



Memorandum

TO: Planning and Environmental Commission

FROM: Community Development Department

DATE: February 9, 2015

SUBJECT: A request for a recommendation to the Vail Town Council for an amendment to the Lionshead Redevelopment Master Plan, pursuant to Section 2.8, Adoption and Amendment of the Master Plan, Lionshead Redevelopment Master Plan, to amend the Detailed Plan Recommendations for the Evergreen Lodge at Vail, located at 250 South Frontage Road West/Lot 2W, Block 1, Vail Lionshead Filing 2, and setting forth details in regard thereto. (PEC140044)

Applicant: Evergreen Lodge at Vail, represented by Mauriello Planning Group
Planner: Warren Campbell

I. SUMMARY

The applicant, Evergreen Lodge at Vail, represented by the Mauriello Planning Group, is requesting a work session with the Planning and Environmental Commission to discuss amendments to the Lionshead Redevelopment Master Plan (LRMP). The applicant would seek approval of these amendments should a land exchange occur between the Vail Valley Medical Center and the Evergreen Lodge. It is undetermined if a land exchange will occur, however, conversations are ongoing and efforts are being made by all parties to reach an agreement. This discussion is an effort to begin dialogue with the Commission, community, and staff to identify the possible redevelopment outcomes of on the Evergreen Lodge site should a land exchange occur.

As this public hearing is a work session staff has not prepared a recommendation for any action by the Planning and Environmental Commission. Town staff will provide a recommendation at a future hearing. Staff and the applicant request the Commission table this item to the March 9, 2015, public hearing.

II. DESCRIPTION OF REQUEST

The applicant, Evergreen Lodge at Vail, represented by the Mauriello Planning Group, is requesting a work session with the Planning and Environmental Commission to discuss amendments to the LRMP. The proposed amendments are drafted assuming that a land exchange has occurred. Text to be added is shown in ***bold italics*** and text

to be deleted is shown in strikethrough.

5.19 Evergreen Lodge at Vail

The Evergreen Lodge is located directly east of the Middle Creek Stream Tract and is bordered to the north by the South Frontage Road and to the south ~~east~~ by the Vail Valley Medical Center, ~~and to the east by the West Star Bank office building.~~ The lot area is ~~114,337 square feet or 2.625 acres.~~ ***Since the original inclusion in the Lionshead Redevelopment Master Plan, a portion of the Evergreen Lodge parcel, adjacent to the existing VVMC parking garage, was sold in 2014 to the Vail Valley Medical Center (VVMC). Additionally, in February of 2015, the Evergreen Lodge and the Vail Valley Medical Center, entered into an agreement to exchange land that resulted in the Evergreen Lodge acquiring approximately 12,500 sq. ft. of the VVMC property south of the Evergreen Lodge and VVMC acquiring 9,970 sq. ft. of Evergreen Lodge land east of the Lodge. (See figure ???) The agreement was reached based on the results of a two day charrette between VVMC, Town of Vail, and the Evergreen Lodge representatives, which was conducted in December of 2014 where the parties developed a workable conceptual development plan benefiting all parties. The resulting land area for the Evergreen Lodge is approximately 2.68 acres after the land trade.*** Physical improvements that currently exist on the site are a nine-story stucco hotel/condominium structure with an adjoining two-story hotel facilities wing (**19 dwelling units and 128 hotel rooms**) ~~two~~**one** below-grade structured parking garages (**52 parking spaces**), and paved surface parking (**approximately 85 parking spaces**). The nine-story structure has a predominant east-west orientation along the southerly edge of the site while the facilities wing has a north-south orientation along the western edge of the site. ~~The eastern parking garage is utilized by the Vail Valley Medical Center for employee parking and is accessed from the South Frontage Road through a shared entry/exit with the West Star Bank office building.~~ Opportunities for future improvements and upgrades include:

- Creation of more underground parking;
- ***Enclosed Loading and Delivery;***
- Architectural enhancements consistent with the Lionshead Architectural Design Guidelines;
- Improved exterior lighting;
- Coordinated vehicular access;
- ***Creek improvements to improve health and access by the public;***
- Improved streetscape and landscaping along the South Frontage Road;
- Improved pedestrian circulation ***and connection to West Meadow Drive;***
and
- Upgraded and expanded hotel accommodations and amenities.

5.19.1 Pedestrian Access

Pedestrian access should be upgraded to provide a safe and attractive pedestrian connection from the South Frontage Road, through the Evergreen Lodge development site **and/or the adjacent tracts of land owned by the Town of Vail and the Eagle River Water and Sanitation District**, to West Meadow Drive **and** with a continuous pedestrian/bicycle path along the South Frontage Road, as depicted on Map T herein. **consistent with the Town's proposed plans for a roundabout along the frontage of the Evergreen Lodge property (see figure ???)**. A gravel path connecting the South Frontage Road to the paved pedestrian path located on the east side of the Dobson Ice Arena presently exists along the south side of the property. This path, while functional, receives little, if any, regular maintenance and includes a railroad tie set of stairs that is unsafe and in disrepair. There are currently no pedestrian improvements located along the South Frontage Road **along the Evergreen Lodge frontage**. Though no improvements exist, a fair number of pedestrians use the southerly edge of the South Frontage Road when entering or exiting the site **or while traveling past the property**. In order to improve pedestrian access and safety, it is recommended that future redevelopment of the site includes the construction of a continuous pedestrian/bicycle path along the South Frontage Road and that the existing gravel path along the southerly edge of the site be improved and regularly maintained. ~~Said improvements may necessitate the need for pedestrian access easements through the site.~~ **Based on the results of the charrette with VVMC, the land trade provides an opportunity to create a pedestrian walkway from the South Frontage Road to West Meadow Drive along the new shared property line between the structures on both properties. Conceptually, the new walkway could benefit users of both the VVMC and the Evergreen Lodge properties while also allowing for access by the public. It may be necessary to utilize the Town owned Lot 10 to accomplish the desired pedestrian connection from South Frontage Road to West Meadow Drive, a desired public improvement.**

5.19.2 South Frontage Road Improvements and Vehicular Access

The site is currently accessed by vehicles from the South Frontage Road from ~~from~~ **with** two, full movement, ~~two-way~~ access points. The current location of these access points relative to the existing access points for the ~~WestStar~~ **US Bank Building**, Vail Valley Medical Center parking structure, Town of Vail Municipal Buildings, and potential future access points to the Vail Valley Medical Center and Vail International Building results in undesirable traffic flow and turning movements creating traffic safety, ~~and~~ capacity, **and level of service** concerns. In keeping with Policy Objective 2.3.4, Improved Access and Circulation, of the Plan, opportunities for public transportation and vehicular circulation improvements should be explored in conjunction with any future redevelopment of the site. **Vehicular access to the Evergreen Lodge from West Meadow Drive shall be prohibited.** Possible opportunities for improvements may include, an improved mass transit stop, relocated/reduced/shared points of

entry/exiting, restricted access points, acceleration/ deceleration lanes, greater sight distances, dedicated turning lanes and landscaped medians, and the evaluation and possible implementation of an intersection solution, such as a roundabout. ***It is preferred by the Town that a full roundabout be located along the frontage of this site that takes into account the additional through traffic needs generally of the community but also specifically of the future redevelopment of the Town's municipal site, VVMC, and the Evergreen Lodge property, though additional study of the roundabout design is necessary. As currently envisioned, the roundabout and roadway improvements would allow for a primary right in, right out vehicular access and a separate right in, right out service vehicle access to the Evergreen Lodge property.***

5.19.3 Preservation of Existing Accommodation Units

The Evergreen Lodge presently contains 128 short-term accommodation units. In addition, the Evergreen Lodge also contains a restaurant and meeting space facilities incidental to the operation of the Lodge. ***Built in 1974 these existing units and facilities are old and developed to the standards desired decades ago and no longer provide guests with accommodations meeting modern expectations.*** Given the importance and need for short-term accommodations to the vitality and success of the community, any future redevelopment of the site shall ensure the preservation of short-term accommodation units on the site, ***pursuant to the live bed policy in Section 4.13.*** ~~The preservation of short term accommodations should focus on maintaining the number of existing hotel beds and the amount of gross residential square footage on the site as well as requiring the preservation of 128 accommodation units. With this in mind, the quality of the existing accommodation unit room could be upgraded and the rooms reconfigured to create multi-room suites. In no instance, however, should the amount of gross residential floor area devoted to accommodation units be reduced.~~ ***While the development trend in Vail over the last two decades has been to focus on high-end, luxury accommodations utilizing more floor area per room, the opportunity exists to create high quality units that are smaller and more affordable but which achieve the goal of maintaining the existing number of keys, live beds, and improving the revenues and vitality of the Town.*** ~~In fact, Opportunities for increasing the number of accommodation units beyond the existing 128 units already on-site should be evaluated during the development review process. For example, the construction of "attached accommodation units", as defined in the Zoning Regulations~~ ***or the provision of a rental management program,*** could significantly increase the availability of short-term rental opportunities within the building.

5.19.4 Impacts on Middle Creek Stream Tract

~~The Middle Creek Stream Tract lies to the west of the Evergreen Lodge. The Tract is owned by the Town of Vail.~~ ***The Evergreen site is bordered on the west by Middle Creek running through two tracts of land: one owned by the***

Town and one owned by the Eagle River Water and Sanitation District. The tracts ***are*** heavily vegetated with several substantial deciduous trees and a significant lower layer of underbrush ***and also includes some pedestrian path improvements and a pedestrian bridge.*** ***Given the importance of water quality it is imperative that any future development on the Evergreen Lodge site does not negative impact the riparian corridor of Middle Creek.***

Although the site borders the ~~Middle Creek Stream Tract~~, ***these tracts***, there is no significant amount of quality vegetation on the site and the parcel lies out of the 100-year flood plain. As currently configured, opportunities exist to better recognize the benefits of creek side development ***and to improve and enhance the riparian corridor.*** While the natural riparian corridor of Middle Creek ***should*** needs to remain protected and preserved, the physical and visual relationships and references between adjacent development and the stream tracts should be strengthened. ***Careful consideration should be taken when approving any application for development adjacent to the Creek.*** An opportunity exists to create a significant connection between the Evergreen Lodge and Middle Creek. Any use of Middle Creek for aesthetic or recreational purposes, however, should be subordinate to the preservation of the natural riparian corridor and its inherent natural character. ~~The Middle Creek Stream Tract~~ ***These stream tracts*** may provide an opportunity for the construction of a recreational path connecting the South Frontage Road ***and uses on the Evergreen Lodge property*** to the existing pedestrian paths at the Dobson Ice Arena ***providing a strong pedestrian connection to West Meadow Drive.***

5.19.5 Relationship to the Vail Valley Medical Center and the ~~proposed Vail Civic Center~~ Town's Lot 10

Perhaps the most critical functional relationship is the need to coordinate any future development on the Evergreen Lodge site with the Vail Valley Medical Center. ~~For example, every effort should be taken to ensure that future development on the Evergreen Lodge site does not preclude the Vail Valley Medical Center from reconfiguring the design of the medical center to eliminate vehicular access off of West Meadow Drive and relocate the access to the South Frontage Road. Additional opportunities may include, shared service and delivery facilities, grading and site improvements, shared parking, pedestrian pathway connections, and land exchanges.~~ ***Both parties have taken steps to ensure the properties can be redeveloped in a more coordinated manner by executing the land exchange. The land exchange provides better access length and frontage and redevelopment opportunities to the Vail Valley Medical Center by securing additional South Frontage Road access and providing a location for the future emergency helipad providing direct access to medical facilities on-campus. The exchange of land gives the Evergreen Lodge an opportunity to make an important pedestrian connection to West Meadow Drive, thereby strengthening the pedestrian connection into Lionshead and Vail Village. The land exchange also allows for a better vehicular access by providing a reasonable location for a roundabout located in front of the Evergreen Lodge improving access to***

both properties. This pedestrian connection potentially utilizes a one-story deck that could cover surface parking on the VVMC campus. While a deck provides covered and screened parking, it also adds a landscape element benefiting the views and use by patrons from Evergreen Lodge and VVMC. In order for a connection and landscape enhancement to be successful, it must be developed without setbacks between the properties and may require stairs and elevator access on or adjacent to Lot 10. (see figure ???)

The Town owns Lot 10, which is located at the southwest corner of the existing VVMC campus and at the southern end of the land included in the land trade to the Evergreen Lodge (see figure ???). The southerly portion of Lot 10 is developed as West Meadow Drive street and sidewalk improvements and the northerly portion is currently developed with a surface parking lot currently used jointly by VVMC and the Town's library personnel. While not essential for the redevelopment of the Evergreen Lodge, a preferred alternative would be to allow a portion of Lot 10 to be used by the Evergreen Lodge to provide a strong connection to West Meadow Drive. Any private use of Lot 10 should provide a public benefit to the community and interest, vitality, and interaction with pedestrians along West Meadow Drive, such as public art or a public park and provide for access of Evergreen Lodge patrons. The other portion of Lot 10 not utilized by the Evergreen Lodge could be utilized for a covered landscape deck and parking for VVMC and pedestrian connection enhancements to allow connection back to the South Frontage Road. (see figure ???)

Because it is unlikely that the redevelopment of the Evergreen Lodge and VVMC will occur within the same timeframes, any redevelopment of the Evergreen Lodge property or VVMC property will need to provide appropriate interim development solutions that allow the properties to be developed in a functional and aesthetic fashion. Guarantees and/or temporary improvements such as landscape buffers and pedestrian paths may be required of any redevelopment program in the interim.

5.19.6 Service and Delivery

Service and delivery functions for the hotel are ***currently*** accommodated on grade from the westerly entrance ***to the property***. Service and delivery for the redeveloped Evergreen Lodge should occur ~~underground~~ ***within the structures*** or ***otherwise*** be ~~hidden~~ ***adequately screened*** from public view. Service and delivery truck turning maneuvering should not negatively impact traffic flow on the South Frontage Road ***and it is anticipated that a separate loading and service entry will be allowed in conjunction with the placement of a potential new roundabout in this location.*** ~~With a realignment of the vehicular access points, attention should be given to the location of service and parking areas. An additional level of structured parking at the current Frontage Road level would help to minimize the apparent height of the existing or future~~

structures, decrease the grade at existing access points, increase the amount of landscaping on the surface of the structure, and hide service functions below grade.

5.19.7 Setbacks from the South Frontage Road

Special consideration should be given to the setback of buildings from the South Frontage Road. Pursuant to the Lionshead Mixed Use -1 zone district setback standards, a minimum 10-foot (10') setback is required. Given the relationship of the development site to the South Frontage Road, the need for adequate area for vehicular traffic circulation, the importance of a landscape area to visually screen the massing of the building, and the existence of a 30-foot wide utility easement along the southerly edge of the South Frontage Road, the minimum required front setback for the Evergreen Lodge development site shall be thirty feet (30'). This increased setback requirement shall supersede the 10-foot setback requirement prescribed in Section 12-7H-10, Setbacks, Vail Town Code.

Based to the coordinated efforts and agreements between the Evergreen Lodge and the Vail Valley Medical Center, there are opportunities for a covered parking deck and pedestrian access landscape plaza to be developed between the properties. If appropriately designed, a zero set back in these areas should be considered during the development review process. Additionally, below grade improvements, including but not limited to, parking and circulation improvements may be developed without the need for setbacks if found to be consistent with the Town's development objectives.

5.19.8 Architectural Improvements and Building Heights

The architectural design guidelines (Chapter 8) discuss several transition tools that can be used to adapt an existing building to the new character and architectural quality desired for Lionshead. Given the high visibility of the buildings on this site and the extent to which they influence the quality of the experience of passers-by, all future development on the site should be closely scrutinized for compliance with the applicable architectural design guidelines. ***That said, the Evergreen Lodge is located in a transitional area with VVMC, the Library, and Dobson Arena, which tend to have more modern or institutional architecture. It may be appropriate to allow the Evergreen Lodge to be redeveloped with a contemporary expression of alpine architecture to address this transitional location provided it is found to be consistent with the Town's development objectives and adopted design guidelines. The building will need to have a relationship to adjacent buildings and pedestrian corridors. With the addition of the land acquired from the Vail Valley Medical Center, the Evergreen Lodge has the opportunity to step building mass down towards West Meadow Drive in a***

north/south orientation. Building mass should step down from the South Frontage Road to the south boundary of the Evergreen Lodge property. The building on the exchange parcel should step down to a maximum of four or five stories with complementary roof forms to achieve a more pedestrian scale building, consistent with the west wing of the medical center. The final building massing, scale and form shall be determined during the development review process.

5.19.9 Public Transit Stop

A public transit stop is presently located east of the WestStar US Bank Building, across the street from the Town Municipal offices. Through the future redevelopment of the Evergreen Lodge and the Vail Valley Medical Center, an opportunity exists to potentially relocate the transit stop to a more optimal location.

III. DISCUSSION ITEMS

5.19 Evergreen Lodge at Vail

The language included within this section provides a broad overview of the existing site, structure and outcomes of the land exchange. The proposed changes contain facts associated with the land exchange.

- Staff agrees that a figure depicting the land exchange and overall parcel would be beneficial to this section.

5.19.1 Pedestrian Access

This section highlights the importance of pedestrian connections along the South Frontage Road and north/south through the site connecting West Meadow Drive to the South Frontage Road. The applicant has proposed to strike the sentence identifying the need for a public easement to be placed upon the pedestrian connections. This section concludes with recommendations for the Town owned Lot 10.

- Staff would agree that a figure depicting the pedestrian connections would be beneficial to the understanding of this need.
- It should be noted that the Town Council will need to review statements regarding Lot 10 and determine its role in the revised text.
- Staff recommends this sentence remain as a public pedestrian easement will be sought for the improvement once constructed.

5.19.2 South Frontage Road Improvements and Vehicular Access

This section speaks to the future traffic improvements to the South Frontage Road that are needed to address access to the Evergreen Lodge, Vail Valley Medical Center (VVMC), and the Town's municipal site. Significant review and vetting as resulted in a solution which incorporates a round about and medians which would restrict many site access turning movements to right-in/right-out. The proposed language speaks to the round about solution that has been captured in the VVMC Master Plan. It is also anticipated that amendments will be forthcoming to the Vail Transportation Master Plan to capture this recent traffic improvement within the plan.

- Staff recommends a statement noting that CDOT requirements will need to be met with regard to all access points.

5.19.3 Preservation of Existing Accommodation Units

Within this section the applicant proposes to strike the requirement to preserve the number of accommodation units on the site and the amount of gross residential floor area devoted to accommodation units. This requirement captures the intent of several master plan goals and objectives. Policy Objective 2.3.3, Stronger Economic Base Through Increased Live Beds, Lionshead Redevelopment Master Plan, speaks to the importance of live beds and policy of no net loss of existing live beds. Within the Vail Land Use Plan Commercial goals 3.1, 3.2, and 3.3 speak to the importance of hotels.

In place of this requirement the applicant has cited Section 4.13, Live Beds, Lionshead Redevelopment Master Plan as the guiding policy for the redevelopment of the site (text included in the applicable documents section). The Live Bed policy does not require the incorporation of accommodations units. It allows for a mixture of unit types which can be owned in whole or in part, thus resulting in the ability to choose not to participate in any rental program.

- Staff finds it necessary to maintain a requirement within this section clearly identifying the need for accommodation units to be located upon the site. There may be some merit to a discussion which seeks to achieve an equivalency with any new development as compared to the existing development. Staff recognizes that the 128 hotel rooms on the site were developed in 1974 and may not meet the needs of our guests in terms of modern design and convenience. It may be more appropriate to discuss a requirement to maintain the gross residential square footage devoted to accommodation units. Staff would like to engage in a conversation with the Commission and applicant regarding this requirement.

5.19.4 Impacts on Middle Creek Stream Tract

This section identified the need to protect and preserve the Middle Creek corridor prior to the listing of Gore Creek on the 303d list of impaired streams. The proposed text changes expand upon the concept of protecting and reestablishing the riparian corridor

while balancing the possibility to establish it as an amenity to the community and the Evergreen Lodge site.

- Staff recommends language is added to address a requirement to comply with any adopted stream health initiatives, policies, and/or regulations that are developed as the town moves forward on improvements to Gore Creek stream health.

5.19.5 Relationship to the Vail Valley Medical Center and the ~~proposed Vail Civic Center~~ Town's Lot 10

This section includes proposed text highlighting the opportunities created by the land exchange. Furthermore it speaks to the likelihood of an interim scenario as the VVMC may redevelop sooner than the Evergreen Lodge site and consideration will need to be given to changes to vehicular access, pedestrian paths, landscaping, etc.

- Staff would agree that a figure depicting the pedestrian connections would be beneficial to the understanding of this need.
- It should be noted that the Town Council will need to review statements regarding Lot 10 and determine its role in the revised text.

5.19.6 Service and Delivery

Amendments to this section include a provision for a separate curb cut access for loading and delivery vehicles. Within the VVMC MP a provision for the exploration of a shared loading and delivery scenario between the VVMC and Evergreen Lodge was included in Chapter 10, Potential Land exchange with the Evergreen Lodge.

- Staff recommends language be added to this section identifying a need to explore shared loading and delivery scenarios with the VVMC.

5.19.7 Setbacks ~~from the South Frontage Road~~

No text is proposed to be stricken within this section. Text has been added to address the potential for a covered parking deck in the location of the west parking lot for the VVMC. Below grade encroachments into the required setbacks have been permitted upon several properties zoned Lionshead Mixed Use 1. The encroachment of below grade improvements has been balanced with the need to be able to plant appropriate vegetation upon the structure. Items to consider are the loads placed upon any below grade structure through the placement of soil and plant material and water drainage.

- Staff recommends a figure be added to depict the concepts included within the proposed text for consideration of zero setbacks.

5.19.8 Architectural Improvements and Building Heights

No text is proposed to be stricken within this section. Text has been added to speak to the need to step the structure down as the project approaches West Meadow Drive. Additionally, it speaks to the need for the project to have relationships to adjacent buildings. It is important to recall that the future emergency helicopter structure is to be located on the northwest corner of the VVMC site. This structure is identified as being potentially 75 feet tall.

- Staff recommends the inclusion of a figure identifying the anticipated bulk and mass envisioned for the site through the indication of the number of floor plates in various portions of the site.

5.19.9 Public Transit Stop

There were no substantive changes made to this section. The recommendations contained within remain valid.

IV. BACKGROUND

The Evergreen Lodge was previously zoned Special Development District No. 14 with an underlying zoning of High Density Multiple-Family. The Special Development District was established via Ordinance No. 5, Series of 1986. The SDD included 128 accommodation units, 19 dwelling units, a restaurant, lounge, spa, and meeting room/conference facility space.

On December 20, 2005, Resolution No. 23, Series of 2005, was adopted by the by the Vail Town Council amending the Lionshead Redevelopment Master Plan to included detailed plan recommendations for the Evergreen Lodge. Additionally, Ordinance No. 30, Series of 2005 was adopted establishing Lionshead Mixed Use 1 District zoning for the Evergreen Lodge parcel.

V. APPLICABLE PLANNING DOCUMENTS

Staff believes that the following provisions of the Vail Town Code are relevant to the review of this proposal:

TITLE 12: ZONING REGULATIONS

Article 12-7H Lionshead Mixed Use 1 (LMU-1) District (in part)

12-7H-1: PURPOSE:

The Lionshead mixed use 1 district is intended to provide sites for a mixture of multiple-family dwellings, lodges, hotels, fractional fee clubs, timeshares, lodge dwelling units,

restaurants, offices, skier services, and commercial establishments in a clustered, unified development. Lionshead mixed use 1 district, in accordance with the Lionshead redevelopment master plan, is intended to ensure adequate light, air, open space and other amenities appropriate to the permitted types of buildings and uses and to maintain the desirable qualities of the zone district by establishing appropriate site development standards. This zone district is meant to encourage and provide incentives for redevelopment in accordance with the Lionshead redevelopment master plan.

This zone district was specifically developed to provide incentives for properties to redevelop. The ultimate goal of these incentives is to create an economically vibrant lodging, housing, and commercial core area. The incentives in this zone district include increases in allowable gross residential floor area, building height, and density over the previously established zoning in the Lionshead redevelopment master plan study area. The primary goal of the incentives is to create economic conditions favorable to inducing private redevelopment consistent with the Lionshead redevelopment master plan. Additionally, the incentives are created to help finance public off site improvements adjacent to redevelopment projects. With any development/redevelopment proposal taking advantage of the incentives created herein, the following amenities will be evaluated: streetscape improvements, pedestrian/bicycle access, public plaza redevelopment, public art, roadway improvements, and similar improvements.

LIONSHEAD REDEVELOPMENT MASTER PLAN

2.3 Policy Objectives

The Town Council adopted six policy objectives on November 4, 1996 to outline the important issues to be addressed in the master plan and to provide a policy framework for the master planning process.

2.3.1 Renewal and Redevelopment

Lionshead can and should be renewed and redeveloped to become a warmer, more vibrant environment for guests and residents. Lionshead needs an appealing and coherent identity, a sense of place, a personality, a purpose, and an improved aesthetic character.

2.3.2 Vitality and Amenities

We must seize the opportunity to enhance guest experience and community interaction through expanded and additional activities and amenities such as performing arts venues, conference facilities, ice rinks, streetscape, parks and other recreational improvements.

2.3.3 Stronger Economic Base Through Increased Live Beds

In order to enhance the vitality and viability of Vail, renewal and redevelopment in Lionshead must promote improved occupancy rates and the creation of additional bed base (“live beds” or “warm beds”) through new lodging products. Live beds and warm beds are best described as residential or lodging rooms or units that are designed for occupancy by visitors, guests, individuals, or families

on a short term rental basis. In order to improve occupancy rates and create additional bed base in Lionshead, applications for new development and redevelopment projects which include a residential component shall provide live beds in the form of accommodation units, fractional fee club units, lodge dwelling units, timeshare units, attached accommodation units (i.e, lock-off units), or dwelling units which are included in a voluntary rental management program and available for short term rental. Further, it is the expressed goal of this Plan that in addition to creating additional bed base through new lodging products, there shall be no net loss of existing live beds within the Lionshead Redevelopment Master Plan study area.

2.3.4 Improved Access and Circulation

The flow of pedestrian, vehicular, bicycle and mass transit traffic must be improved within and through Lionshead.

2.3.5 Improved Infrastructure

The infrastructure of Lionshead (streets, walkways, transportation systems, parking, utilities, loading and delivery systems, snow removal and storage capacity) and its public and private services must be upgraded to support redevelopment and revitalization efforts and to meet the service expectations of our guests and residents.

4.13 Live Beds

The maintenance, preservation, and enhancement of the live bed base are critical to the future success of Lionshead and as such, special emphasis should be placed on increasing the number of live beds in Lionshead as the area undergoes redevelopment. The Lionshead area currently contains a large percentage of the Town's overall lodging bed base. The bed base in Lionshead's consists of a variety of residential and lodging products including hotels, condominiums, timeshares and hybrids of all three. The vast majority of live beds in Lionshead are not accommodation units in hotels, but instead, in dwelling units in residential condominiums such as the Vail 21, Treetops, Antlers Lodge, Lion Square Lodge, Lifthouse Lodge, Landmark Tower and Townhomes, Lionshead Arcade, and Montaneros, all of which have some form of rental/property management program that encourages short term rental of dwelling units when the owners are not in residence. It has been the experience in Lionshead that condominium projects which include a voluntary rental management program have occupancy rates which exceed the occupancy rate of hotel products, and therefore tend to provide more live beds and produce more lodging tax revenues to the Town. Applications for new development or redevelopment which maintain, preserve, and enhance the live bed base in Lionshead have a significantly greater chance of approval in the development review process than those which do not.

4.13.1 Live Bed Definition

Pursuant to Policy Objective 2.3.3, live beds (and warm beds) are defined as residential or lodging rooms or units that are designed for occupancy by visitors, guests, individuals, or families, on a short term rental basis. A live bed may include the following residential products: accommodation

units, fractional fee club units, lodge dwelling units, timeshare units, attached accommodation units (i.e., lock-off units), and dwelling units which are included in a voluntary rental management program and available for short term rental.

4.13.2 Location of Live Beds

Live beds should be located in Lionshead pursuant to the Lionshead Mixed Use 1 and 2 zone districts. All properties within Lionshead, when developing or redeveloping and providing new residential or lodging products, should provide live beds as defined herein.

4.13.3 Hotel-types of Services and Amenities

To aid in the furtherance of Policy Objective 2.3.3 of the Plan, the creation of additional live beds should include hotel-types of services and amenities. Such services and amenities may include, but not be limited to, the operation of a front desk, registration/reservation capabilities, recreational amenities, guest drop-off, on-site management, etc. These types of services and amenities in multiple family residential dwellings will increase the likelihood that the dwelling units will be made available for short term occupancy and help to promote improved occupancy rates.

4.13.4 Review of New Development and Redevelopment Projects

The Planning and Environmental Commission shall consider the policies and direction given by this Plan with respect to live beds when reviewing new development and redevelopment projects in Lionshead. Applications for new development or redevelopment shall maintain the live bed base in Lionshead. Applications for new development and redevelopment which enhance the live bed base have a significantly greater chance of approval in the development review process than those which do not. A proposal's adherence to the policies contained in the adopted master plan will be one of the factors analyzed by staff, the Planning and Environmental Commission (PEC), the Design Review Board (DRB), and the Town Council (as applicable) in determining whether to approve or disapprove the specific proposal.

VAIL LAND USE PLAN

CHAPTER II – LAND USE PLAN GOALS / POLICIES:

The goals articulated here reflect the desires of the citizenry as expressed through the series of public meetings that were held throughout the project. A set of initial goals were developed which were then substantially revised after different types of opinions were brought out in the second meeting. The goal statements were developed to reflect a general consensus once the public had had the opportunity to reflect on the concepts and ideas initially presented. The goal statements were then revised through the review process with the Task Force, the Planning and Environmental Commission and Town Council and now represent policy guidelines in the review process for new development

proposals. These goal statements should be used in conjunction with the adopted Land Use Plan map, in the evaluation of any development proposal.

The goal statements which are reflected in the design of the proposed Plan are as follows:

1. *General Growth / Development*

1.1 *Vail should continue to grow in a controlled environment, maintaining a balance between residential, commercial and recreational uses to serve both the visitor and the permanent resident.*

1.2 *The quality of the environment including air, water and other natural resources should be protected as the Town grows.*

1.3 *The quality of development should be maintained and upgraded whenever possible.*

1.13 *Vail recognizes its stream tract as being a desirable land feature as well as its potential for public use.*

3. *Commercial*

3.1 *The hotel bed base should be preserved and use more efficiently.*

3.2 *The Village and Lionshead areas the best location for hotels to serve the future needs of destination skiers.*

3.3 *Hotels are important to the continued success of the Town of Vail, therefore conversion to condominiums should be discouraged.*

3.4 *Commercial growth should be concentrated in existing commercial areas to accommodate both local and visitor needs.*

4. *Village Core / Lionshead*

4.1 *Future commercial development should continue to occur primarily in existing commercial areas. Future commercial development in the Core areas needs to be carefully controlled to facilitate access and delivery.*

4.2 *Increased density in the Core areas is acceptable so long as the existing character of each area is preserved through implementation of the Urban Design Guide Plan and the Vail Village Master Plan.*

4.4 *The connection between the Village Core and Lionshead should be enhanced through:*

a. *Installation of a new type of people mover.*

- b. Improving the pedestrian system with a creatively designed connection, oriented toward a nature walk, alpine garden, and/or sculpture plaza.*
- c. New development should be controlled to limit commercial uses.*

5. Residential

5.1 Additional residential growth should continue to occur primarily in existing, platted areas and as appropriate in new areas where high hazards do not exist.

5.2 Quality time share units should be accommodated to help keep occupancy rates up.

5.3 Affordable employee housing should be made available through private efforts, assisted by limited incentives, provided by the Town of Vail, with appropriate restrictions.

5.4 Residential growth should keep pace with the market place demands for a full range of housing types.

5.5 The existing employee housing base should be preserved and upgraded. Additional employee housing needs should be accommodated at varied sites throughout the community.

VI. CRITERIA

Amendments to the Lionshead Redevelopment Master Plan require a public hearing review process as outlined in Section 12-3-6 of the Town Code. If approved, amendments are adopted through a resolution by the Vail Town Council. According to the Lionshead Redevelopment Master Plan, amendments to the Master Plan must address the following review criteria:

How have conditions changed since the plan was adopted?

How is the plan in error?

How would an addition, deletion, or change to the plan be in concert with the plan in general?

Staff will provide responses to these criteria when a final recommendation is requested from the Planning and Environmental Commission.

IV. STAFF RECOMMENDATION

The Community Development Department recommends that the Town of Vail Planning and Environmental Commission tables this application to the March 9, 2015, public hearing.