



**PLANNING AND ENVIRONMENTAL COMMISSION**  
**March 23, 2015 at 1:00pm**  
**TOWN COUNCIL CHAMBERS / PUBLIC WELCOME**  
**75 S. Frontage Road - Vail, Colorado, 81657**

**Members Present**

Webb Martin  
John Rediker  
Michael Kurz  
Henry Pratt  
Dick Cleveland  
Luke Cartin  
Pam Hopkins

**Members Absent**

**Site Visit:** None

**20 minutes**

1. A request for the review of a variance from Section 11-6-3: Business Signs, Vail Town Code, pursuant to Chapter 11-10, Variances, Vail Town Code, to allow for two business identification signs where one is permitted, located at 193 Gore Creek Drive Unit B (Lululemon Athletica Retail Store, Gore Creek Condominiums)/Tract A, Block 5B, Vail Village Filing 1, and setting forth details in regard thereto. (PEC150008)

Applicant: Lululemon Athletica, represented by Monte Park

Planner: Jonathan Spence

**ACTION: Denied**

**MOTION: Kurz**

**SECOND: Cleveland**

**VOTE: 7-0-0**

Jonathan Spence delivered his presentation per Staff's memo.

Commissioner Cleveland asked if the existing window sign complied with Town Code. Spence answered that it does.

Monte Park offered comments regarding staff's presentation and in support of the applicant's position.

Commission members spoke to their findings that the variance was not warranted based upon the review criteria. Commissioner Rediker stated his disapproval of the current sign code regulations with regard to the need to allow for situations such as that presented to be able to address visibility.

**120 minutes**

2. A request for final review of an amendment to a conditional use permit, pursuant to Section 12-9C-3, Conditional Uses, Vail Town Code, for an existing healthcare facility, amending the development plan to allow for an additional floor plate on the west wing, located at 181 West Meadow Drive and 108 South Frontage Road West (Vail Valley Medical Center)/Lots E, F, and 10 Vail Village Filing 2, Lot 2E, Block 1, Vail Lionshead Filing 1 and Lot D-2, A Resubdivision of Lot D, Vail Village Filing 2 (PEC150002, PEC150003)

Applicant: Vail Valley Medical Center, represented by Braun Associates

Planner: Warren Campbell

**ACTION: Approved with condition(s)**

**MOTION: Kurz**

**SECOND: Cartin**

**VOTE: 6-0-1 (Cleveland recused)**

**CONDITION(S):**

***“The following conditions/expectations will be included within the pre-development agreement between the Vail Valley Medical Center and the Town of Vail. That agreement shall be executed prior to issuance of a building permit for the West Wing.***

- 1. A finding has been made by the PEC to mitigate 100% of the employee generation created by this proposal off-site. The VVMC shall submit a final Employee Housing Report (to determine employee generation rate and required mitigation) for review and approval by the PEC prior to submittal of a building permit application for the West Wing.***
  
- 2. Due to the uncertainty of the potential Evergreen Lodge land exchange and the future of Lot 10 and how these factors could influence final decisions on the design of the VVMC parking lot, VVMC shall return to the PEC prior to construction of parking lot improvements reflected in this CUP application. The purpose of this review will be to present any changes to parking lot design and/or additional information regarding such improvements that may include but not be limited to:***
  - Defining an access easement over VVMC property for access to Town of Vail parking spaces,***
  - Evaluation of appropriate setbacks between the VVMC’s westerly property line and west edge of parking lot with regard to requirements for screening, stream health, and snow storage, and***
  - Town Council’s formal approval of changes to Lot 10.***
  
- 3. Prior to implementing changes to parking management (shifting patient/guest parking to East Structure and employee parking to West Lot), VVMC shall obtain or provide to town staff:***
  - Access permit approval from CDOT for interim South Frontage Road access improvements to both VVMC and Town Hall site,***
  - Town Council approval of improvements to Town Hall site,***
  - Detailed design of interim access improvements,***
  - Construction schedule demonstrating completion of improvements prior to November 1, 2015,***
  - Plans for manual traffic control measures (if deemed necessary by the Town) until such time interim access improvements are in place, and***
  - Plans for how parking changes will be implemented, to include but not limited to improved wayfinding on Campus and in immediate vicinity (road signs), outreach/education programs, role of valet/concierge, any physical improvements to East Structure.***
  
- 4. VVMC provides to town staff a lease for a minimum of 15 off-site parking spaces prior to the issuance of a building permit for the West Wing (to compensate for the 15 reduction to existing spaces from the re-design of the parking lot, until such time the East Wing is completed).***

5. **VVMC provides staff with a lease for a minimum of 41 spaces prior to the issuance of a Temporary Certificate of Occupancy for the West Wing, (to compensate for the parking demand of the WW expansion, until such time the East Wing is completed)**
6. **VVMC provides a construction management plan for review and approval by town staff prior to the issuance of building permit for the West Wing.**
7. **VVMC provides a comprehensive roof plan as part of a DRB application depicting all rooftop mechanical devices and equipment and design features proposed to screen such devices and features.**
8. **VVMC address outstanding Public Works comments prior to issuance of building permit:**
  - **Demonstrate valet parking conformance with Town Code and potential conflicts with valet spaces and truck turning movements. Any change to the number of valet parking spaces will directly affect the minimum number of required off-site parking spaces to be leased pursuant to Condition 4.**
  - **Provide a final drainage study,**
  - **Modify drainage plan to route clean groundwater (from de-watering system) separately from storm water.**
  - **Work with town staff to define the preferred location for the water quality vault.**
9. **VVMC shall develop a plan for cleaning and restoring the bank of Middle Creek adjacent to the VVMC site and proceed through the appropriate process for completion by November 1, 2015.**
10. **In conjunction with the Design Review Board application, the applicant shall provide a landscape plan that ensures the greatest amount of verticality and diversity amongst the plantings along West Meadow Drive so that the impact of bulk and mass to the neighborhood created by the West Wing expansion is adequately mitigated."**

Warren Campbell delivered his presentation per Staff's memo.

Commissioner Kurz asked for details on the topic of mechanical screening.

Campbell explained that the Code provisions for mechanical screen are in Title 14.

Commissioner Rediker asked if screening is under the purview of the PEC.

Campbell explained that the PEC should review the screening from a perspective of its impacts to the bulk, mass, and height of the structure and the DRB will review the materials and aesthetics of the screening.

Commissioner Rediker asked why some material in the applicant's memo was not included in Staff's memo.

Campbell answered that it was in effort to avoid redundancy. Staff's memorandum spoke to those items of heightened importance and areas of concern, Rediker asked is all elements in the applicant's memo would be included in an approval.

Campbell answered yes, it was apart of the applicant's submittal and would become a part of the "contract" if a CUP were approved.

Kurz asked if ensuring the completion of all phases of construction was under the PEC's purview.

Campbell answered no. He added that the Town Council was working on a Developer Agreement to address

Commissioner Cartin asked where in town employee housing exists upon a General Use zoned property.

Campbell stated that out that Buzzard Park out at the Public Works and at Vail Fire Station No. 2. In the past there were EHUs at the library and Fire Stations 1 and 3 had some accommodations for resident fire fighters.

Commissioner Cartin asked what triggers would be in place to ensure development of the East Wing.

Campbell answered that those incentives and triggers would be included in the developer agreement.

Tom Braun then delivered an overview of the presentation on behalf of the applicant. Russ Sedmak, architect, then presented the details of the streetscape improvements on West Meadow Dr., the proposed west façade, and the how architectural detailing impacts the mass and bulk.

Commissioner Hopkins asked for clarification on the proposed materials for the west and north facades.

Sedmak explained the various materials and suggested a stucco finish might be used on the north expansion in order to lighten it up as compared to the metal panels shown.

Braun then discussed each of the proposed conditions, starting with employees housing mitigation. Braun stated that the applicant would comply and have a competent proposal at the next PEC meeting. Braun then discussed conditions two and three (parking & traffic), speaking to lot design and trip generation. Off-site leased spaces, the construction management plan, and Public Works' comments were then discussed. Stream health was the next topic. Braun mentioned a number of steps would occur in order to ensure stream health.

Commissioner Martin asked what the net gain/loss of parking would be in the long-term.

Braun and Campbell stated it would increase to approximately 600 spaces from approximately 250.

Commissioner Kurz asked if the 50 foot stream setback (Gore Creek) should be applied here.

Campbell stated the 30 foot setback is what is currently codified for Middle Creek.

Merv Lapin, resident of 232 West meadow Drive, addressed the PEC, speaking to stream health. Lapin felt the high-water mark was a more appropriate reference point for establishing a stream setback, rather than the stream centerline. He asked for more of a landscape buffer than what is being proposed. Lapin then spoke to the performance bond and the need for assurances that phases be completed. Lapin also spoke to the significance of Lot 10, the landscaping on

Meadow Drive, and snow-melting the sidewalk. Lot 10 needs to remain publicly owned, although interim use for parking and staging he was comfortable with. He asked that PEC not give preferential treatment to VVMC. Then Lapin asked for clarification on parking and where visitors would park.

Dan Reynolds, attorney representing the Corrigan's, residents of 252 West Meadow Drive, reiterated his client's concern about the building setback along West Meadow Drive. His clients asked that the utility screening along West Meadow Drive be given the appropriate consideration.

Jim Lamont, Vail HOA, asked Pam Hopkins for background on the use of Lot 10 as she might have some knowledge based upon her history with the area (Architect of the Vail Library).

Commissioner Hopkins recollected that it was acquired after the construction of the library.

Lamont state that his point was that Lot 10, however it is ultimately used, be screened with a wall so that the pedestrian experience would not be compromised by the proposed parking lot. Lamont then made some recommendations for landscaping along West Meadow Drive. He also reiterated the need for snow-melting the sidewalk along West Meadow Drive.

Commissioner Hopkins spoke to the need to heat the sidewalks, preserve stream health, and introduce greater plant diversity for the landscaping. She asked how visitor parking was accommodated in the parking calculations. She thought there needed to be more of a nod to those arriving to the hospital by means other than car.

Braun responded that he felt there may be some confusion between parking generation and parking management. The methodology contained within the VVMC MP accounted for visitor parking.

Cartin spoke to the significance of employee housing mitigation and that perhaps the first condition should be modified to require some employee housing on site. Cartin spoke to the land exchange component and need to have foresight in regards to the development of the Evergreen site. He felt parking management during the sequencing of the redevelopment had been adequately addressed. Cartin asked for specifics on construction staging and where contractors would be parking.

Braun said that the selected contractor was aware of the site constraints and was exploring options.

Commissioner Cartin stated that he supported the idea presented by Public Works to locate the sand and oil separator in a location permitting several other West Meadow Drive inlets to be connected to the device. Relocation of the existing trees should be explored and the inclusion of significant landscaping to buffer the project needs to be discussed with the DRB.

Commissioner Kurz felt the conditions proposed by staff were well thought out. He disagreed with Lamont's recommendation of a wall to screen parking. He suggested landscaping was more appropriate. He concluded by stating that he felt a finding could be made to mitigate employee housing off-site in its entirety.

Commissioner Rediker generally agreed with the conditions set forth by Staff. He asked if the development plan was the same plan presented to Town Council.

Campbell asked for clarification as he felt Commissioner Rediker may be referring to the development agreement being reviewed by Town Council.

Braun then mentioned some of the points within the development agreement.

Commissioner Rediker asked if a condition regarding the need to execute the developer agreement.

Campbell and Braun felt it was already addressed within the current conditions.

Rediker expressed concern about the 100% off-site employee housing mitigation. He asked Nina Timm, housing coordinator, her thoughts on whether the employee mitigation should occur off site.

Nina Timm stated that that direction would come from the PEC pursuant to the Code and the findings the PEC would need to make to allow for off site mitigation.

Commissioner Rediker asked about the ability to screen the electrical transformer along West Meadow Drive.

Commissioner Martin asked what times the employee shift changes occurred at the hospital and was curious if they might be occurring at the same peak times of skier guest arrival and departure and if this might affect the plan to relocate the new front door to the South Frontage Road.

Braun answered explaining that staff shift times occur before the morning and afternoon peaks generated by skier traffic.

Commissioner Martin agreed with Hopkins that the north-south pedestrian connection be heated when it comes in with the East Wing. Martin had hoped the west wing would be set farther back. Martin thought greater efforts were needed with regard to the materials selection and application to help break up the north facade.

Commissioner Kurz asked about the straw waddles that have been discussed as an immediate improvement that could be implemented to help protect Middle Creek stream health.

Campbell stated they are temporary installations until permanent improvements can be made.

Commissioner Pratt was shocked that heating the sidewalk was even a discussion point and felt that it should be a given. Regarding the stream setback, he was comfortable with what was being proposed in the interim. He added that the PEC will have the opportunity to discuss the final design of the parking lot in conjunction with the East Wing review and if the Evergreen land swap occurs and the Lionshead Redevelopment Master Plan requires amendment. He supported a finding that the employee housing be mitigated off-site. Pratt proposed a condition regarding the need to have the DRB review the landscaping with the goal of increasing the verticality of the proposed vegetation. Pratt then spoke to a concern with the parking spaces as stripped in the VVMC parking structure. He mentioned that he had asked Warren Campbell to visit the structure and ascertain compliance with parking space dimensions. Pratt asked if the west lot would have a control gate.

Braun said, no, not in the short term, but would at the conclusion of the East Wing. The valet system currently in place would be used to prevent the general public from parking there to address Pratt's concern with poaching for skier parking.

Pratt then asked how the proposed parking would be impacted if the land exchange did not occur. Pratt felt any screening for the parking would be the Town's obligation since Lot 10 is owned by the TOV.

Campbell reported out to the Commission that he had visited the parking structure at the request of Commissioner Pratt. He stated that there were a number of non-compliant parking spaces. Many were approximately 6 inches short of compliant widths. He suggested that smaller parking spaces be signed as compact spaces.

Commissioner Cartin suggested that a valet solution may be appropriate for the garage parking as well.

Commissioner Rediker asked if parking space standards are laid out in the Town Code.

Campbell stated that the dimensions are contained within the Code.

Commissioner Rediker asked if the conditions need to speak to the parking space standards that are called for in the Town Code.

Braun proposed an assessment of the existing parking space dimensions.

Commissioner Pratt stated that a resolution and discussion of the minutia was not necessary so long as all parties would look into solutions as the parking can become tight within the structure.

The Commission agreed that staff and the applicant could resolve the parking space concerns within the structure as it would be an interim situation that would be eliminated with the East Wing..

3. Approval of March 9, 2015 minutes

**MOTION: Kurz                      SECOND: Cleveland                      VOTE: 7-0-0**

4. Information Update

5. Adjournment

**MOTION: Kurz                      SECOND: Cartin                      VOTE: 6-0-0 (Cleveland absent)**

The applications and information about the proposals are available for public inspection during regular office hours at the Town of Vail Community Development Department, 75 South Frontage Road. The public is invited to attend the project orientation and the site visits that precede the public hearing in the Town of Vail Community Development Department. Times and order of items are approximate, subject to change, and cannot be relied upon to determine at what time the Planning and Environmental Commission will consider an item. Please call (970) 479-2138 for additional information. Sign language interpretation is available upon request with 24-hour notification. Please call (970) 479-2356, Telephone for the Hearing Impaired, for information.

Community Development Department  
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