

# North Village District Planning Study



February 27, 2008

Randy Jackson



## Scope Definition

*- Develop a District Planning Study for the NVSP area to refine GP guidance and recommend implementation criteria for updating the NVSP and creating a successful retail, entertainment and lodging district.*

- Agenda
  - Introduction
  - Process
  - Workshop Comments
  - What we found - Constraints and Opportunities
    - Gateways
    - Connectivity
    - Placemaking
    - Parking
    - Amenities
  - How Do We Get There?
    - Gateways
    - Connectivity
    - Placemaking
    - Parking
    - Amenities
  - Next Steps



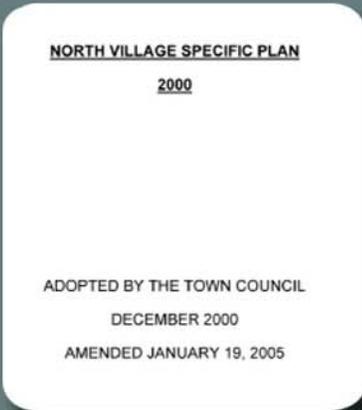
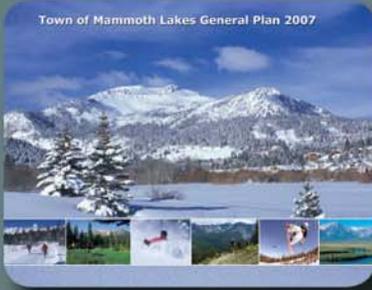
## Scope Definition

*- Develop a District Planning Study for the NVSP area to refine GP guidance and recommend implementation criteria for updating the NVSP and creating a successful retail, entertainment and lodging district.*

- **Goals for Today**
  - Present Community Comments
  - Qualify the Major Issues
  - Define Opportunities
  - Propose Solutions—“Big Ideas”
  - Encourage Ideas and Comments
  - Draft Criteria For Evaluating Future Development Proposals and Recommended Modifications to NVSP

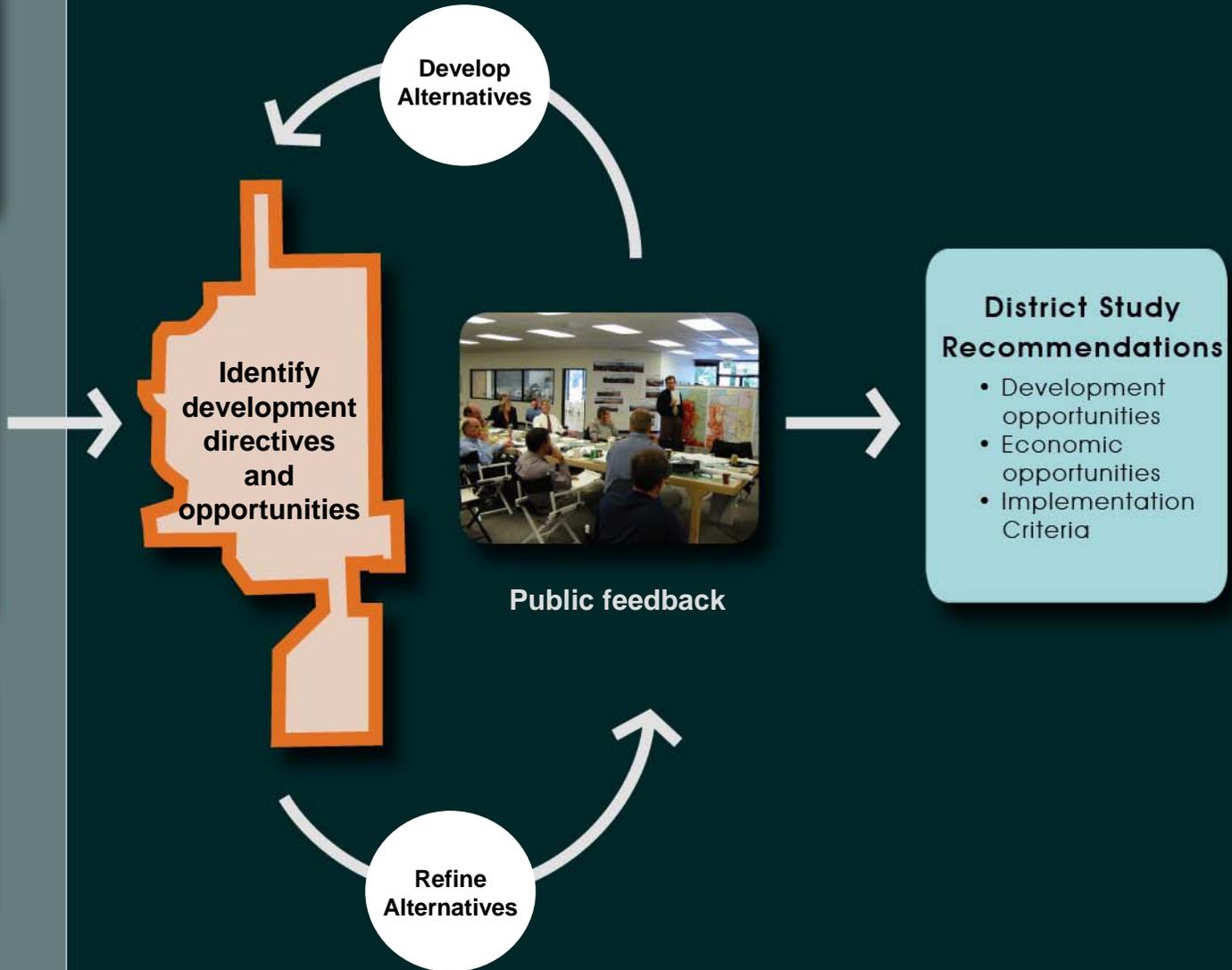


## District Planning Study Development as an Iterative Process



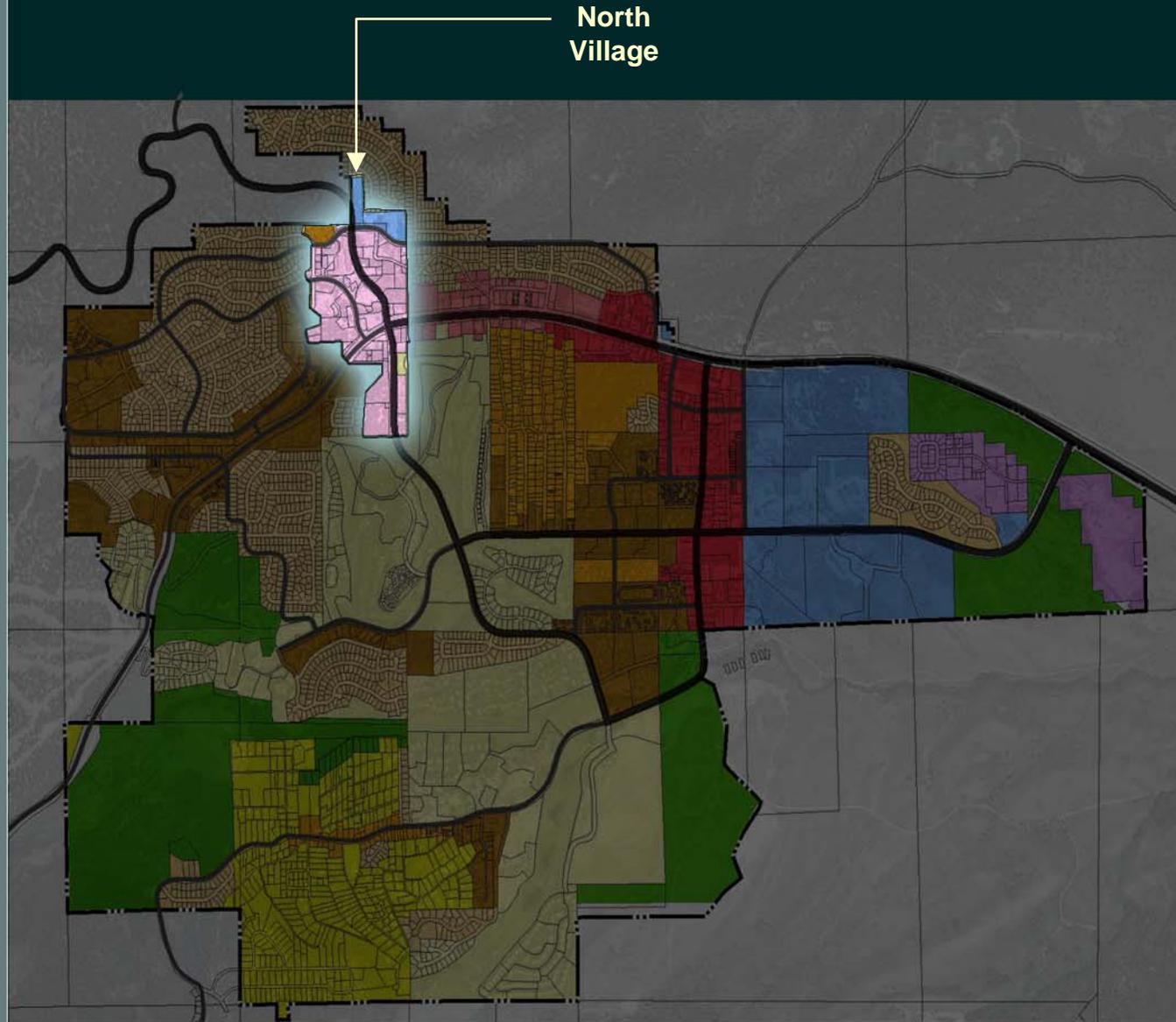
**GIS Mapping**

- Aerial
- Circulation
- Land Use
- Trails
- Open Space
- Existing Uses
- Proposed Uses
- Programs
- Transit
- Views



# Process

- Study the North Village Specific Plan (NVSP) under the current General Plan (GP)
- Review development directives under both the NVSP and GP
- Assess possible development opportunities for the NVSP area
- Develop a District Planning Study for the NVSP area in harmony with the GP
- Establish recommendations for implementation criteria



The Community needs a vibrant tourist activity center to augment visitor and local experience

The North Village needs to be easy to get to and easy to get around in

A critical mass needs to be achieved to support Village activities

Density is not the issue, it is quality, sense of place and organization

There needs to be a wider range of winter and summer activity, programs, and venues to create a BUZZ

## EXISTING



## POTENTIAL



## Gateway

- No discernable entrance
- Where should the entrance be?
- First sense of arrival is by car
- Heart of District should be pedestrian
- District should welcome visitors and locals

## EXISTING



## POTENTIAL

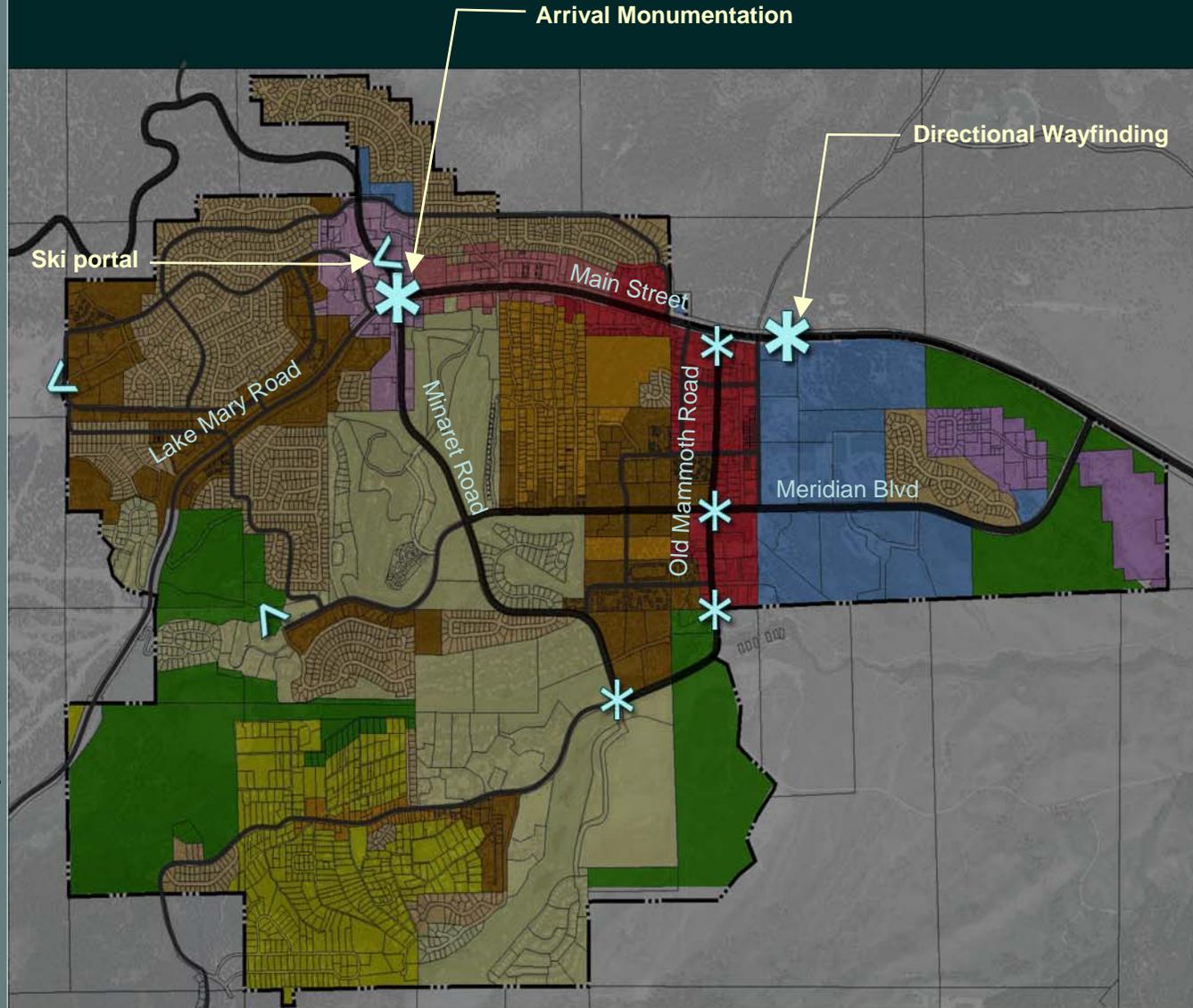


# Landmark Community

- Welcoming Gateway
- Way Finding

Ideas  
Establish Wayfinding  
from Town Entrance

General Plan Desired  
Characteristic for North Village  
- Gateway at intersection of  
Minaret Rd. and Main St.



# Opportunity and Constraints-Gateway and Edges

- Welcoming Gateway
- Sense of Arrival

## NVSP Objective

- Enhance image of the Town as a destination resort.

### LEGEND



Gateways



Proposed District Signage



Needed District Signage



Existing Edge Condition



Proposed Edge Condition



Needed Edge Condition



Proposed Pedestrian Bridge



Potential Pedestrian Bridge

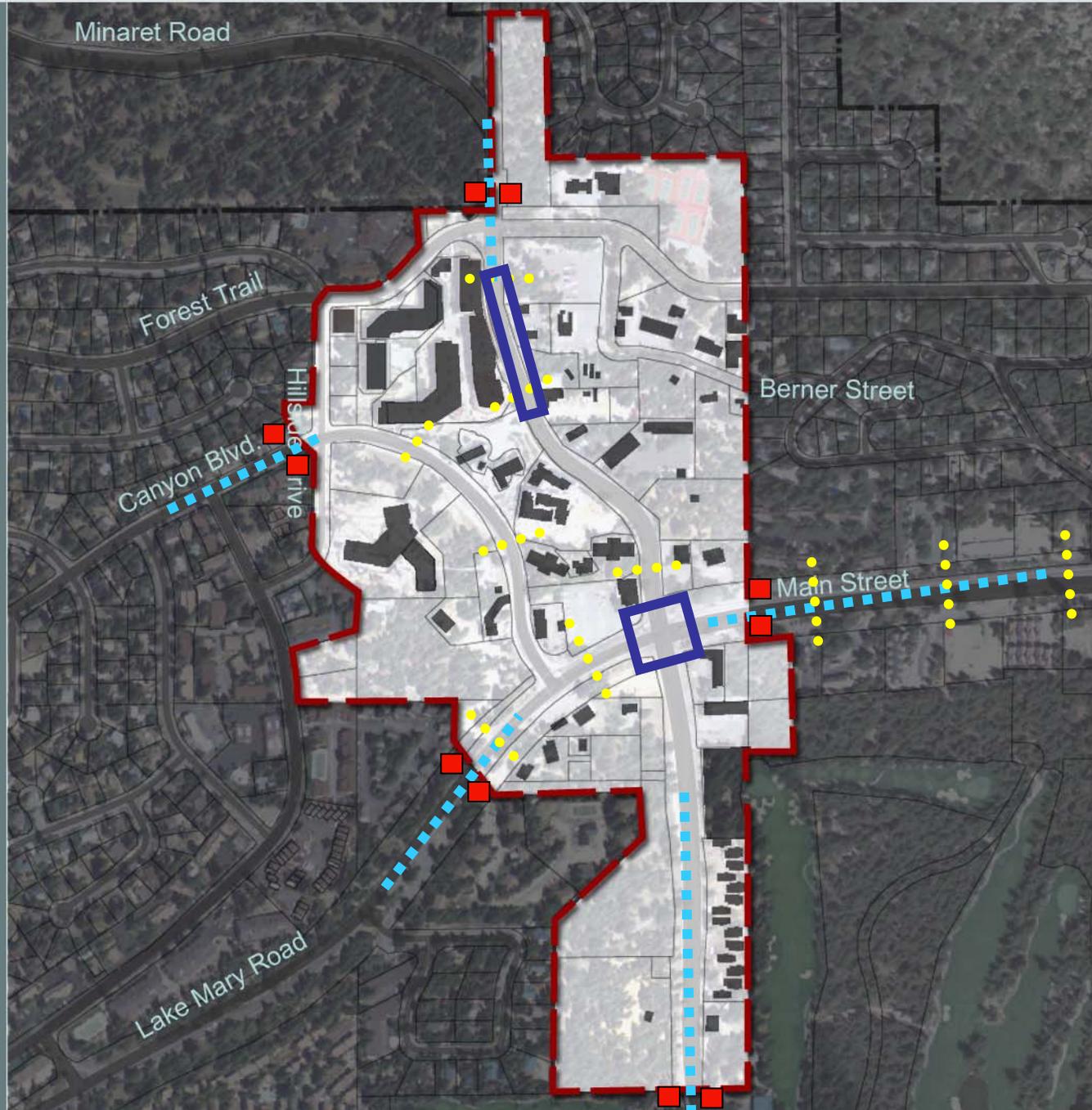


# Opportunity and Constraints-Gateway and Edges

- Welcoming Gateway
- Sense of Arrival

## Ideas

- Establish Wayfinding from Town Entrance 
- Reserve Land for Entry Monumentation 
- Banner Corridor 
- Street Spanning Arches
- Themed Street Tree Program
- Consistent Street Lighting
- Use Building to Frame Sense of Arrival 



## Connectivity

- Improve pedestrian access throughout not just on road
- Gondola for skiers not mass transit
- Increase gondola capacity
- Study all aspects of vehicle problems
- South Minaret hard to connect
- Walking distance different summer and winter
- Bus riders need to ride to lodge and not use gondola
- Summer trolley as an amenity

## EXISTING



## POTENTIAL



# Accessibility

- Circulation
- Parking
- **Feet First**
- Public Transit

## NVSP Objective

- Provide necessary levels of services, facilities, and infrastructure.

### LEGEND

- ↔ Existing Linkages
- ↔ Proposed Linkages
- ↔ Potential Linkages
- ↔ Ideal Linkages

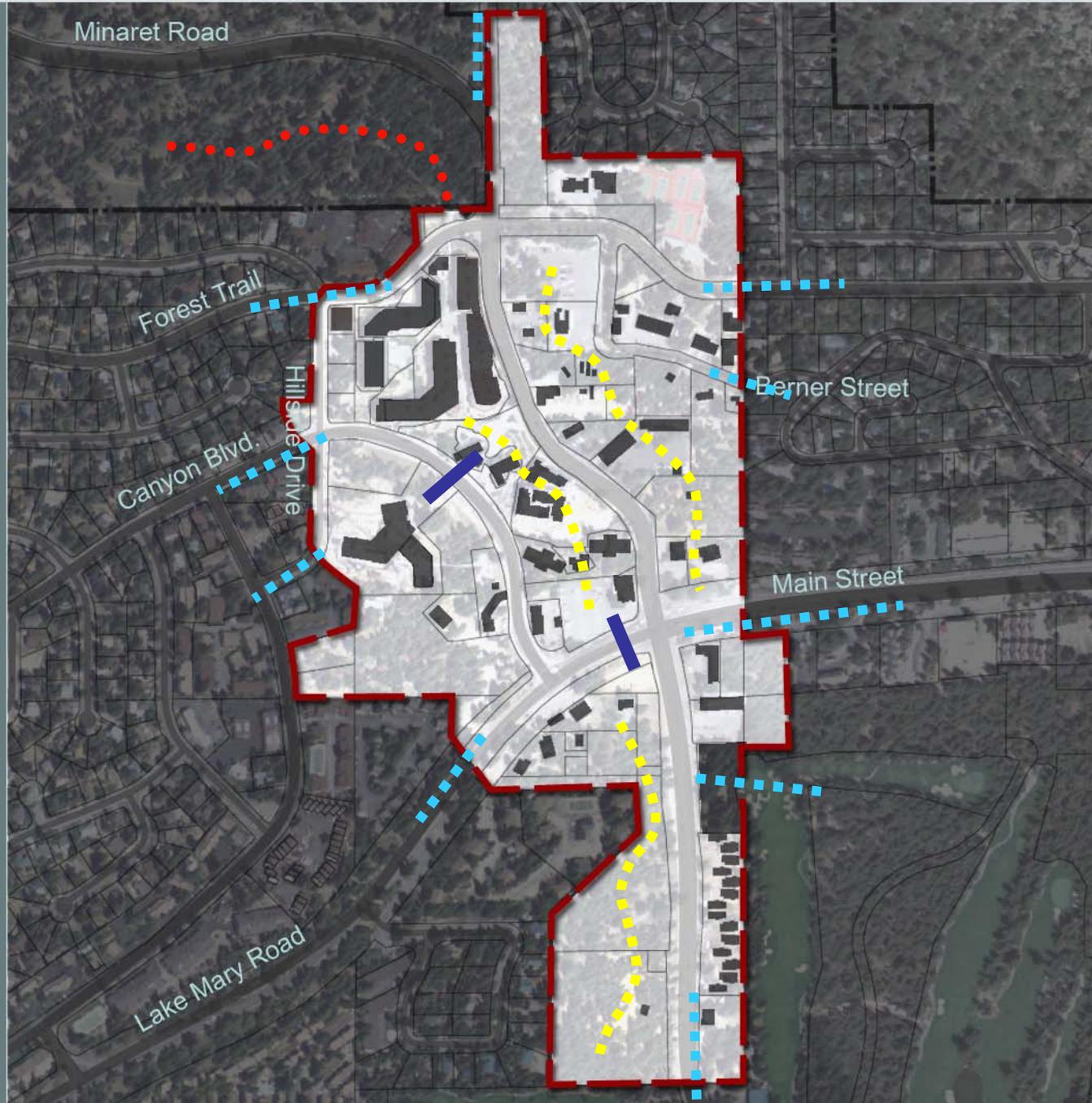


# Accessibility

- Circulation
- Parking
- **Feet First**
- Public Transit

## Ideas

- Complete Out Street Adjacent Sidewalks
- Extend Walkways into Surrounding Neighborhoods 
- Complete Ski Back Trail 
- Explore Pedestrian Bridge Connectors 
- Explore Internal Linkages Between Developments 

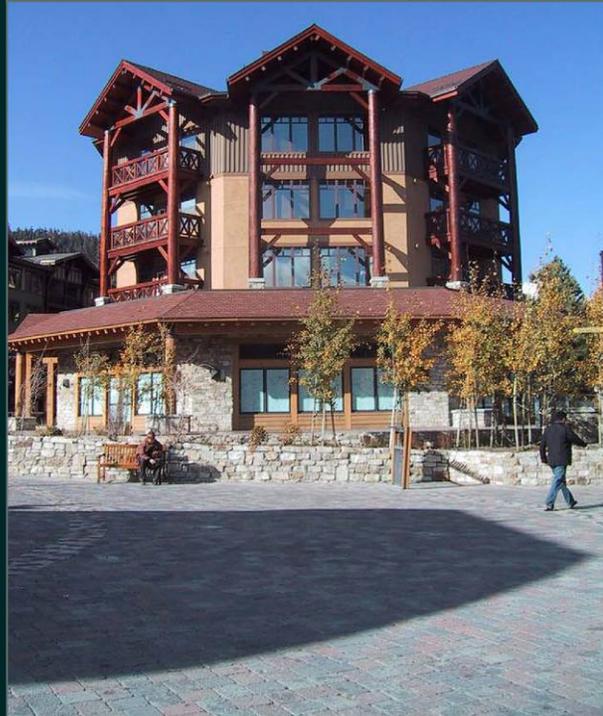


## Placemaking

- Not friendly to locals
- Create opportunities for locals
- Town should coordinate activities
- Balance uses
- Several nodes of activity and commercial
- Create some kind of consistent “look”
- Doesn’t create enough “buzz”
- Every zone mixed use
- Need more activities like festivals in summer
- Energy vs. activity
- **Need to manage service /operations**



## EXISTING POTENTIAL



# Constraints and Opportunities-Under Developed Land

## Existing Development

- Hospitality Services
- Residences
- Community Center
- Restaurants
- Mixed Use Commercial

## Areas to Remain

- The Village
- Golden Eagle Villas
- Roberts village
- Magnolia Lodge
- Gondola
- 8050
- Fireside
- Westin
- Hillside/Ritz
- Stonegate
- 5700 Minaret Apartments



# Existing NVSP

## NVSP Objective

- Create a “critical mass” of commercial development
- Avoid “strip commercial” development
- Provide affordable housing

## Allowed Under NVSP

PR Rooms Allowed – 1,391

RG Rooms Allowed – 387

SL Rooms Allowed – 1,242

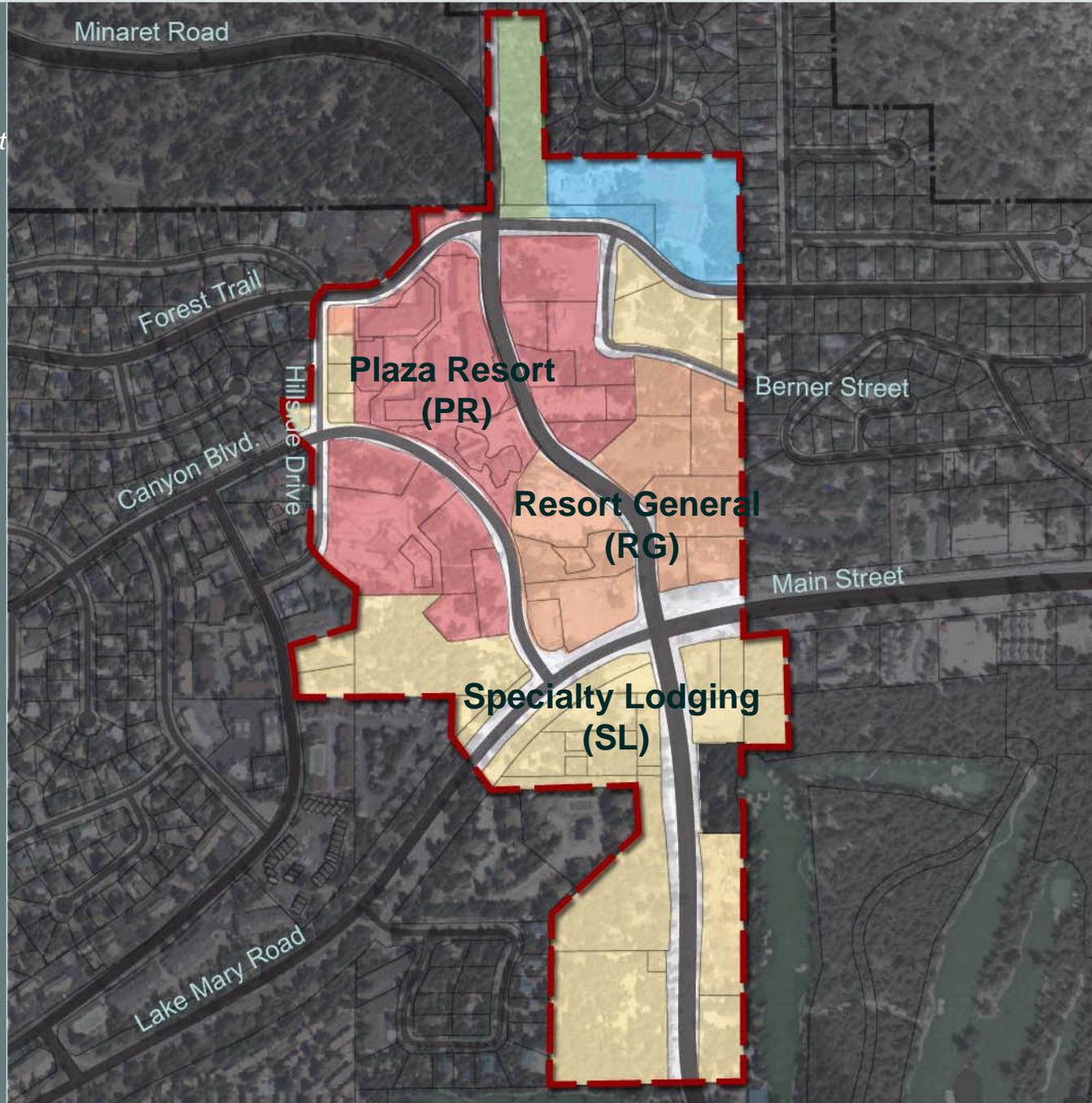
PR Commercial Allowed –  
85,000 SF

RG Commercial Allowed –  
50,000 SF

SL Commercial Allowed –  
0 SF

Total Rooms – 3,020

Total Commercial – 135,000



# Constraints and Opportunities-Under Developed Land

## Existing Development

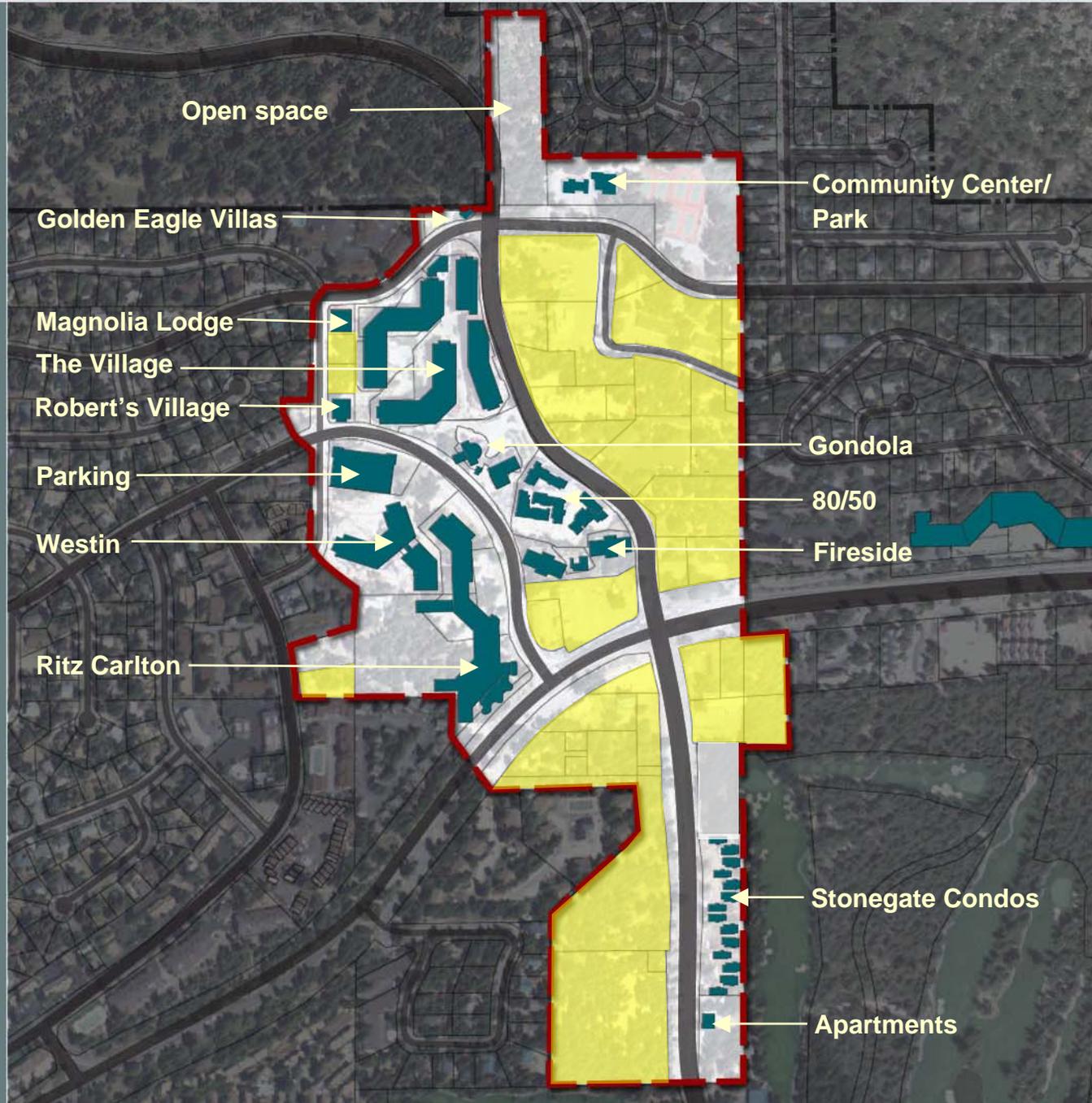
- Hospitality Services
- Residences
- Community Center
- Restaurants
- Mixed Use Commercial

## Existing Development

- PR Rooms – 980
- RG Rooms – 113
- SL Rooms – 215
- PR Comm. – 66,917 SF
- RG Comm. – 3,335 SF

## Remaining Area for Development

- 30 acres
- (64 acres in NVSP)



# Constraints and Opportunities-Proposed Projects

## Proposed

- Hospitality Services

## Proposed Projects

14 acres

(64 acres in NVSP)

## Potential Buildout

Total Rooms – 2,900

Total Comm. – 135,000



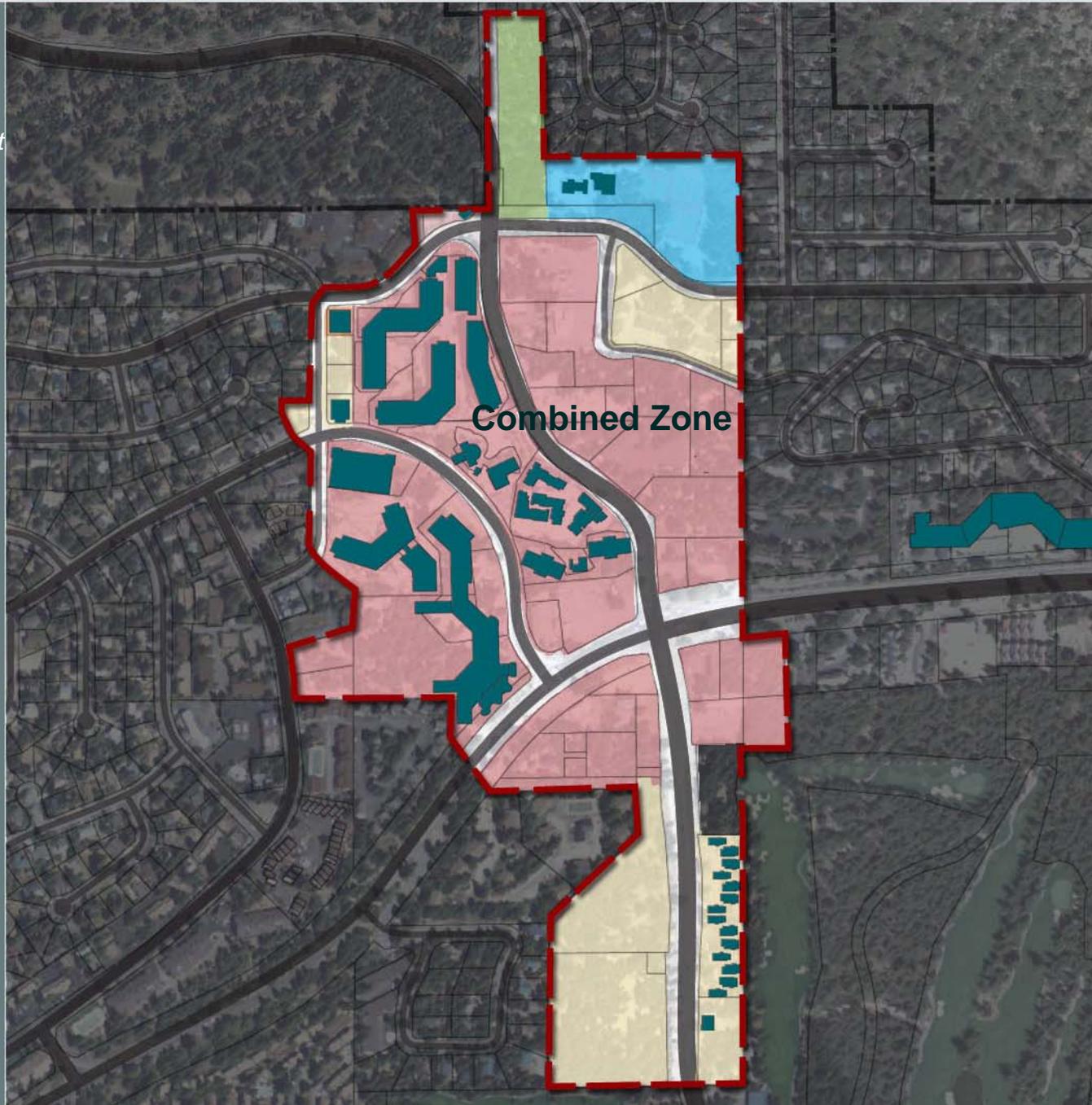
# Existing NVSP

## NVSP Objective

- Create a “critical mass” of commercial development
- Avoid “strip commercial” development
- Provide affordable housing

## Ideas

- Create a Combined Zone to Allow For the Clustering of Higher Densities and Creation of Plaza and Commercial Space
- No Loss of Units for Creation of Commercial Use
- Provide Incentives for Creation Commercial and Venue Spaces
- Simplifies Tracking of Proposed Development Projects



# Constraints and Opportunities-Under Developed Land

## Ideas

- Create a Pedestrian Friendly Street by Providing Lighting, Benches, Access to Commercial, Safe Street Crossings 
- Expand Gondola Plaza to the East to Create a Major Centralized Activity Zone 
- Reserve a Variety of Public Plaza Spaces Within Future Dev. 
- Enhance Community Center and Park to Create a Local/Visitor Joint Use Facility 
- Identify Potential Open Spaces for Passive Uses and Buffer 



## Parking

- Parking is a problem
- Lack of parking impediment to locals
- Retail needs parking
- Limit time for amenity parking
- Disperse parking
- Joint use parking and community center

## EXISTING POTENTIAL



# Accessibility

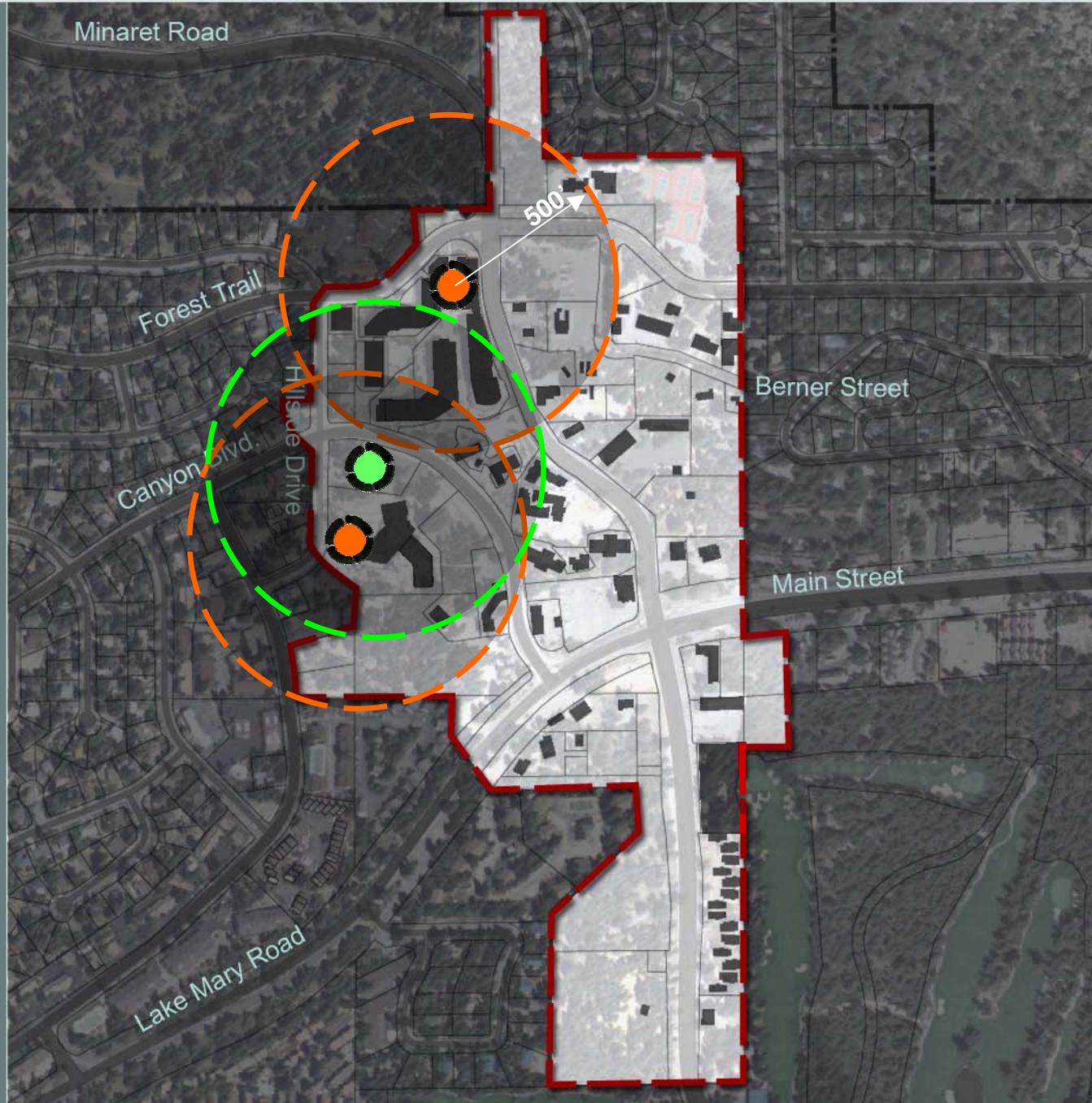
- Circulation
- **Parking**
- Feet First
- Public Transit

## General Plan Desired Characteristic for North Village

- Shared parking, small scale street adjacent surface parking.

### LEGEND

-  Existing Parking
-  Proposed Parking



# Accessibility

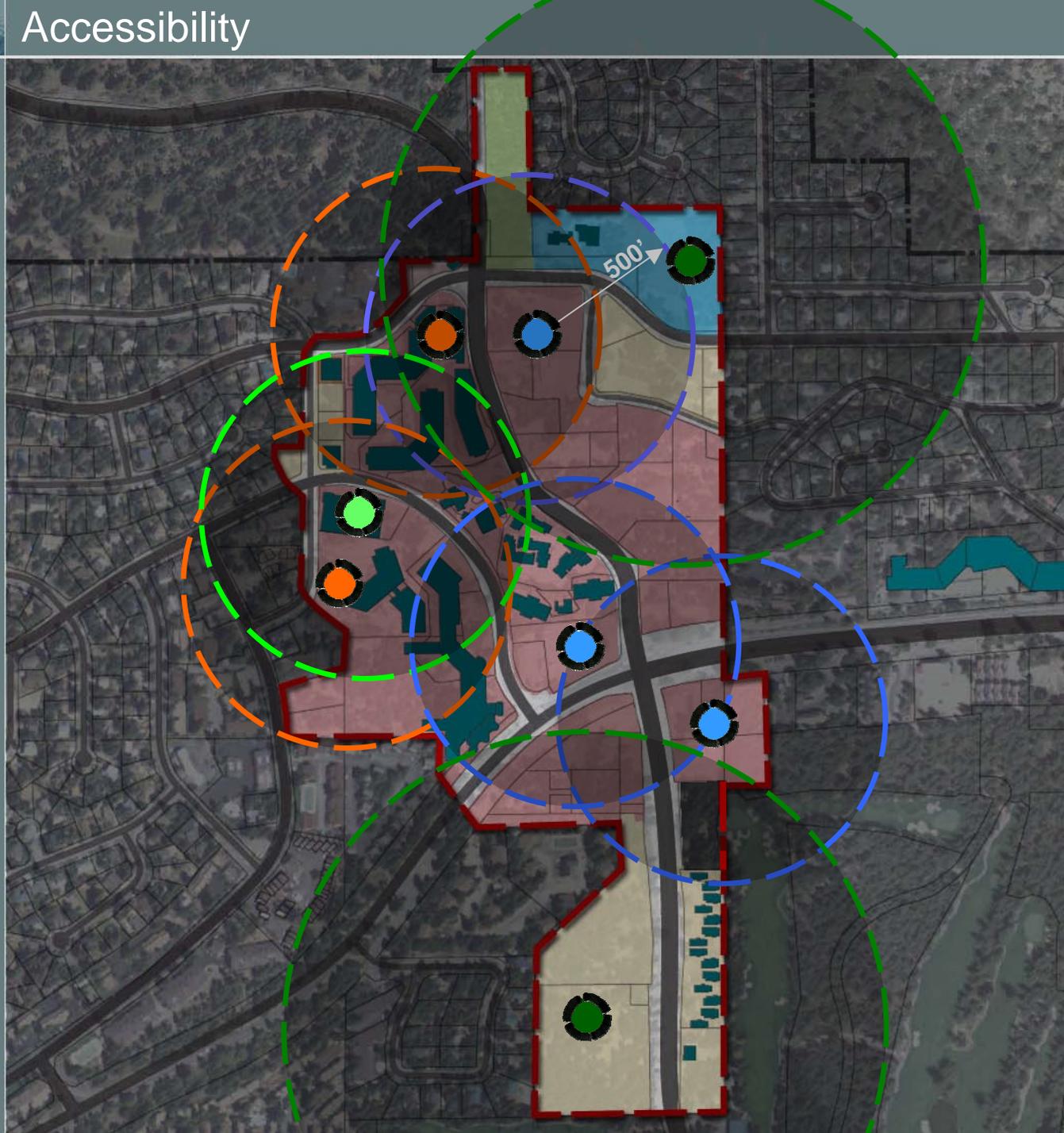
## Ideas

- Create a Parking District
- Distribute Parking Throughout District
- Create Temporary Parking for Summer Venues

### LEGEND

-  Existing Parking
-  Proposed Parking
-  Needed Parking
-  Summer Parking

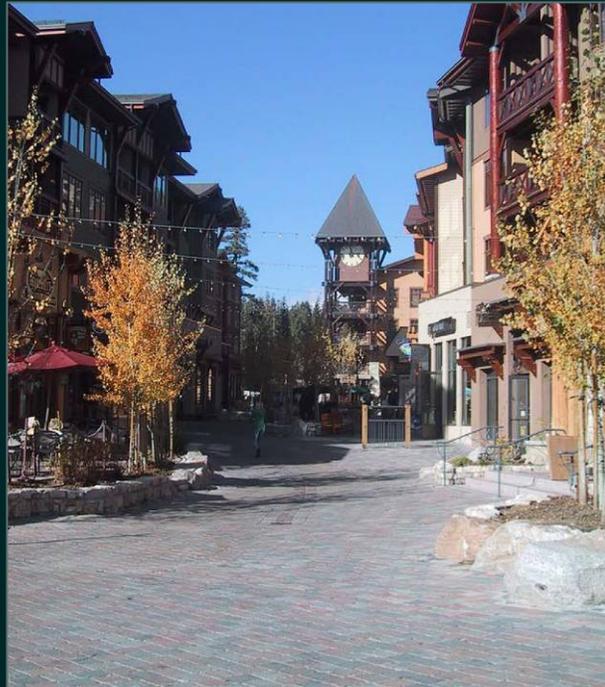
- Existing and Proposed Parking for Comm. Use – 300 spaces
- Parking Required for Comm. Buildout – 800+ spaces



## Amenities

- Critical mass needed to support multiple activity centers
- Multi-functional venues
- Better utilize existing venues (gondola plaza)
- Commercial more of an amenity than profitable
- Do Not remove community center
- Amenities for locals and visitors
- Year-round amenities on Town property

## EXISTING



## POTENTIAL



# Opportunities and Constraints-Activity Zones

- Public Gathering Areas
- Indoor and Outdoor Venues
- Social Infrastructure

## LEGEND

-  Existing Buildings
-  Proposed Buildings
-  Building Opportunities
-  Activity Zones



# Opportunities and Constraints-Venue and Plazas

- Public Gathering Areas
- Indoor and Outdoor Venues
- Social Infrastructure

## NVSP Objective

- Establish NVSP area as a high-profile visitor activity core

## LEGEND

-  Existing Venue/Activity
-  Existing Plaza
-  Potential Venue/Activity
-  Potential Plaza
-  Needed Venue/Activity
-  Needed Plaza



# Opportunities and Constraints-Venue and Plazas

## Ideas

- Create Incentive for Establishment of Conferencing Centers
- Create Incentive for Transfer of Commercial and Venue Space to District Core
- Establish Fee for Art in Public Spaces
- Capture Venues Outside of District
- Establish a Town Coordinator for Venue Activities Throughout the Year



# Next Steps

- Collect Feedback
- Explore Development Alternatives
- Define Acceptable Development Framework
- Evaluate Types of Implementation Tools to Apply Framework



- Meeting Schedule

- Planning Commission Meeting #1 Issues and Opportunities (January 23, 2008)
- North Village Community Café (February 4, 2008)
- Planning Commission Meeting #2 Alternatives (February 27, 2008)
- Joint Town Council/Planning Commission Meeting #3 (March 12, 2008)
- Planning Commission Meeting #4 (April 23, 2008)





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