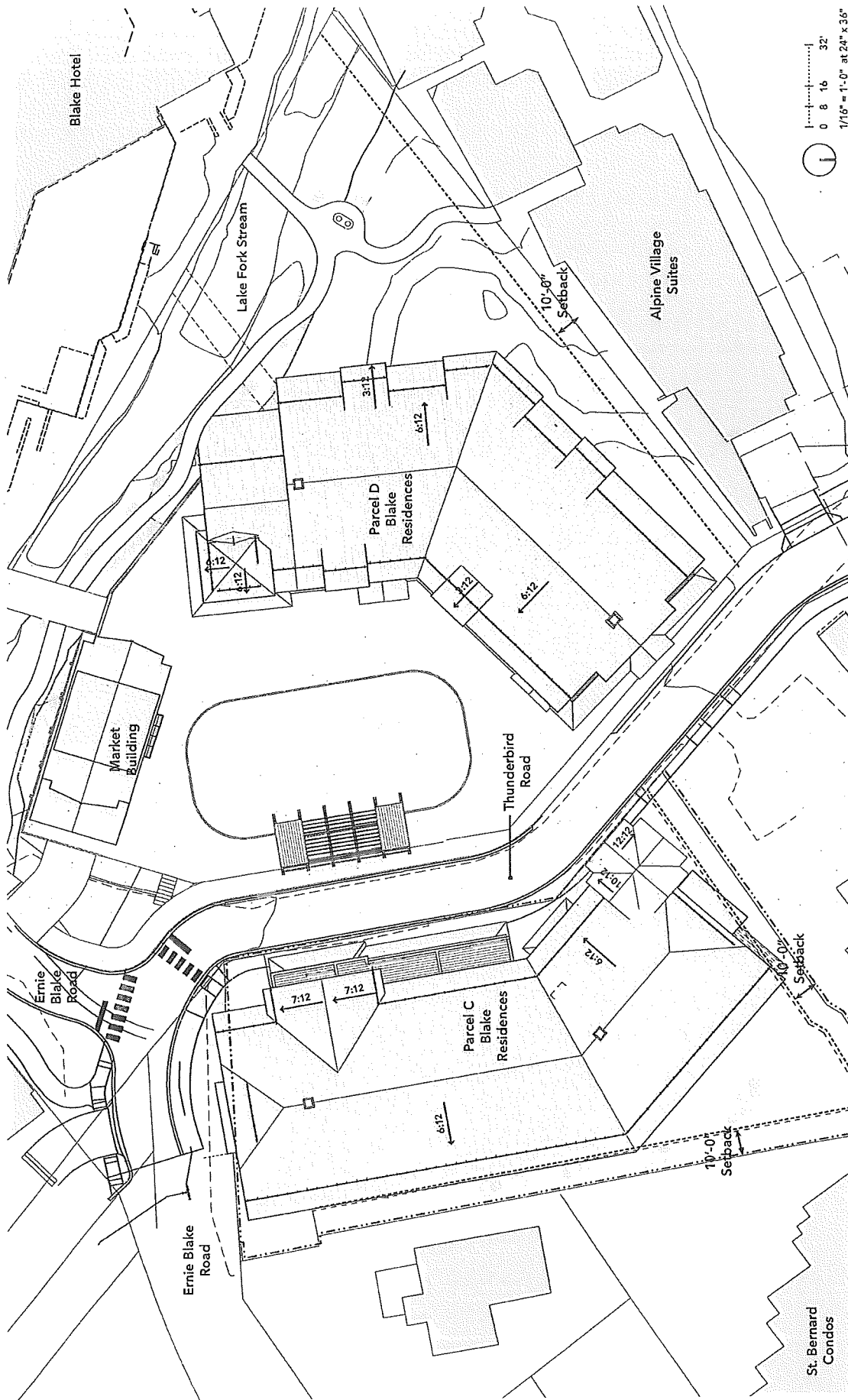
1  
0 8 16 32'  
1/16" = 1'-0" at 24" x 36"

Revised May 20, 2017  
**Plaza Level**  
4 April 17, 2017

# **TAOS SKI VALLEY RESORT** Taos, New Mexico





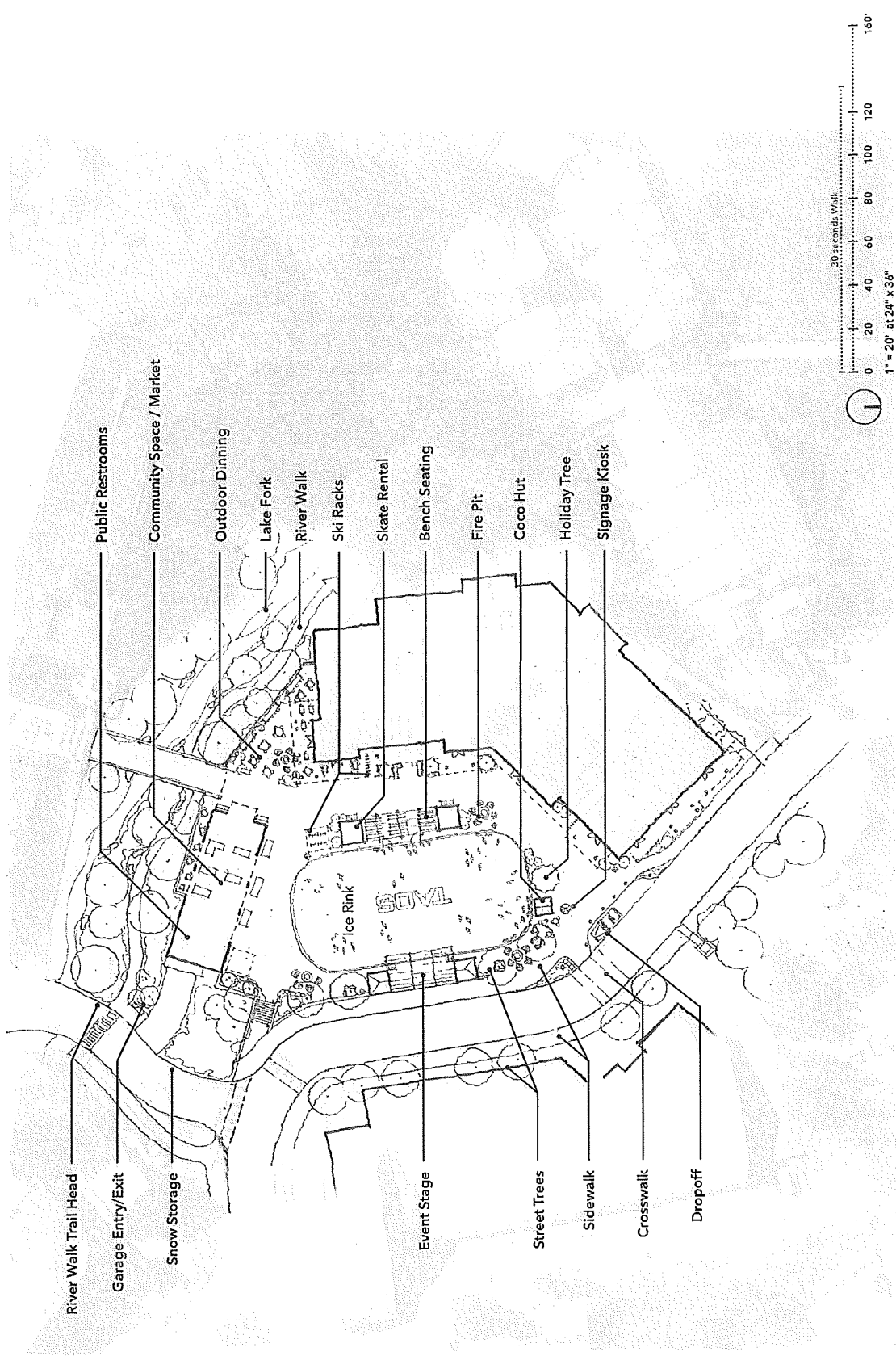


# Taos Ski Valley - Parcel D December 17 CUP Submission

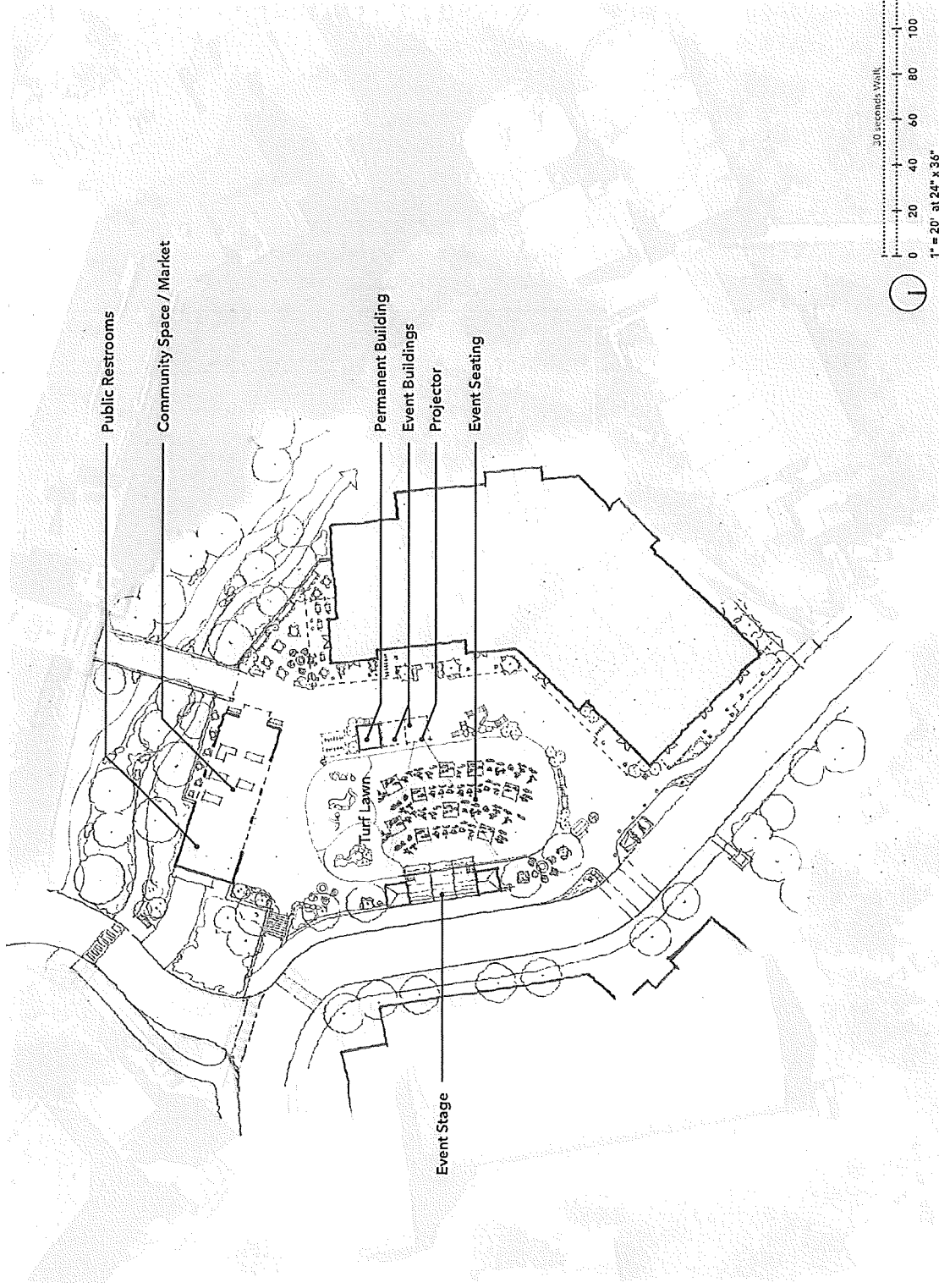
Program  
12/17/2014

## program summary

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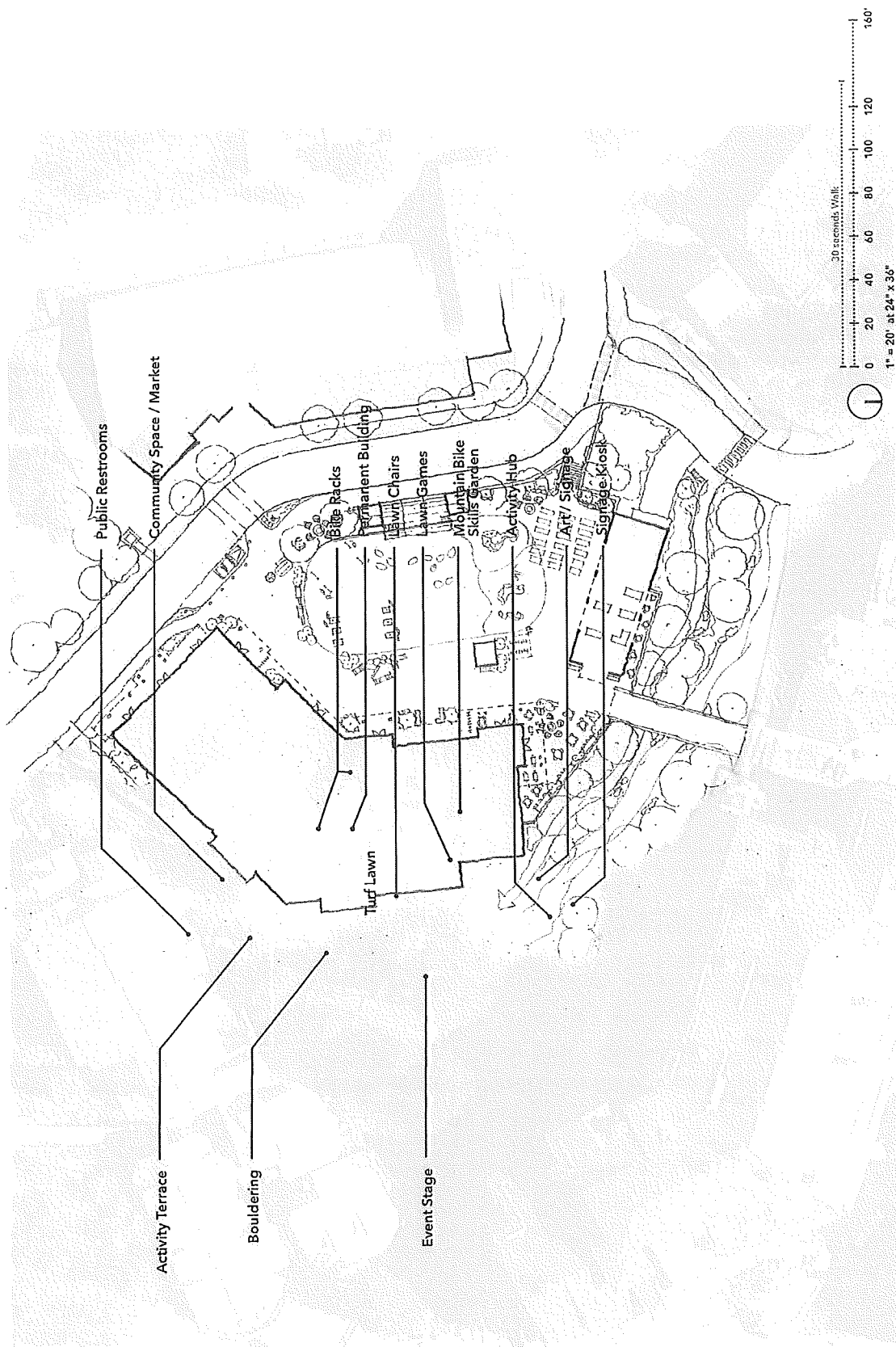


HART HOWERTON  
ARCHITECTS

# TAOS SKI VALLEY RESORT

Taos, New Mexico

Plaza Programming | Summer Event

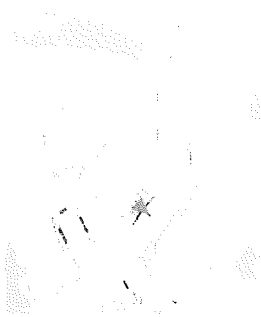


## Parcel C Elevations

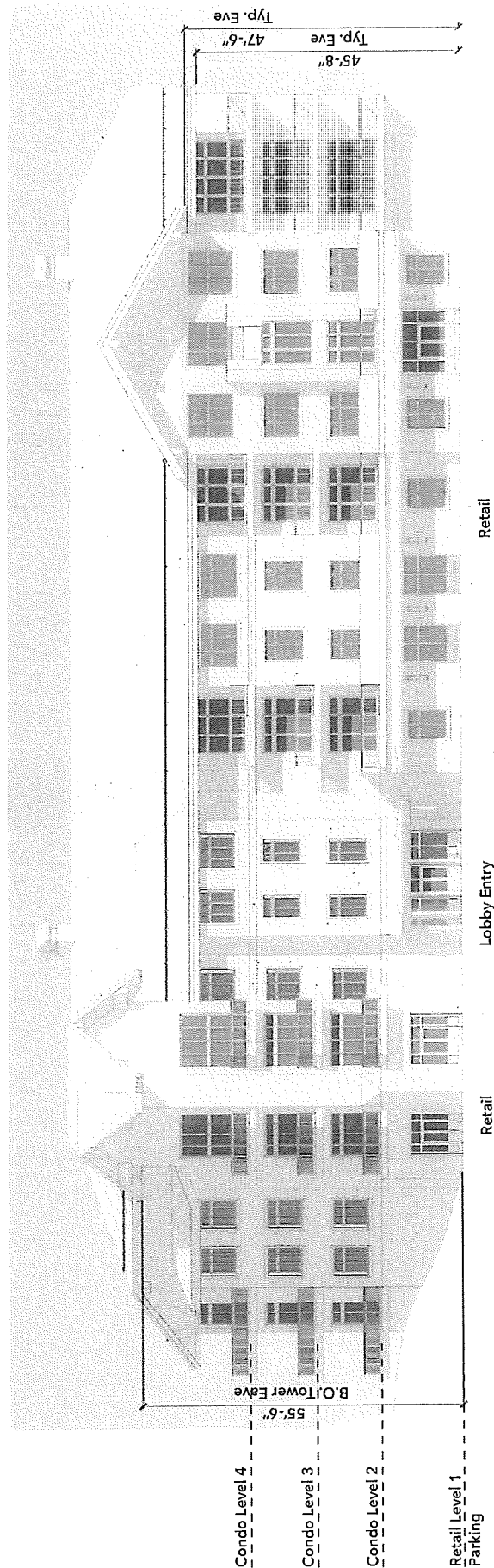
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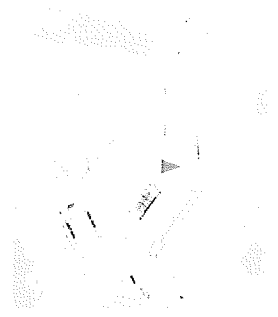




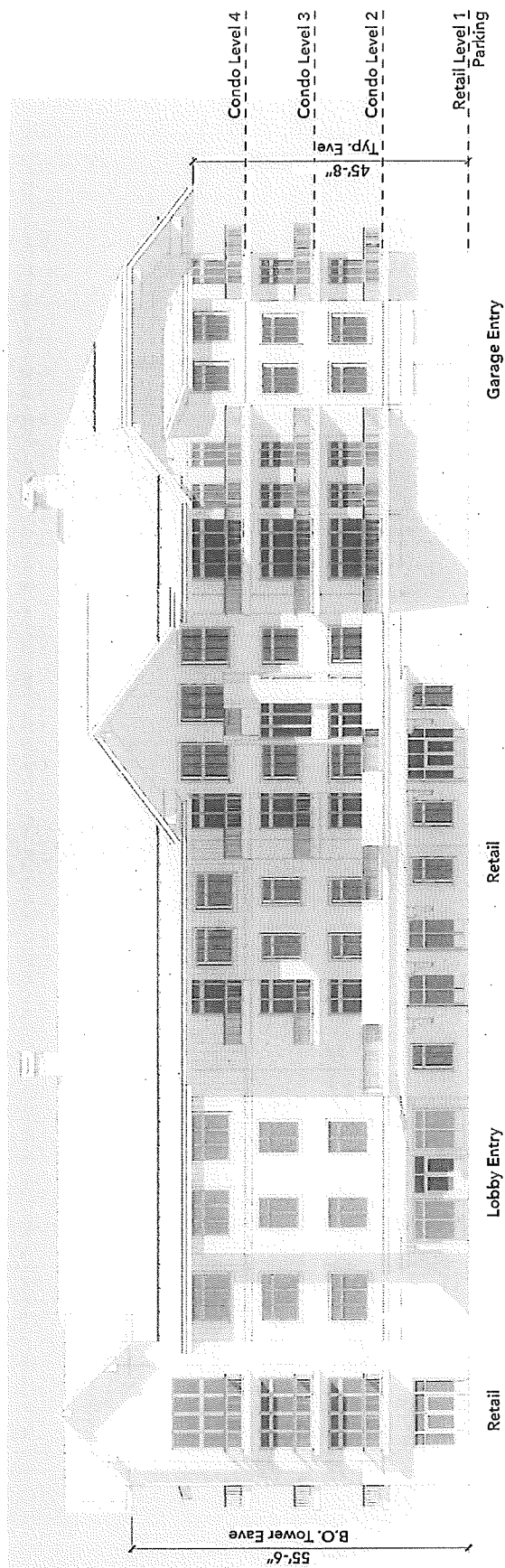
Key Plan



0 4 8 16'  
 1/8" = 1'-0" at 24" x 36"

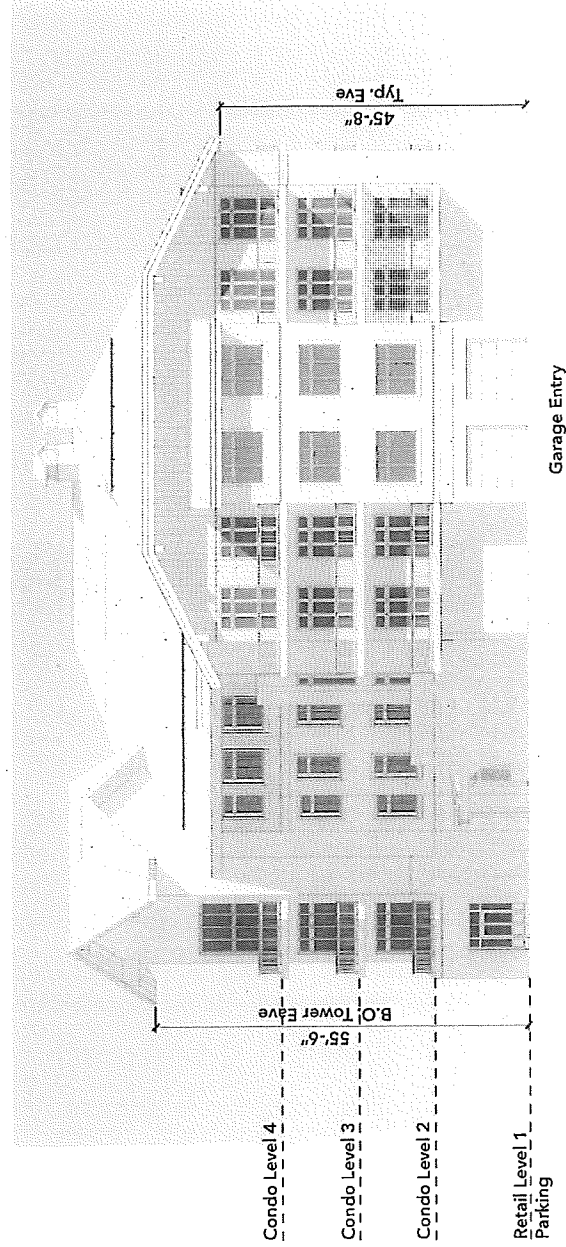


Key Plan



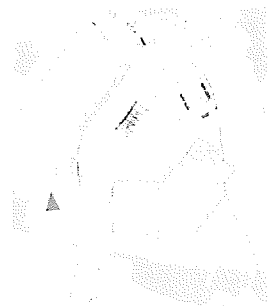


Key Plan



0 4 8 16'  
 1/8" = 1'-0" at 24" x 36"



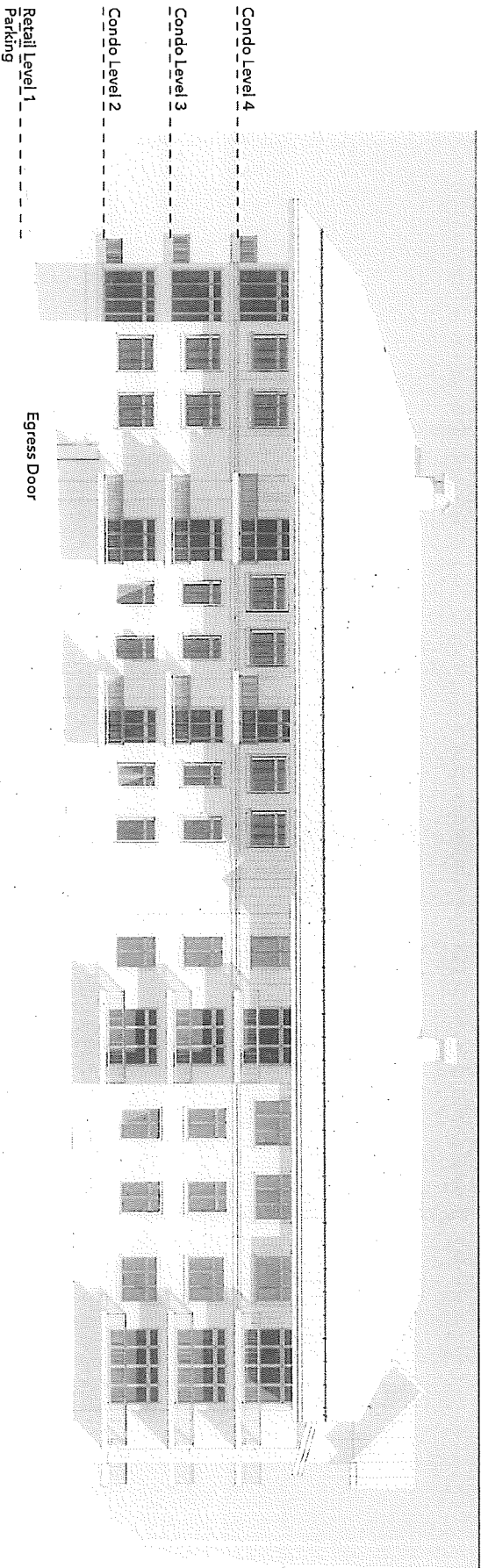


Key Plan

0 4 8 16'  
1/8" = 1'-0" at 24" x 36"



Key Plan



HART HOWERTON

# TAOS SKI VALLEY RESORT

Taos, New Mexico

Exterior Elevations | Parcel C West Elevation

April 13, 2011

1" = 8' 0" at 24" x 36"

## Parcel D Elevations

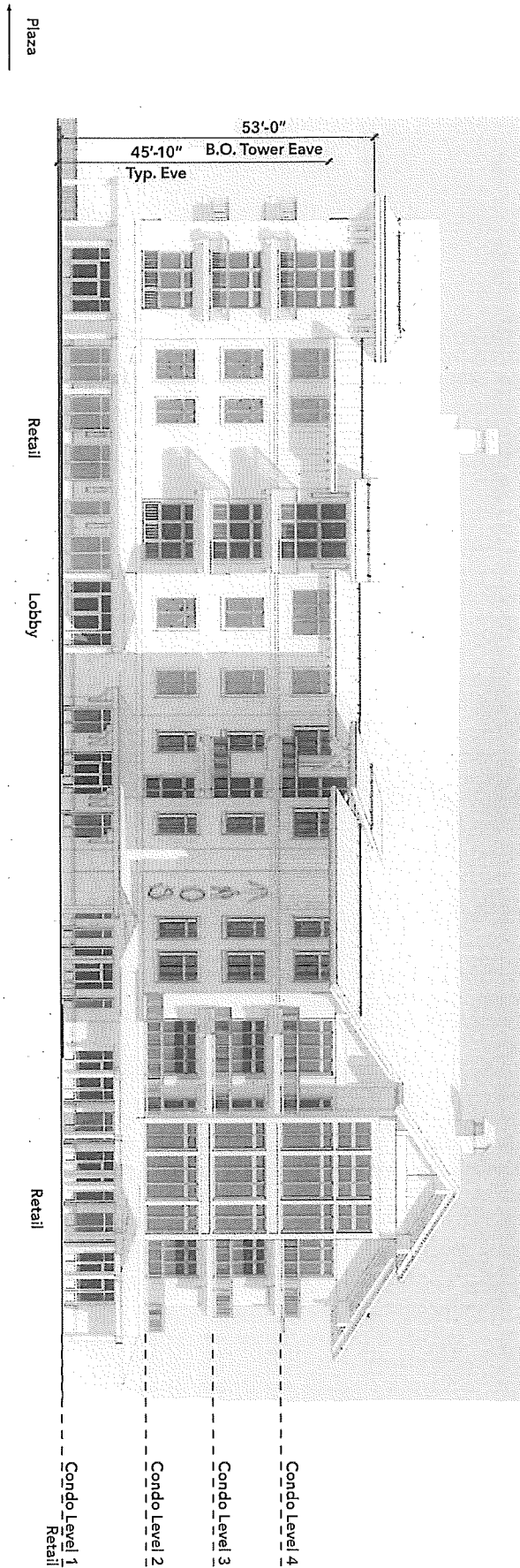
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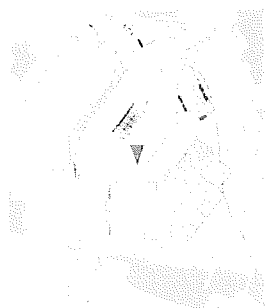


Key Plan

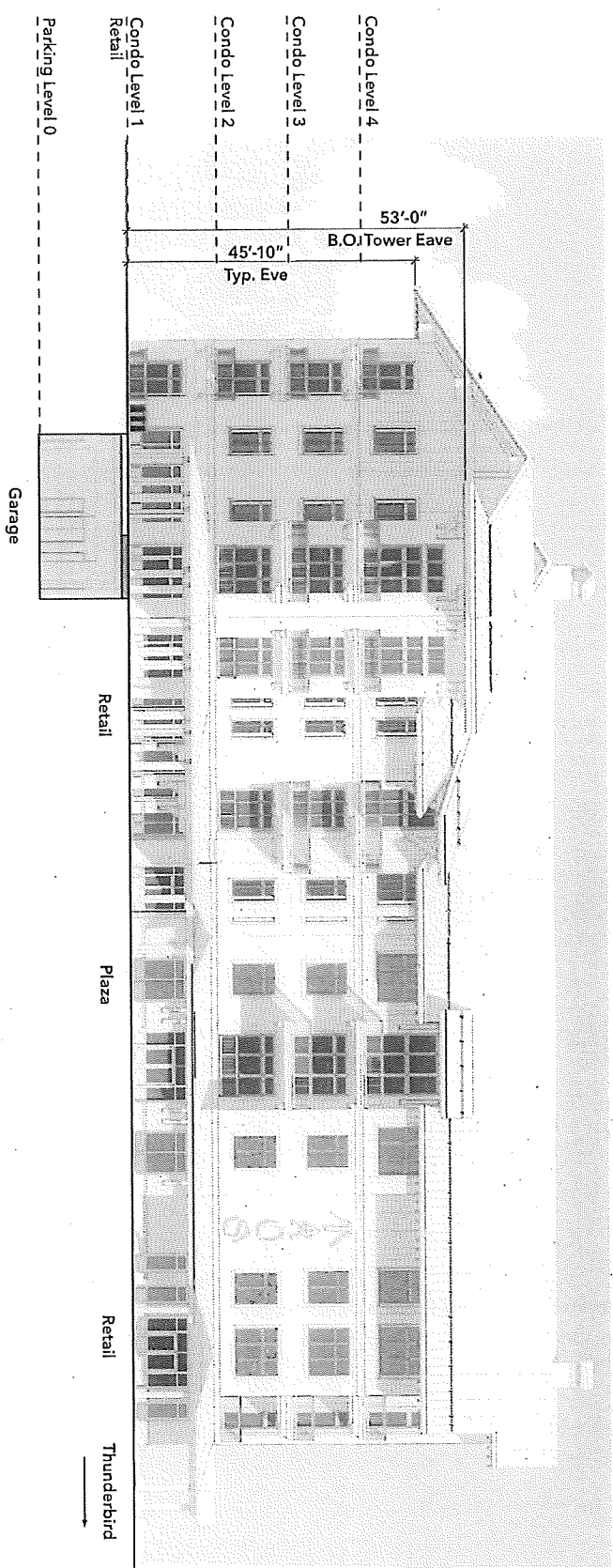


0 4 8 16

1/8" = 1'-0" at 24" x 36"



Key Plan



HART HOWERTON  
ARCHITECTS

# TAOS SKI VALLEY RESORT

Taos, New Mexico

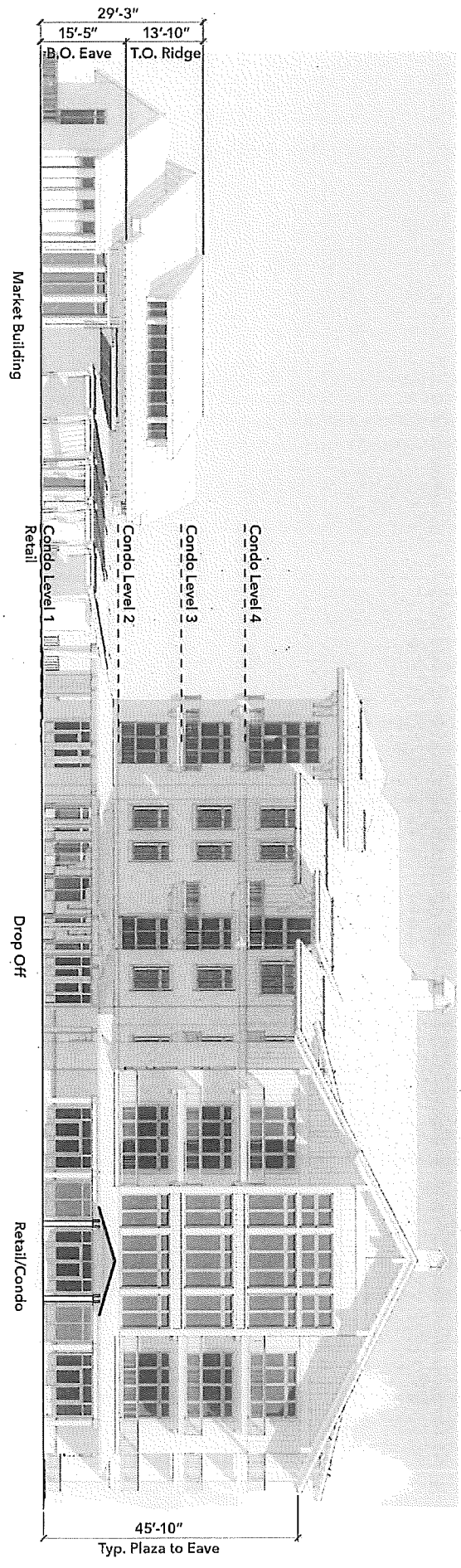
Exterior Elevations | Parcel D East Elevation B

April 12, 2007

1" = 1'-0" at 24" x 36"  
0 4 8 16'



Key Plan



HART HOWERTON

# TAOS SKI VALLEY RESORT

Taos, New Mexico

Exterior Elevations | Parcel D North Elevation

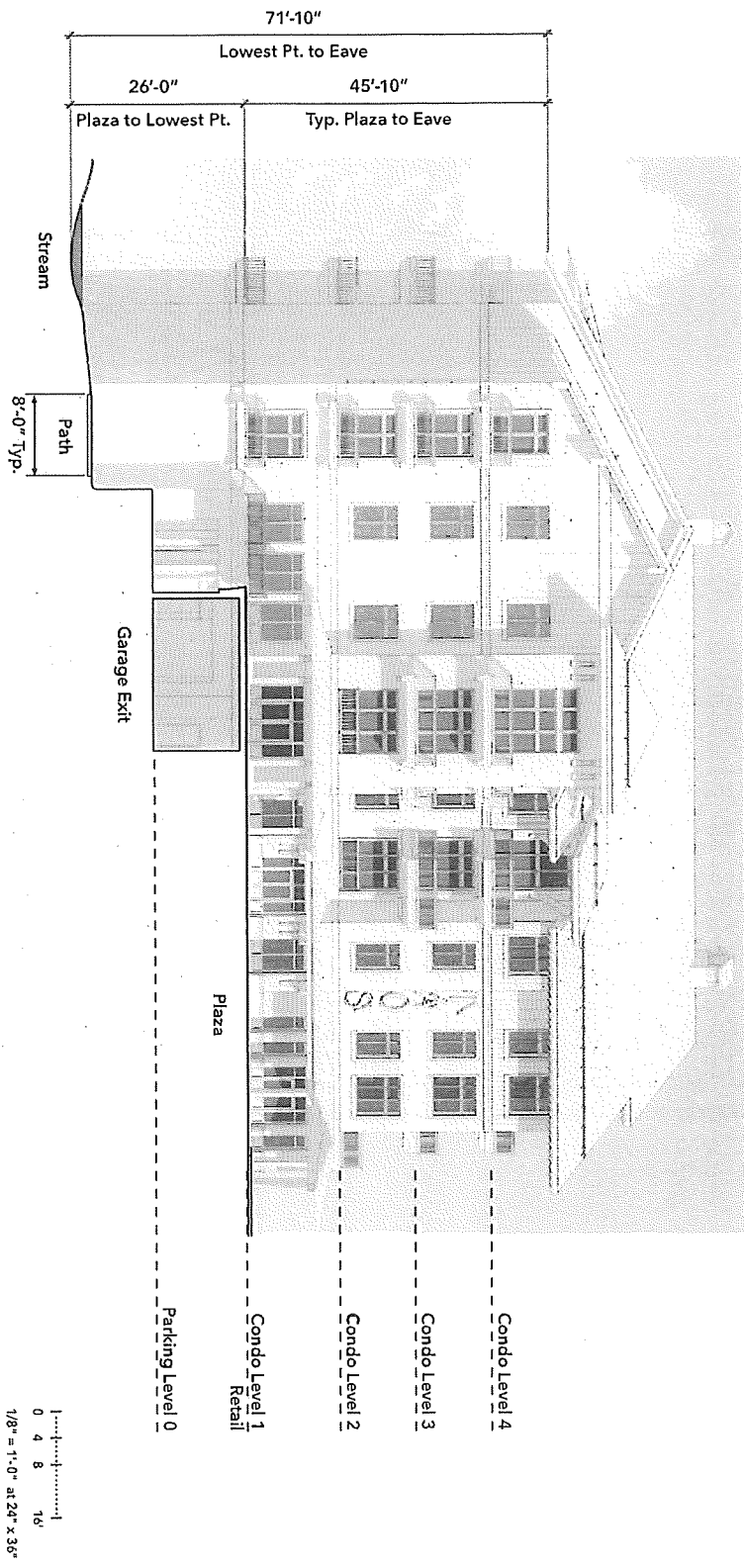
1/8" = 1'-0" at 2 1/2" x 3 1/2"



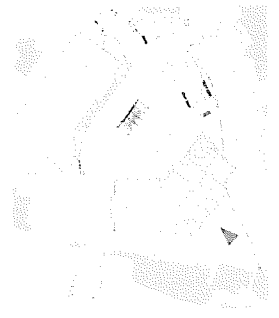
**TAOS SKI VALLEY RESORT**  
Taos, New Mexico

Exterior Elevations | Parcel D South Elevation

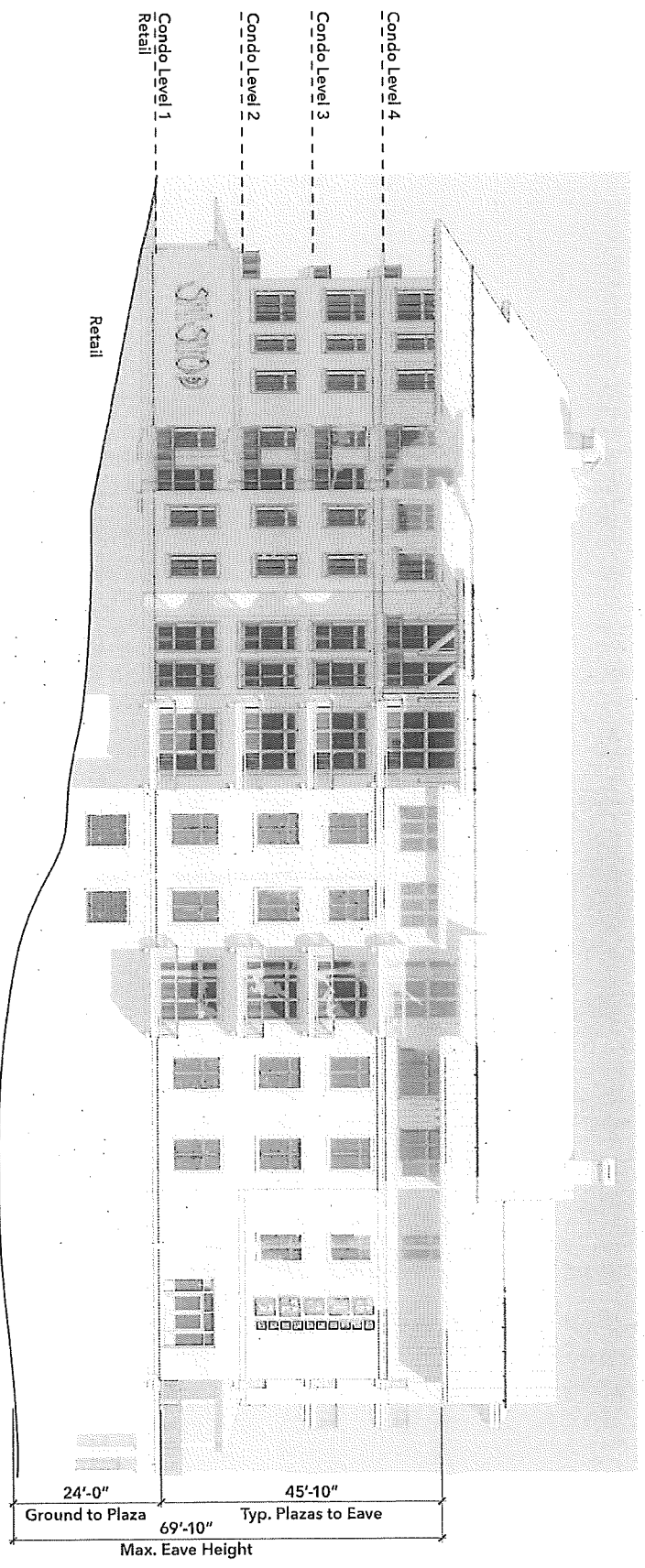
April 13, 2011



Key Plan



Key Plan



Tree Conservation Area

0 4 8 16'  
1/8" = 1'-0" at 24" x 36"

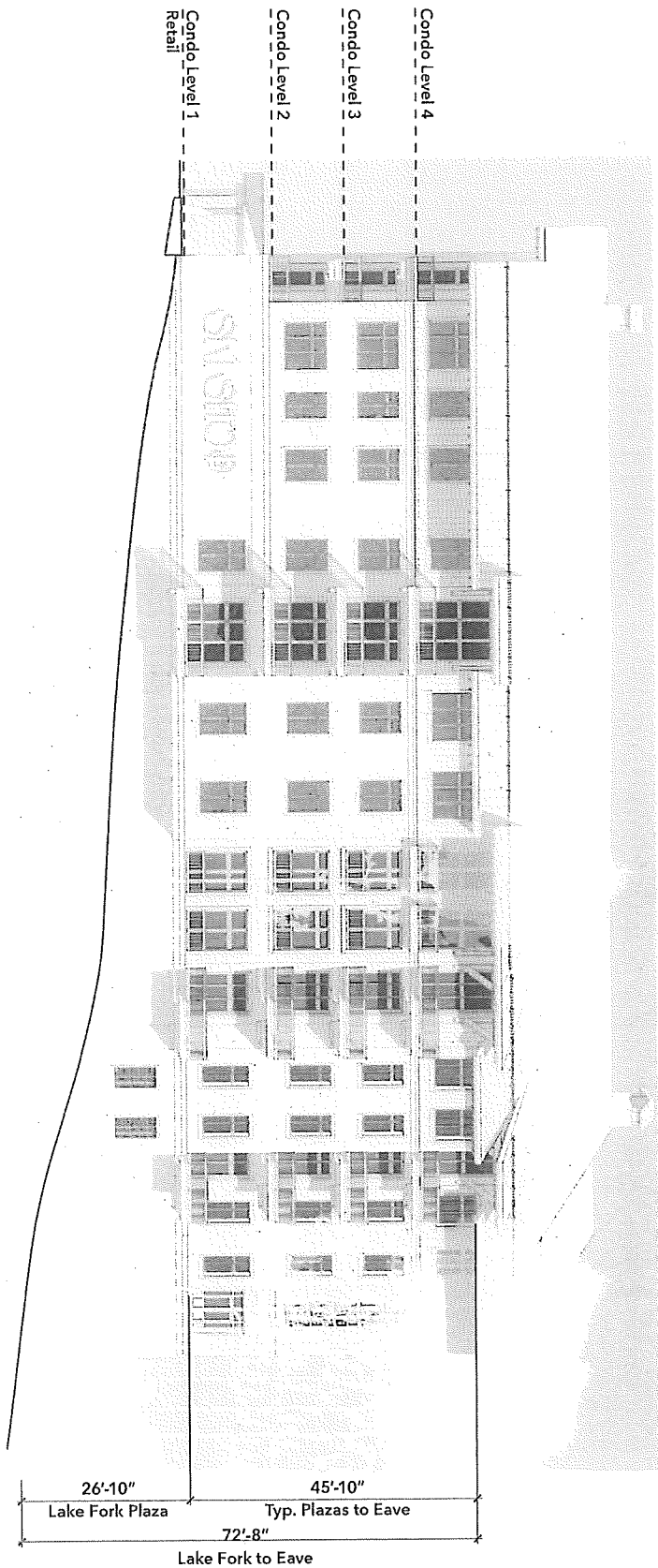
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ARCHITECTS

# TAOS SKI VALLEY RESORT

Taos, New Mexico

Exterior Elevations | Parcel D West Elevation A

Key Plan



1/8" = 1'-0" at 24" x 36"

HART HOWERTON

# TAOS SKI VALLEY RESORT

Taos, New Mexico

Exterior Elevations | Parcel D West Elevation B

April 13, 2017

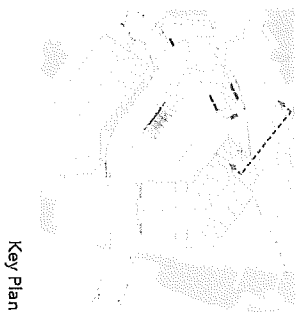
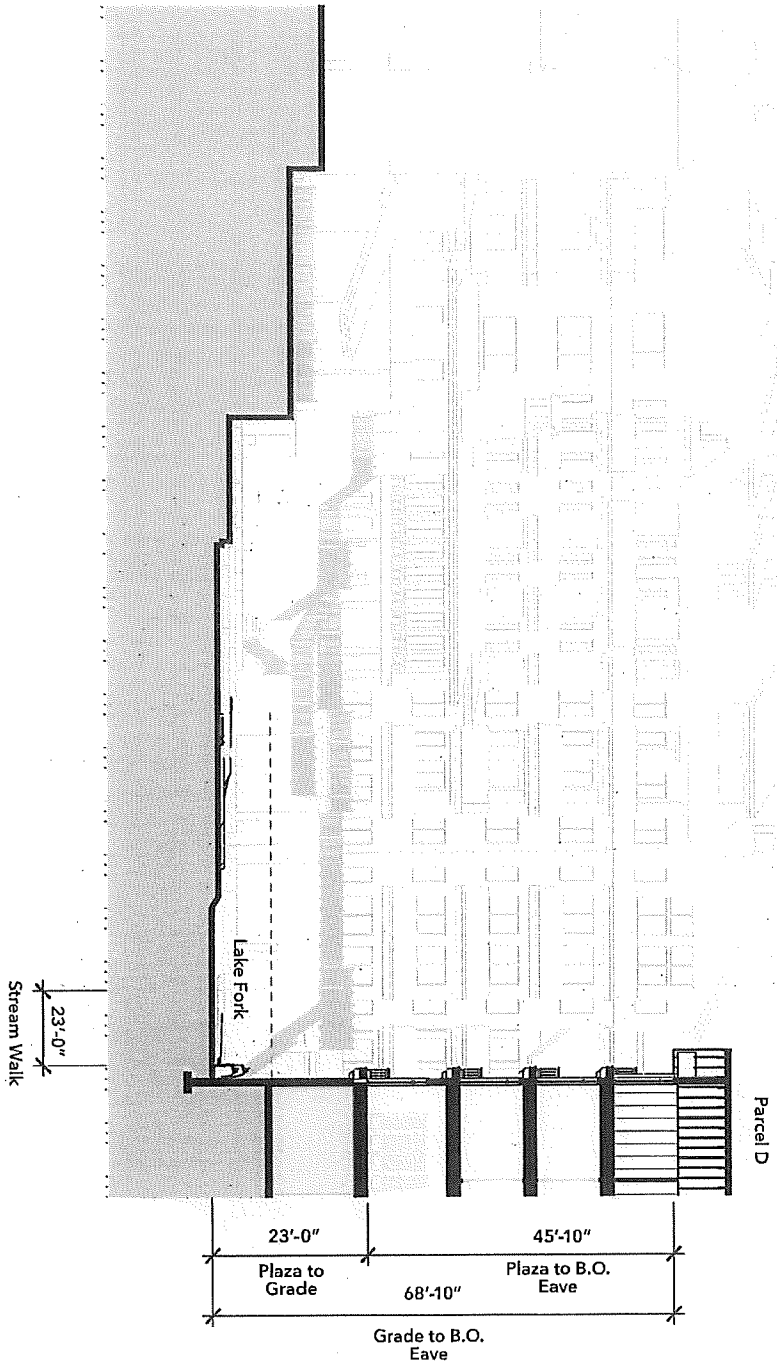


**TAOS SKI VALLEY RESORT**

Taos, New Mexico

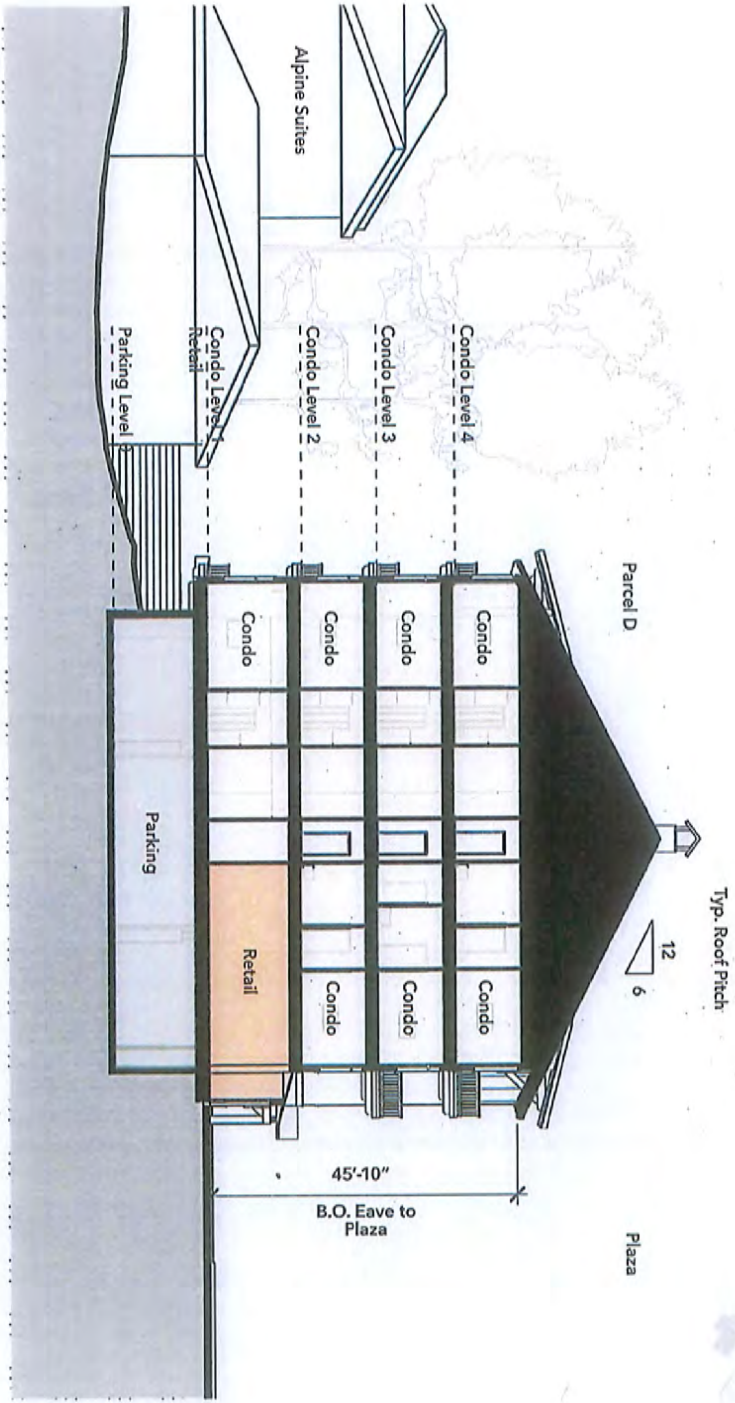
**Building Sections | Parcel D**

April 17, 2015



1/8" = 1'-0" at 24" x 36"

- Retail
- BOH + MECH
- Amenity
- Condo Unit



HART HOWERTON

# TAOS SKI VALLEY RESORT

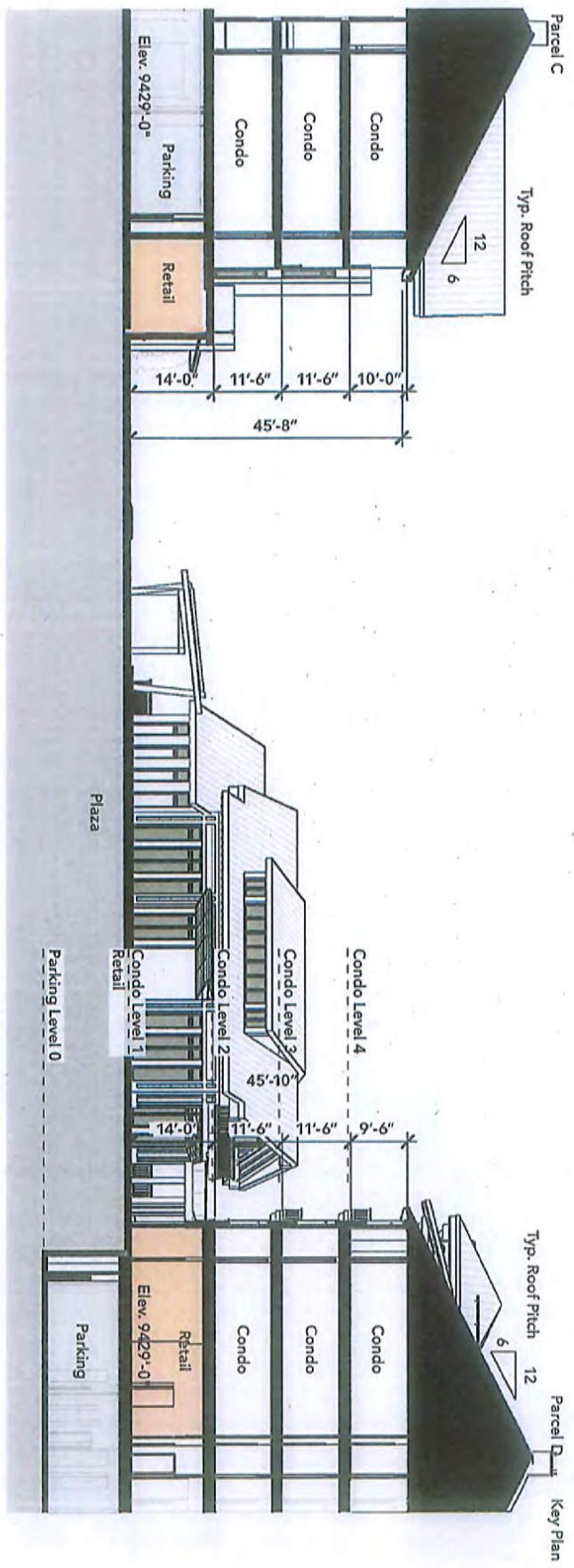
Taos, New Mexico

Building Sections | Parcel D

April 13, 2013

1" = 1'-0" at 24" x 36"

- Retail
- BOH + MECH
- Amenity
- Condo Unit



1" = 4'-0"

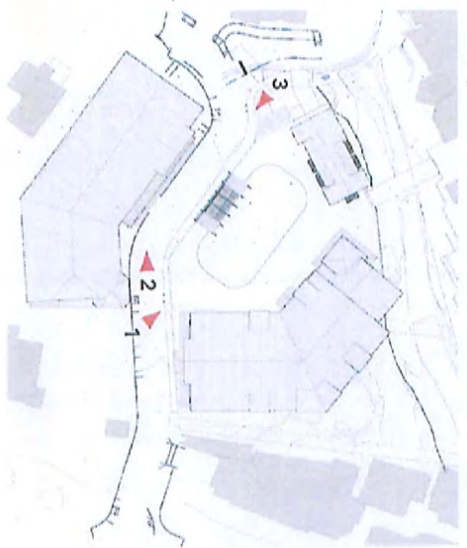
0 4 8 16'

1/8" = 1'-0" at 24" x 36"





View 1



View 2



View 3

**HART HOWERTON**

# TAOS SKI VALLEY RESORT

Taos, New Mexico

Views

April 13, 2018



View 1



View 2



View 3

**HART HOWERTON**  
ARCHITECTS

# TAOS SKI VALLEY RESORT

Taos, New Mexico

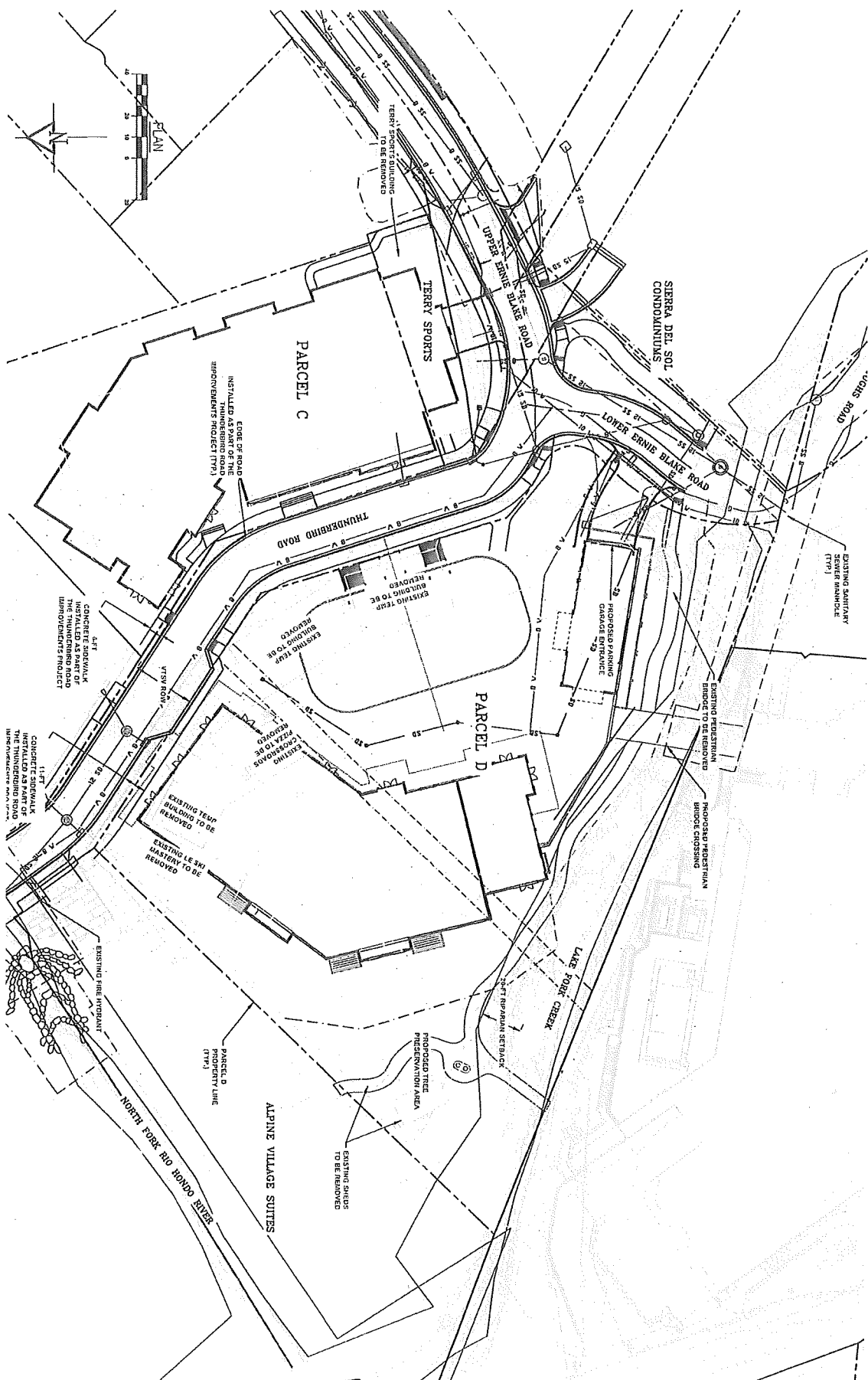
Views

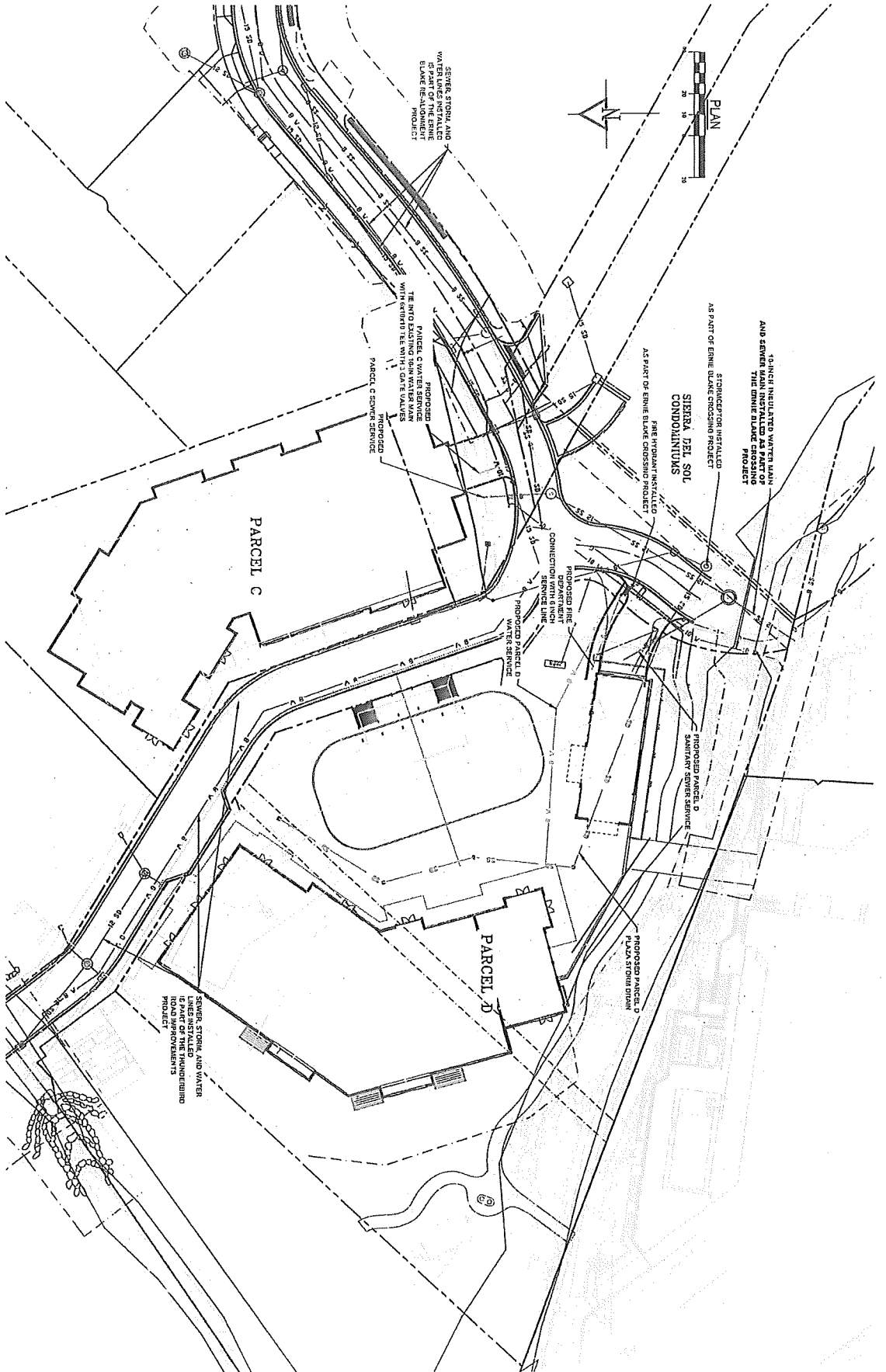
April 13, 2019

# Civil Engineering Drawings

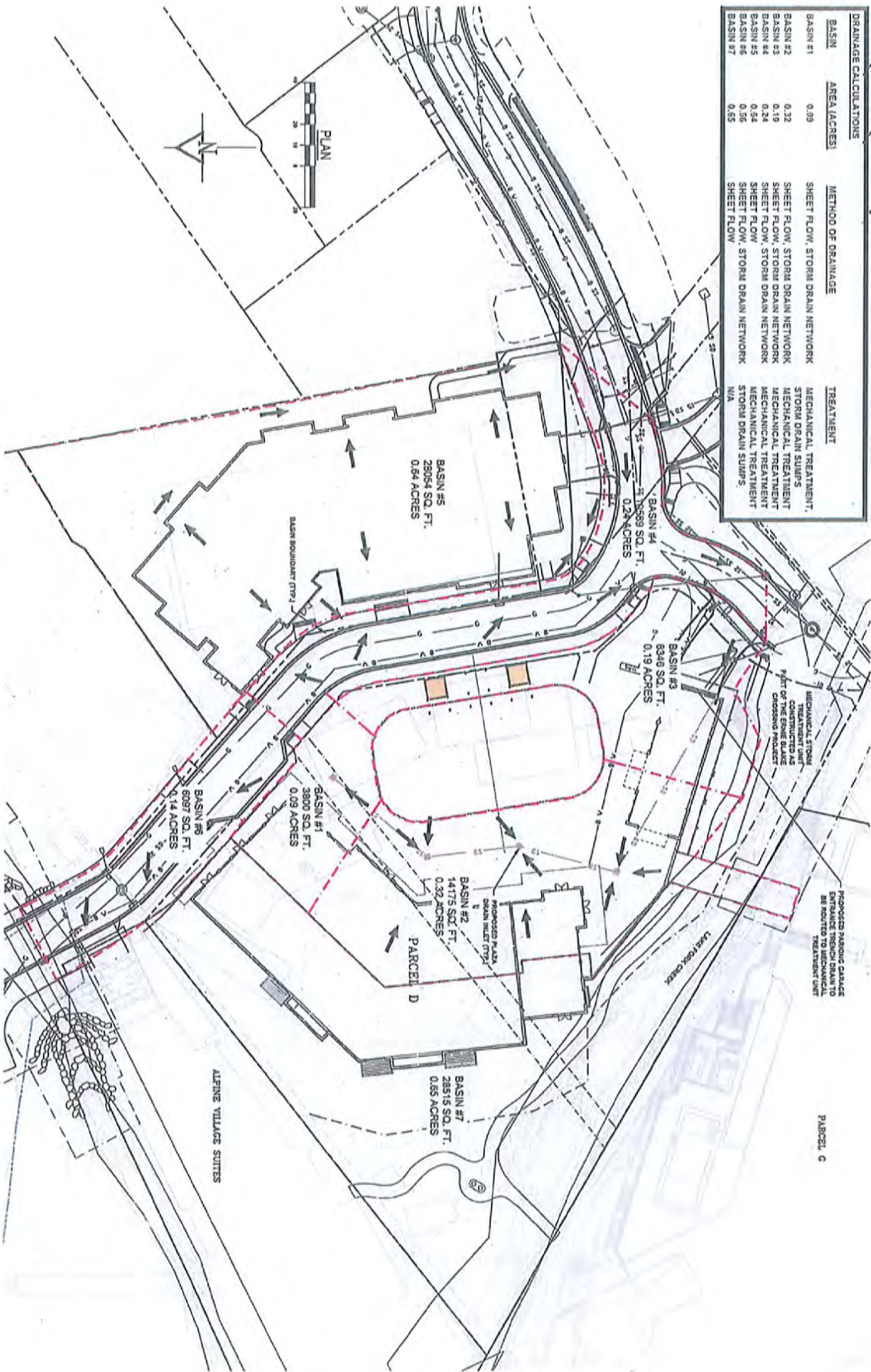








DRAINAGE CALCULATIONS			
BASIN	AREA (ACRES)	METHOD OF DRAINAGE	TREATMENT
BASIN #1	0.09	SHEET FLOW, STORM DRAIN NETWORK	MECHANICAL TREATMENT, STORM DRAIN SUUPS
BASIN #2	0.32	SHEET FLOW, STORM DRAIN NETWORK	MECHANICAL TREATMENT, STORM DRAIN SUUPS
BASIN #3	0.19	SHEET FLOW, STORM DRAIN NETWORK	MECHANICAL TREATMENT, STORM DRAIN SUUPS
BASIN #4	0.24	SHEET FLOW, STORM DRAIN NETWORK	MECHANICAL TREATMENT, STORM DRAIN SUUPS
BASIN #5	0.54	SHEET FLOW, STORM DRAIN NETWORK	MECHANICAL TREATMENT, STORM DRAIN SUUPS
BASIN #6	0.55	SHEET FLOW, STORM DRAIN NETWORK	MECHANICAL TREATMENT, STORM DRAIN SUUPS
BASIN #7	0.55	SHEET FLOW, STORM DRAIN NETWORK	MECHANICAL TREATMENT, STORM DRAIN SUUPS



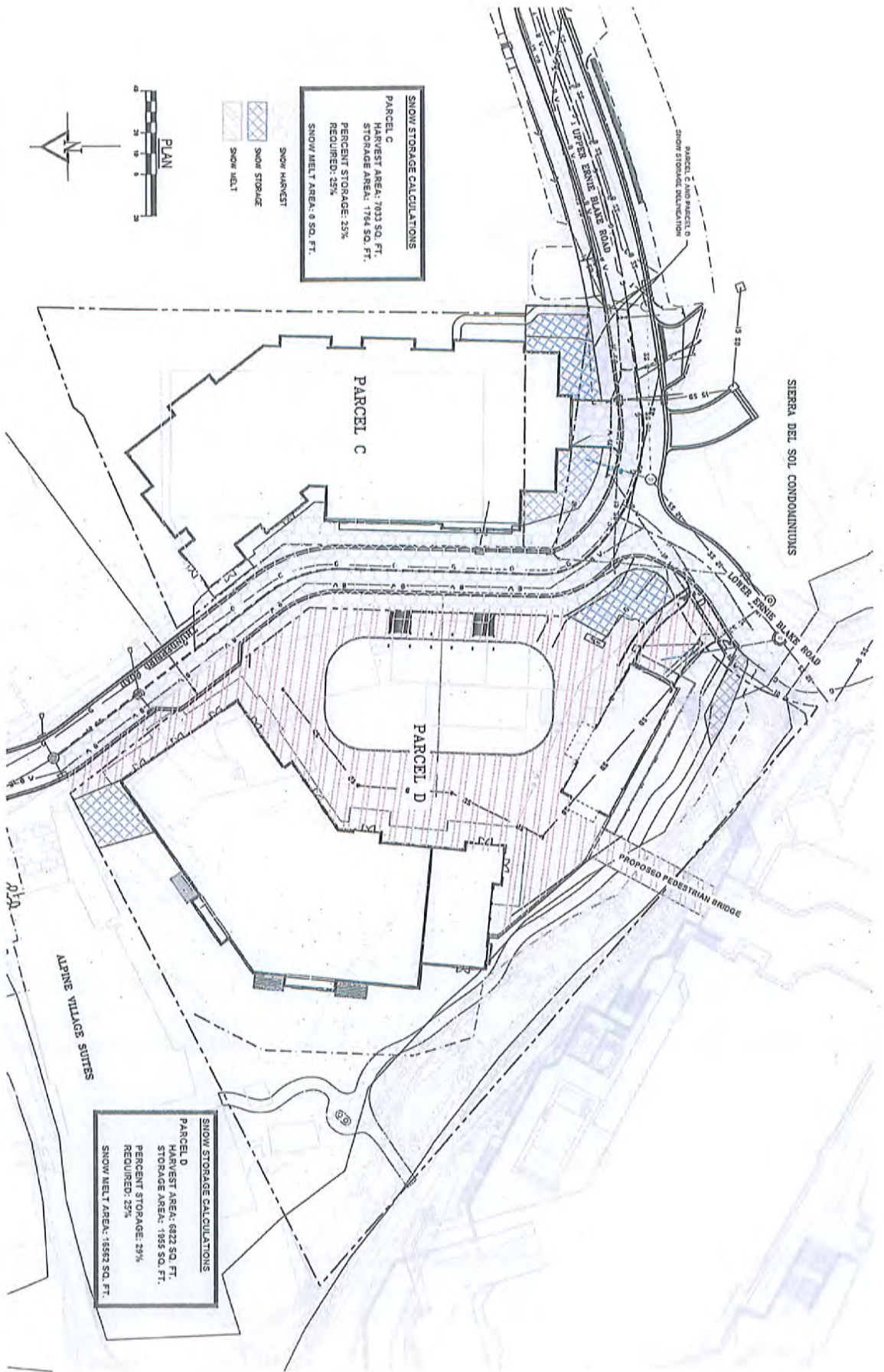


# TAOS SKI VALLEY RESORT

Taos, New Mexico

## Civil Snow Storage and Removal Plan

April 12, 2018

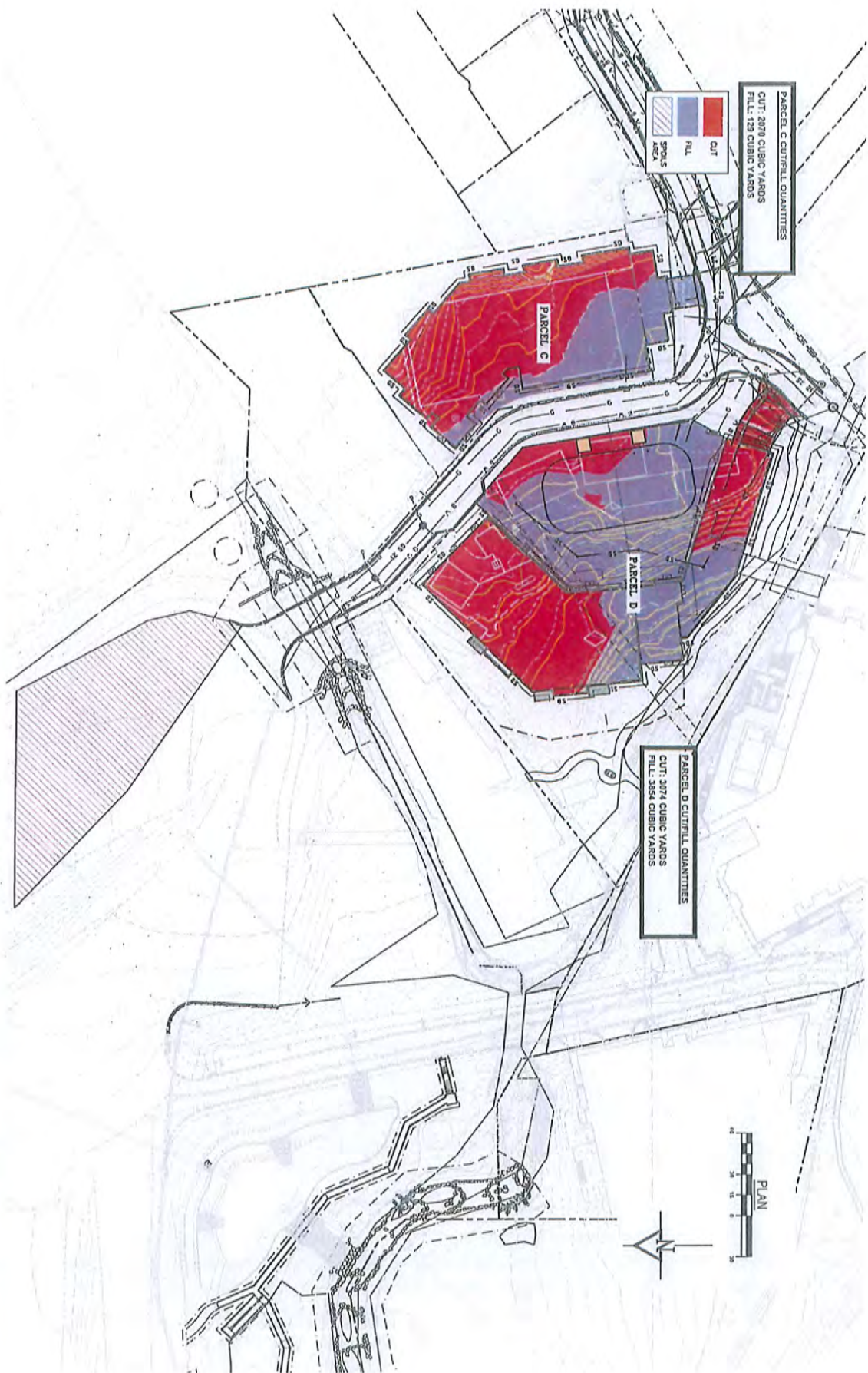




# TAOS SKI VALLEY RESORT

Taos, New Mexico

Civil Cut and Fill Diagram  
 April 13, 2012





# TAOS SKI VALLEY RESORT

Taos, New Mexico

## Parcel C & D Context

April 13, 2013







# Taos Ski Valley Resort

Appendix to Parcels C&D CUP Submission

APRIL 18, 2018

TAOS

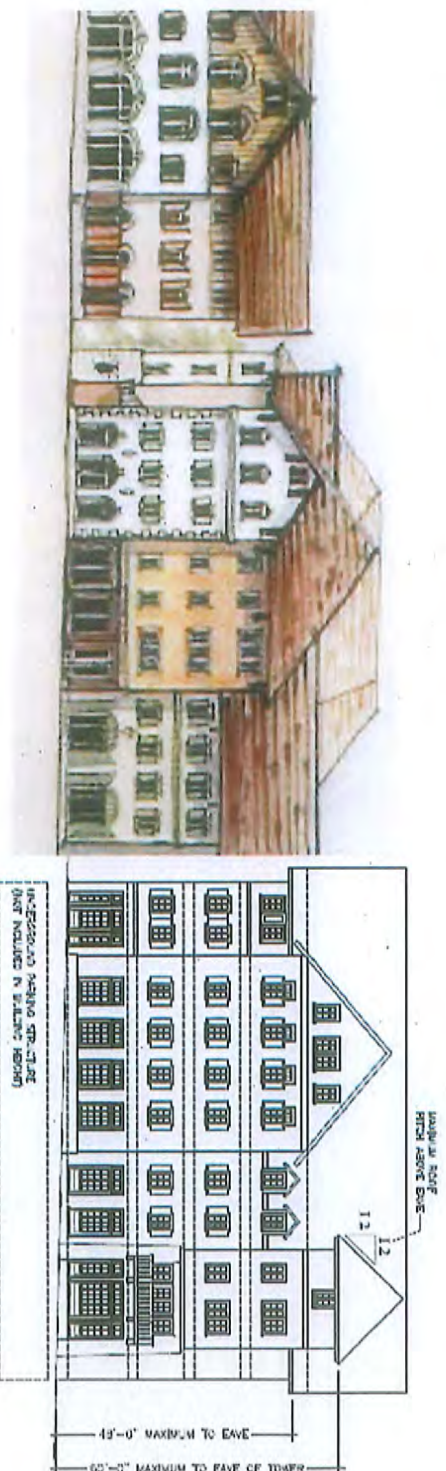
HART HOWERTON

NEW YORK, SAN FRANCISCO

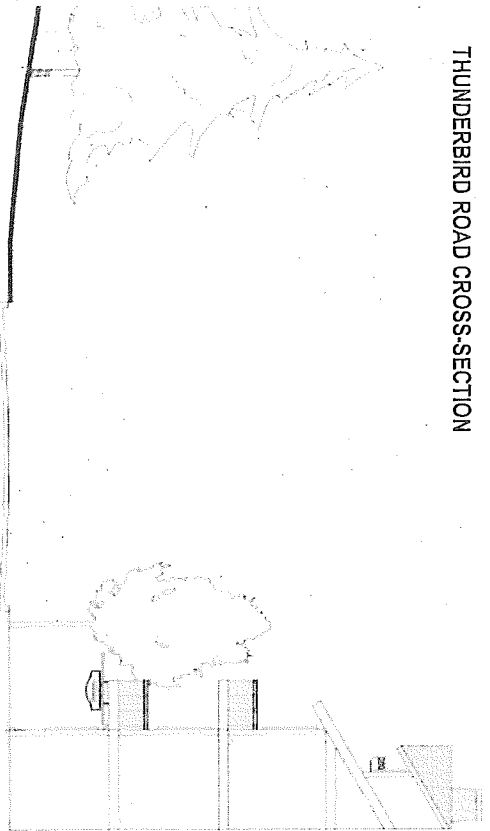


# Building Height & Massing Consistent with Zoning Requirements

- Detailed Architectural Design and Detailed Building Height and Roof Design is not required as part of Conceptual Plan
- All Conceptual Elevations Prepared to Date Honor 48' Eave Height in CVZ Ordinance & provide stepped massing with Gabled and Hip-roof forms
- Breaks Up Building Elevation into Smaller Segments
- Animates Streetscape with Retail Storefronts



# THUNDERBIRD ROAD CROSS-SECTION

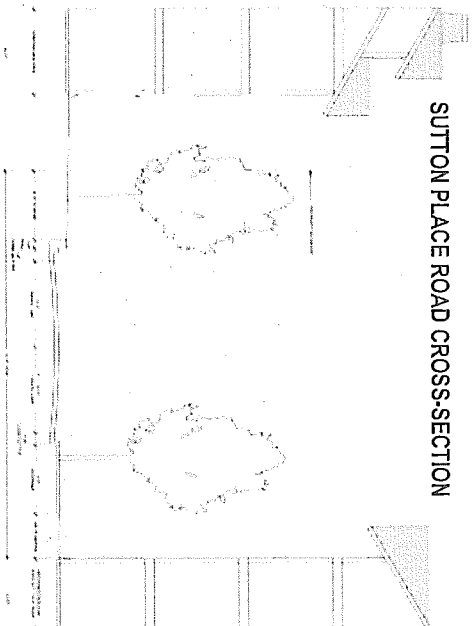


The concept sketch depicted is not based on architectural plans for Parcel D, but instead is an illustration of a building that would be permissible under the current Zoning Ordinance.

## WEST BURROUGHS ROAD CROSS-SECTION



## SUTTON PLACE ROAD CROSS-SECTION

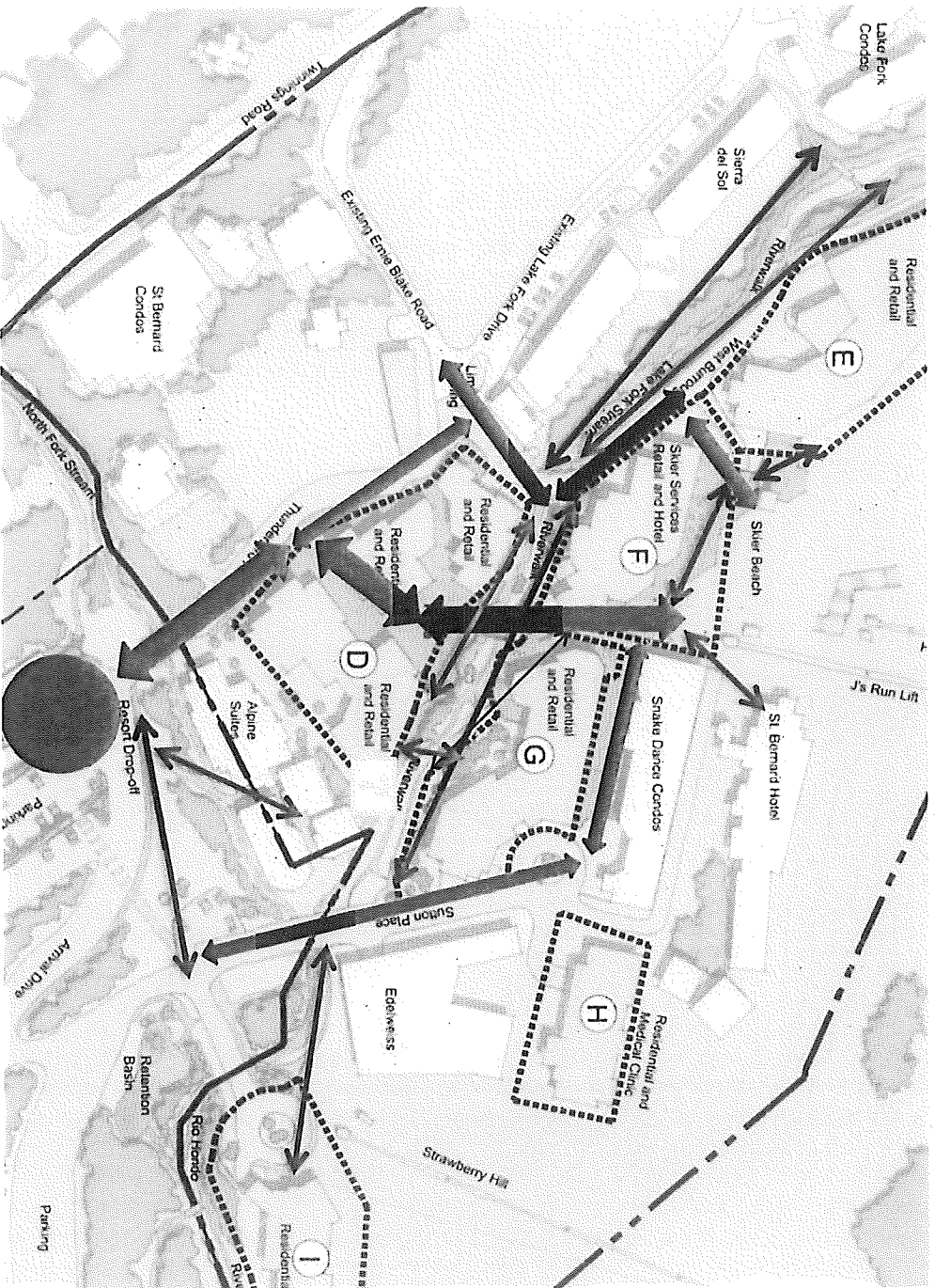


## TAOS SKI VALLEY CORE VILLAGE REVITALIZATION (SOUTHERN PORTION)

The proposed land uses and infrastructure improvements depicted on this plan are subject to review and modification by the Village of Taos Ski Valley and the respective property owners ... and thus subject to change without notice. This plan should not be relied upon as an accurate depiction of the final development or infrastructure for the Core Village at Taos Ski Valley.



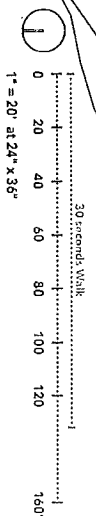
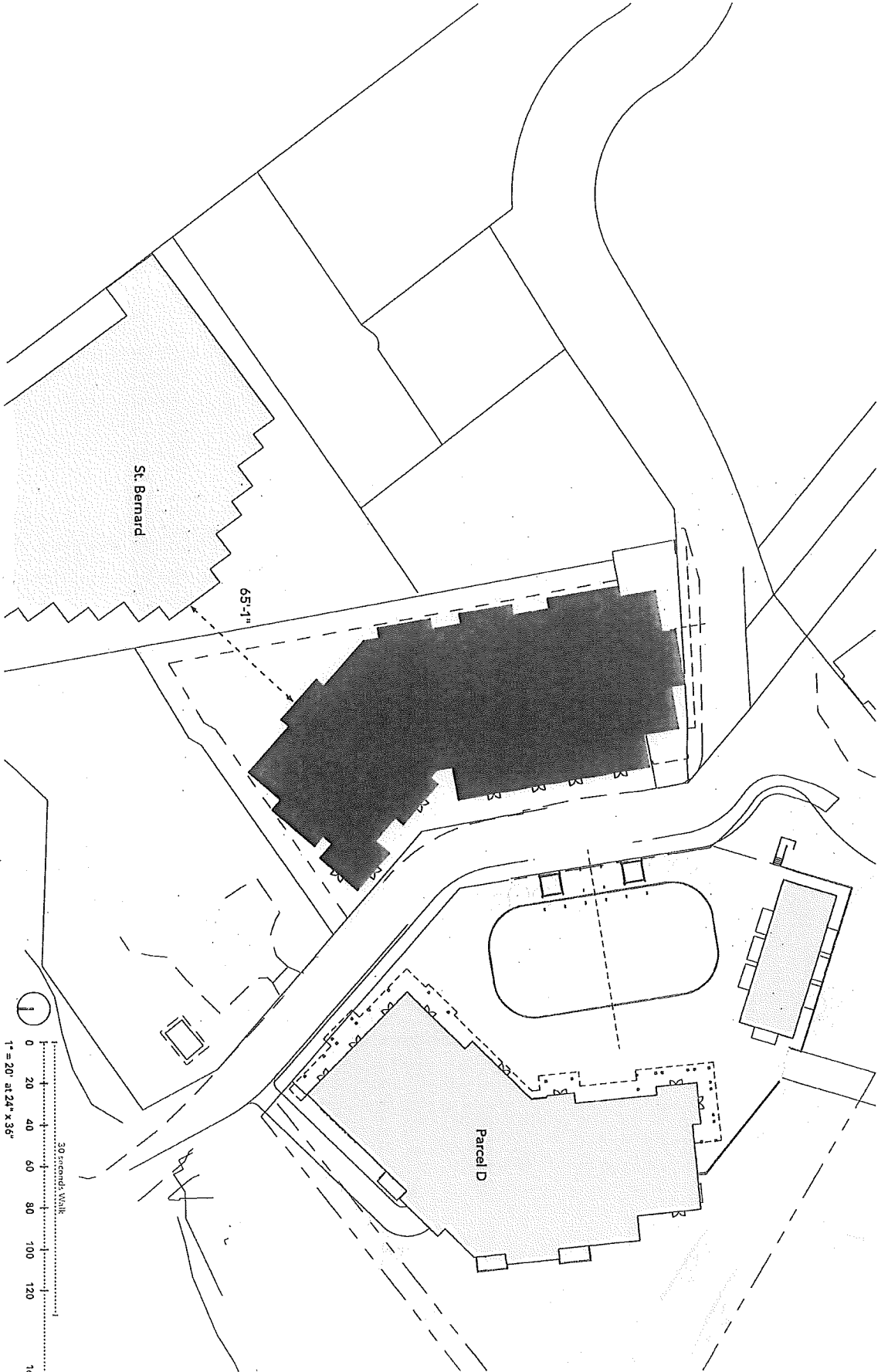
# Improved Pedestrian Access (Proposed)



TAOS SKI VALLEY RESORT  
Taos, New Mexico

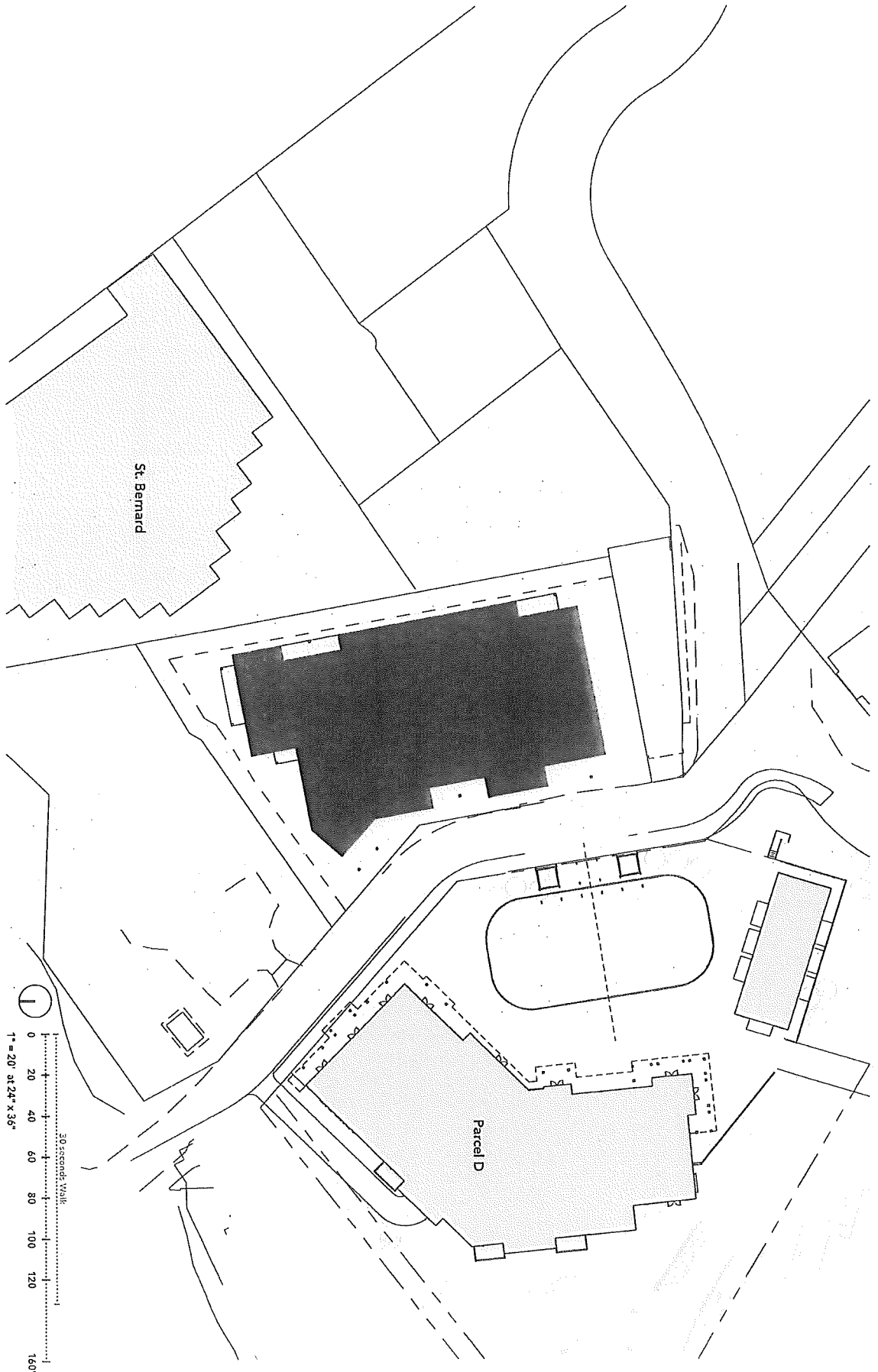
Massing Study | Proposed Parcel C

April 10, 2015



TAOS SKI VALLEY RESORT  
Taos, New Mexico

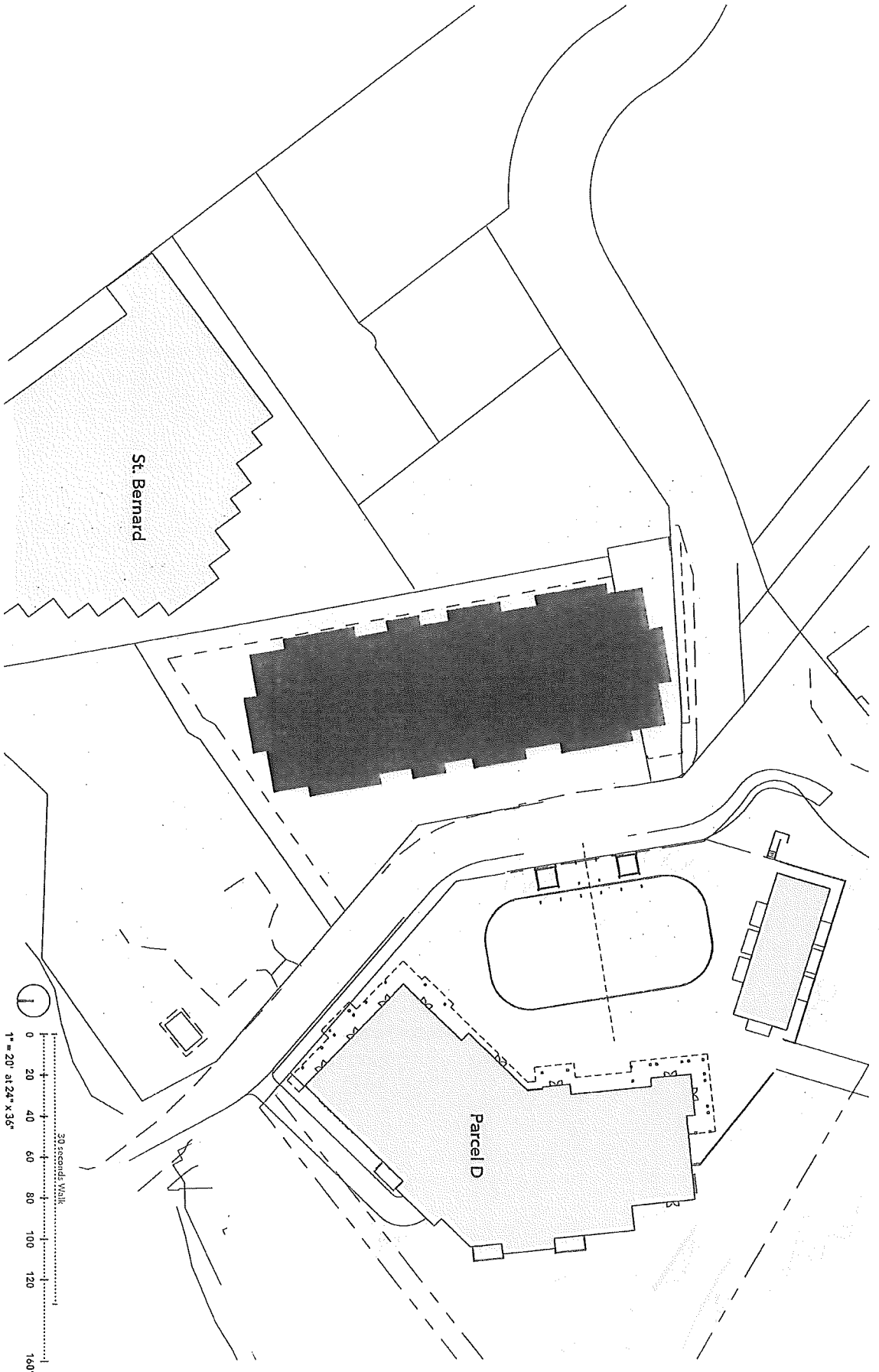
Massing Study | Thunderbird Lodge  
April 19, 2007

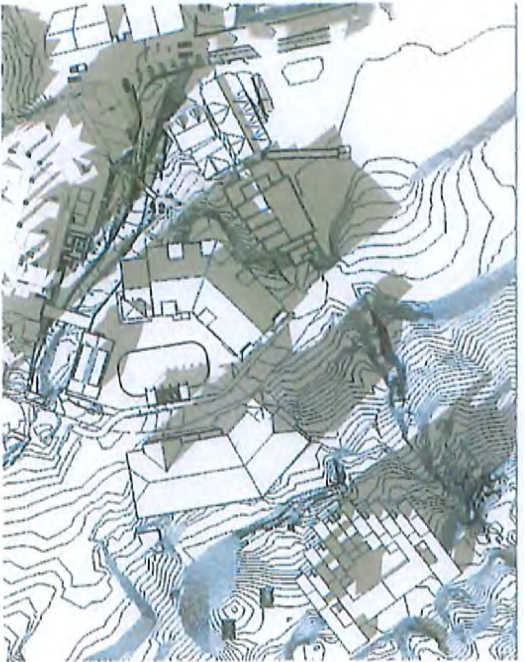




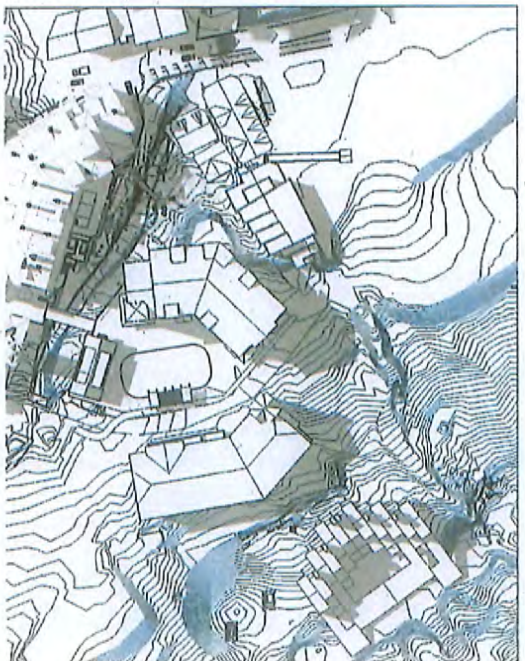
**TAOS SKI VALLEY RESORT**  
Taos, New Mexico

Massing Study | Bar Building





9:00 AM (Sun Clears Mountains)



1:00 PM

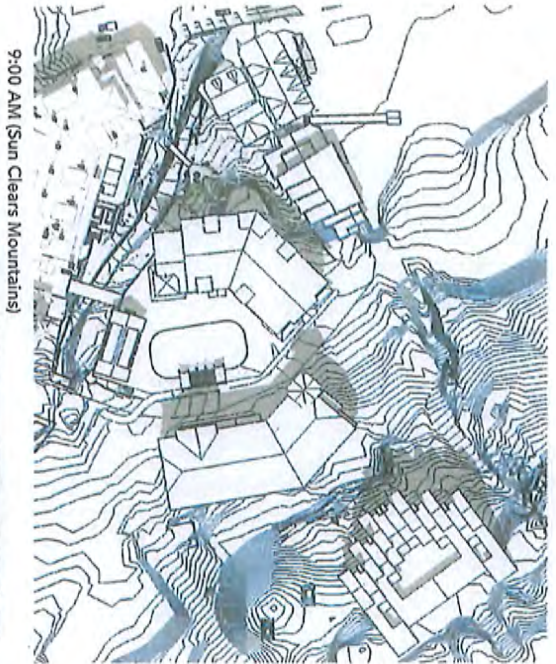


2:00 PM (Mountain Impact)



2:30 PM (Mountain Impact)

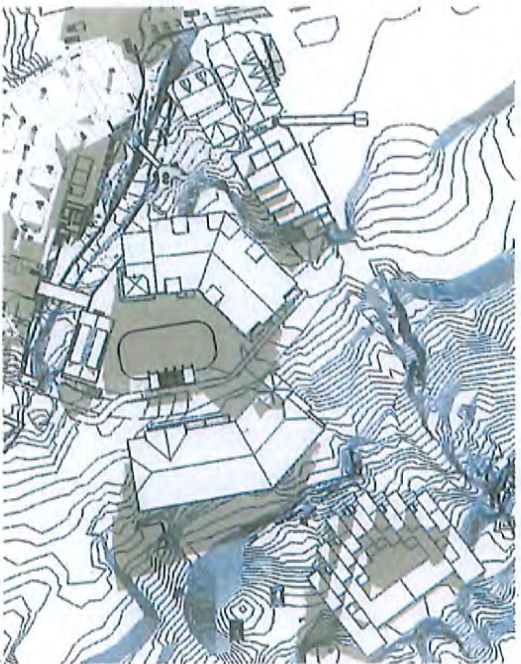




9:00 AM (Sun Clears Mountains)



1:00 PM



4:00 PM

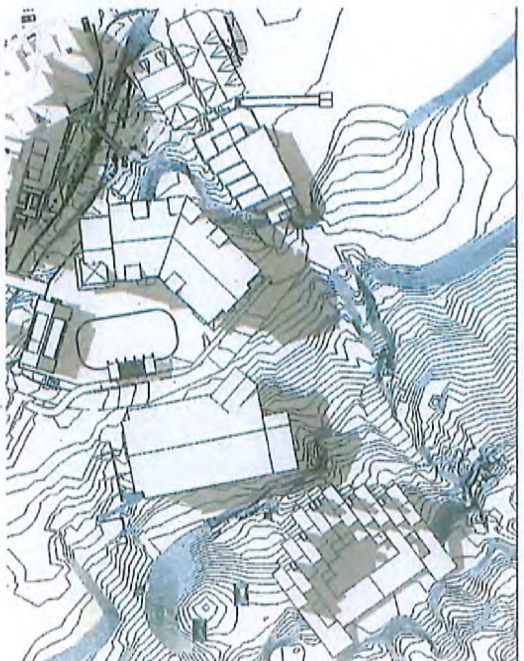


6:30 PM (Mountain Impact)





9:00 AM (Sun Clears Mountains)



1:00 PM

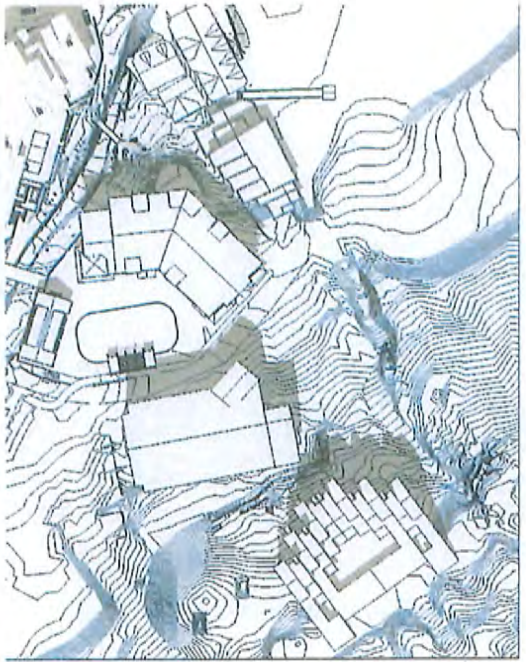


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2:30 PM (Mountain Impact)

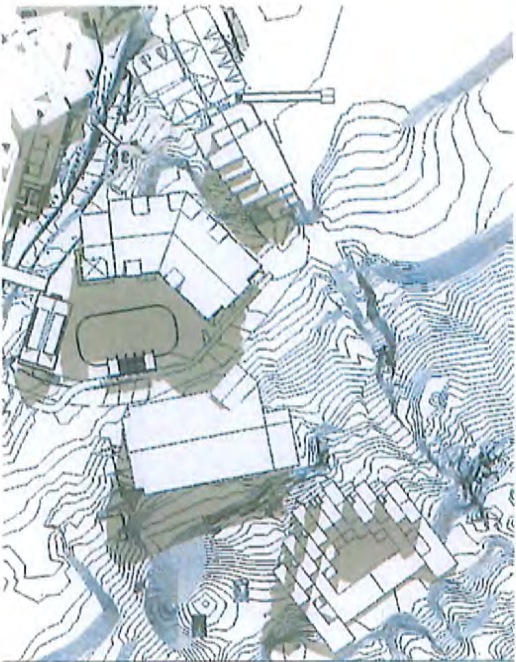




9:00 AM (Sun Clears Mountains)



1:00 PM



4:00 PM



6:30 PM (Mountain Impact)





9:00 AM (Sun Clears Mountains)



1:00 PM

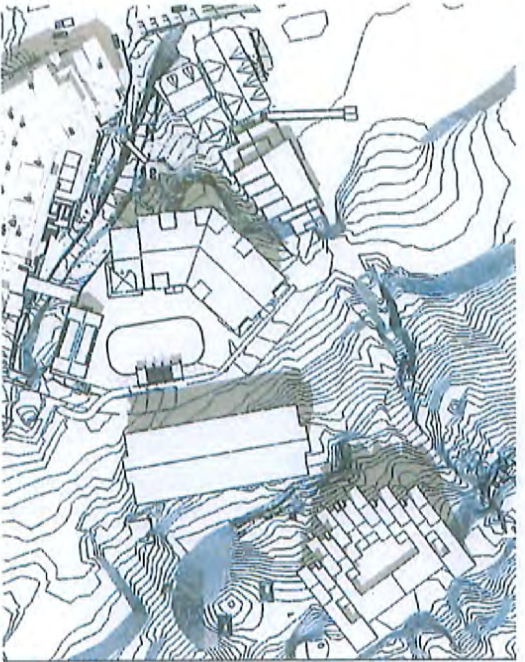


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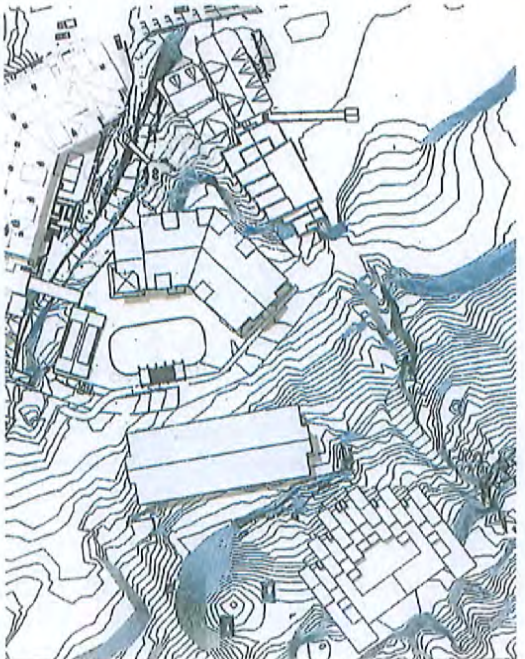


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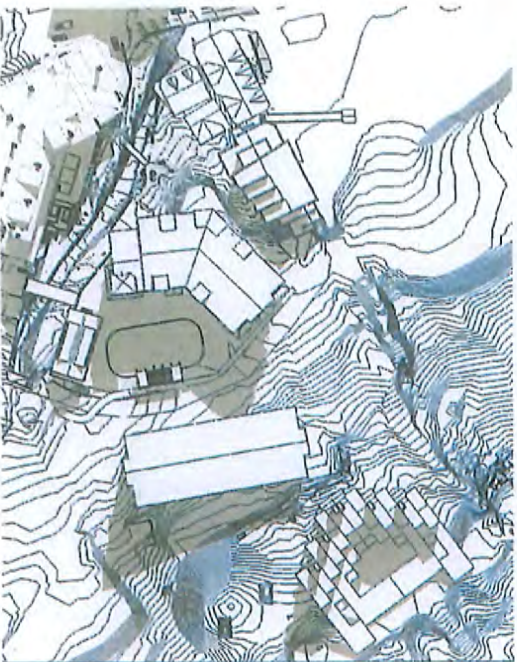




9:00 AM (Sun Clears Mountains)



1:00 PM

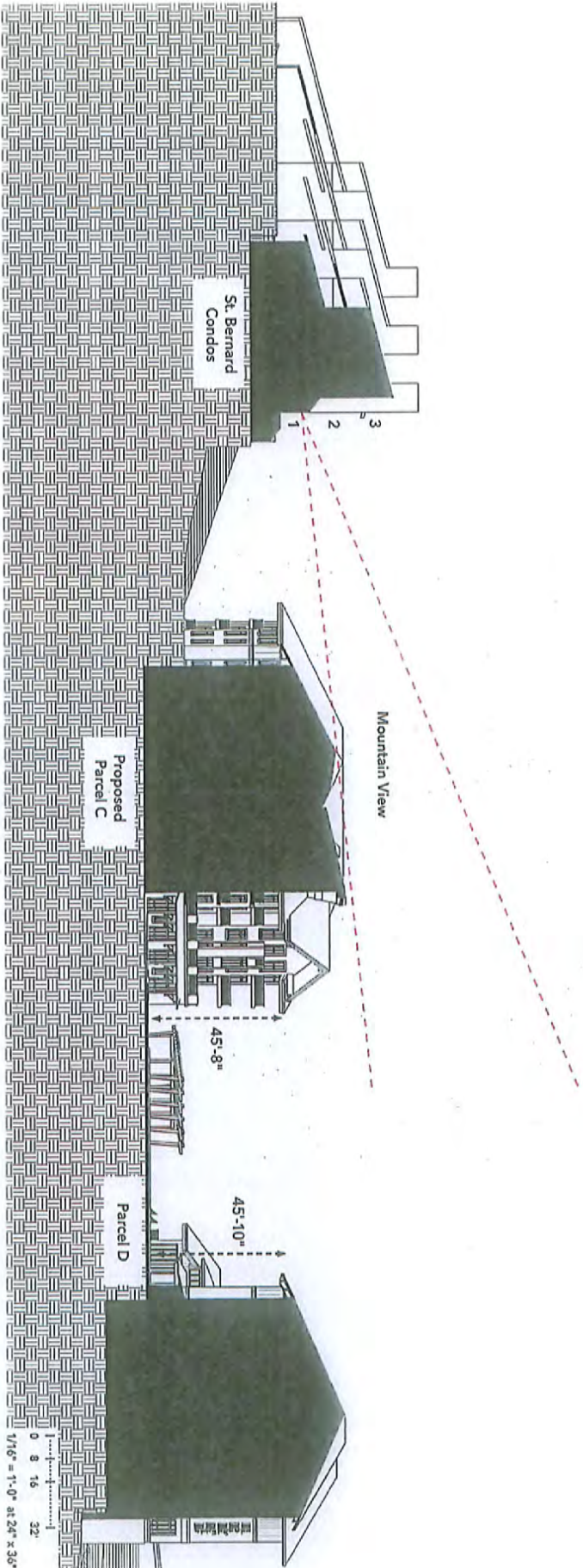
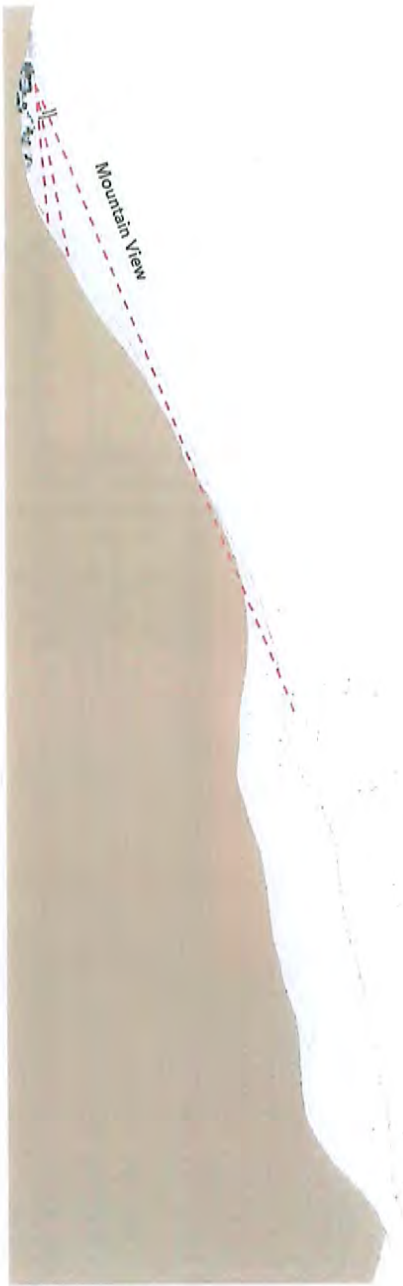


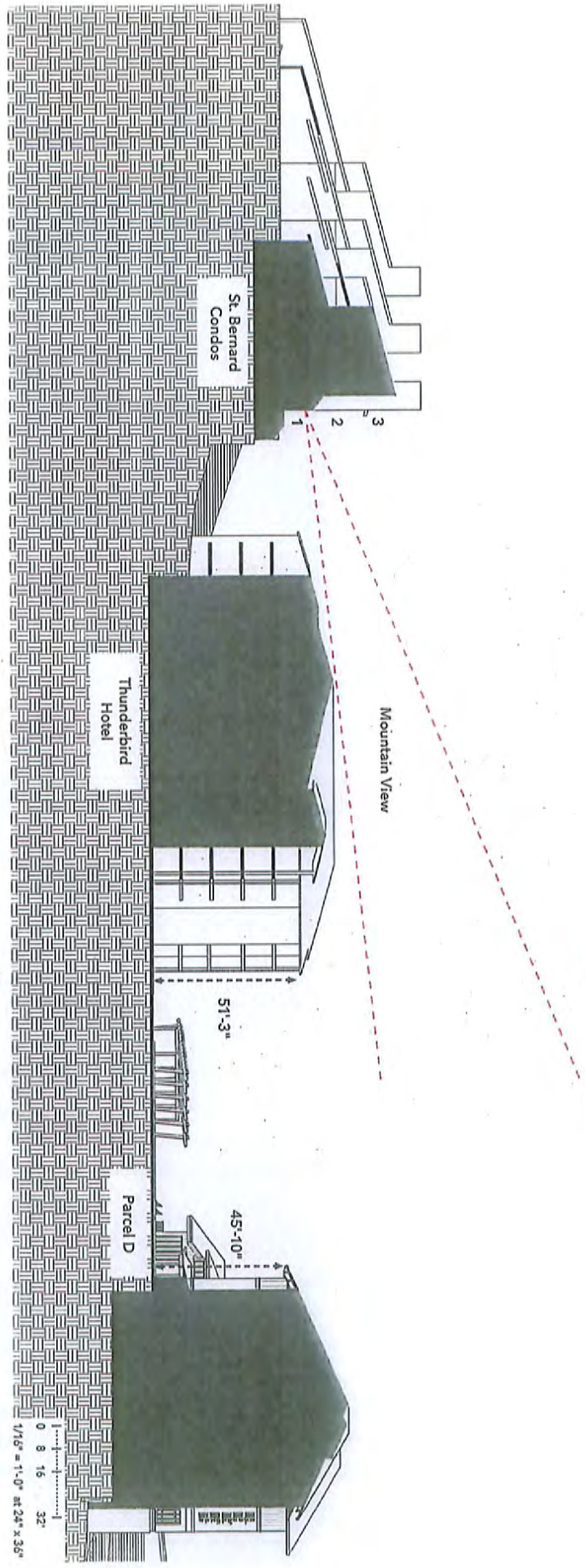
4:00 PM



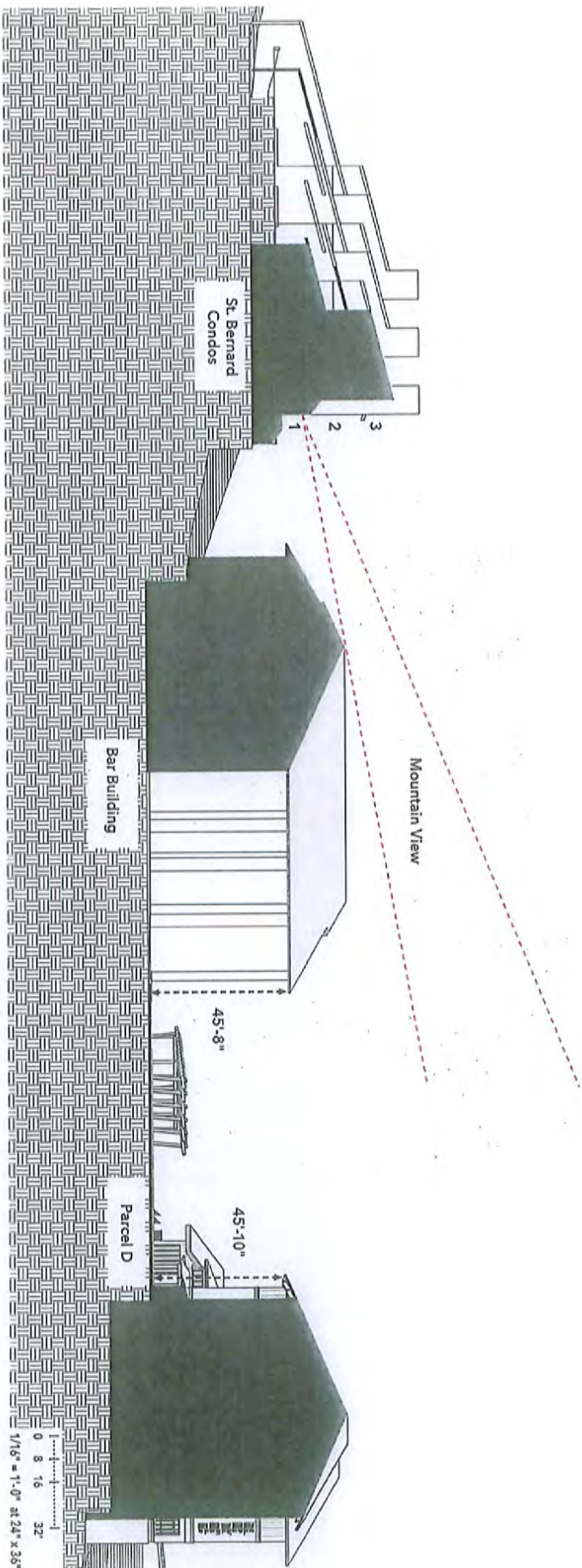
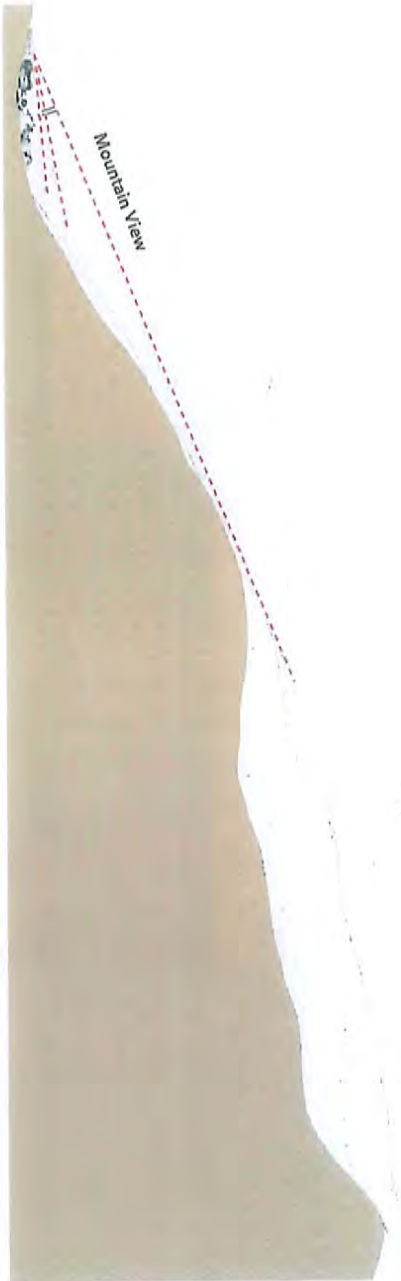
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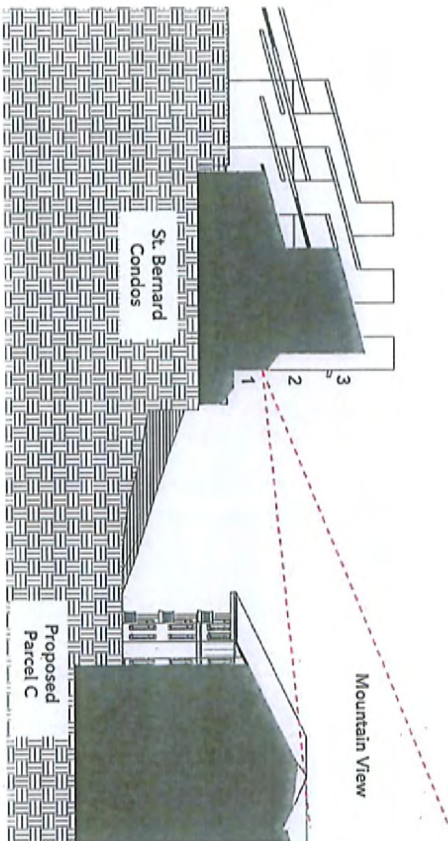




View 1



View 2



Mountain View



View 3